

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	3039 Walnut Avenue, Carmichael, CALIFORNIA 95608	Order ID	8958699	Property ID	34660616
Inspection Date	10/05/2023	Date of Report	10/05/2023		
Loan Number	53334	APN	27101010530000		
Borrower Name	Catamount Properties 2018 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$5,951	
Assessed Value	\$403,688	
Zoning Classification	Residential RD-4	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located in well established neighborhood. Price has been going down due to high mortgage rates and increased availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$315000 High: \$756000	
Market for this type of property	Decreased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3039 Walnut Avenue	3151 Garfield Ave	3004 Valasstrada Ct	4901 Melvin Dr
City, State	Carmichael, CALIFORNIA	Carmichael, CA	Carmichael, CA	Carmichael, CA
Zip Code	95608	95608	95608	95608
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.12 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$630,000	\$635,000	\$675,000
List Price \$	--	\$630,000	\$635,000	\$675,000
Original List Date		07/14/2023	08/18/2023	09/23/2023
DOM · Cumulative DOM	-- · --	68 · 83	48 · 48	6 · 12
Age (# of years)	37	20	33	68
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,471	2,102	2,366	2,100
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 3	5 · 2
Total Room #	6	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.2277 acres	0.1492 acres	0.2314 acres
Other	None	None	None	None

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Welcome to this exceptional semi-custom home located in the desirable community of Carmichael. Situated on a huge corner lot, this single-story offers an open and inviting floor plan perfect for entertaining and family gatherings. With 4 bedrooms and 2 bathrooms, this home provides ample space for comfortable living. Home is on a corner lot. Beautiful floor tiles throughout, stylish shutters on window, whole house fans, sunroom for relaxation, 2 patios outdoor and lush backyard with three fruit trees.
- Listing 2** Welcome to this newer, exquisite, and beautifully Carmichael two-story, 4-bed/3bath home with three car garage located on a quiet cul-de-sac close to top rated San Juan Unified schools in a highly desirable and sought-after neighborhood. Some of the features include a bright, airy, and open floor plan with separate FR and LR and two fireplaces. The gleaming laminate flooring, the large kitchen with double ovens, the breakfast nook with new contemporary light fixture, as well as the large master bedroom with balcony will enchant your pickiest buyers. The house has newer roof, HVAC system, paint, carpet, and brand new landscaping in the large, low-maintenance backyard with a lovely covered patio and grape vine trellis. The home is close to Ancil Hoffman Park, American River bike trail, and Carmichael Park with the wonderful farmer's market and four newly resurfaced tennis courts. The LR, FR, and master bedroom have been virtually staged. Hurry! This one will sell quickly!
- Listing 3** Welcome to this mid century yet updated contemporary 6 bed care home. Although the use is for elders needing medical or personal care, its ambiance is happy and homey due natural sunlight piercing through the multiple glass doors, cathedral/vaulted ceiling and huge windows looking out to the shaded patio and manicured backyard or from the bedrooms to the side yard. Its open layout manifests spacious and smooth flow from living, family, dining rooms and kitchen. Laminate floors throughout, granite countertop, recessed lights, open beam, and ceiling fans are among the upgrades. Carmichael has a trauma center, Mercy San Juan Medical Center, is home to one of the top school districts in the state, San Juan Unified School District, has a 320 acre public golf course, the Effie Yeaw Nature Center, two excellent park districts, and a small business community consisting of retail, professional and service businesses. Home will be sold in conjunction with the RCFE business.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3039 Walnut Avenue	5033 Brandon Oaks Ln	3019 Valasstrada Ct	3001 Valasstrada Ct
City, State	Carmichael, CALIFORNIA	Carmichael, CA	Carmichael, CA	Carmichael, CA
Zip Code	95608	95608	95608	95608
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.12 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$575,000	\$675,000	\$679,000
List Price \$	--	\$575,000	\$675,000	\$679,000
Sale Price \$	--	\$592,000	\$675,000	\$678,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/09/2023	07/20/2023	08/03/2023
DOM · Cumulative DOM	-- · --	17 · 48	9 · 40	8 · 45
Age (# of years)	37	24	33	33
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,471	2,066	2,580	2,580
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 3	4 · 3
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.18 acres	0.1354 acres	0.198 acres	0.2288 acres
Other	None	None	None	None
Net Adjustment	--	+\$12,460	-\$17,160	-\$20,240
Adjusted Price	--	\$604,460	\$657,840	\$657,760

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Price adjusted for bathroom +\$2000, SQFt +\$16200, age -\$5200, garage -\$5000, lot size +\$4460. You want to call this Spacious single story Your Home! Supersized Master bedroom can be split in two by adding a wall & door. Currently a 3 bedroom plus master den. Lots of living space with seperate living and family rooms. Great room Concept makes it feel spacious. HVAC appears to be 2010. Water Heater appears to be 2014. New Carpet. Kitchen features Island with pantry and pull out shelves in many of the cabinets. Master & guest rooms are on different wings of the home. Retractable awning in back. 3 car Tandum garage. Plenty of room for toys. HOA features security entry gate and sports court for Basketball.
- Sold 2** Price adjusted for bedroom -\$3000, bathroom -\$3000, SqFt -\$4360, garage -\$5000, lot size -\$1800. Formal entry, and a light, bright living room with fireplace greets you at the front door. Flows into the dining room with a wet bar. Ten-foot ceilings and crown molding abound. The adjacent kitchen features solid surface counters, a gas cooktop, and an island with 2nd sink as well as a breakfast nook. The kitchen is open to the family room that has a 2nd fireplace and access to the large backyard with a waterfall, pond, and mature landscape. Bedroom/office, bathroom, and laundry room with garage access round out the lower level. The upstairs primary suite is spacious with 3 closets, jetted tub and separate shower, a make-up table, and private commode. Two additional bedrooms and a bath are also on this level. This home shows beautifully and the 3-car garage, tile roof, high ceilings, and quiet cul-de-sac location makes this home a winner.
- Sold 3** Price adjusted for bathroom -\$3000, bathroom -\$3000, SqFt -\$4360, garage -\$5000, lot size -\$4880. Semi Custom home originally the model home. Spacious 2580 square foot home on nearly a quarter acre lot at the end of a cul-de-sac. Fully landscaped with built in heated pool and spa. Pool was resurfaced around 2009. Separate gas hookup for BBQ and outdoor lights on a timer. Roof is 2 years new. The 3 car garage has an abundance of built in cabinets. Enter front door to a formal living room with fireplace open to a formal dining room with a wet bar. Kitchen has a center island with butler sink, granite counters, new double ovens, trash compactor, and breakfast eating area, which is all open to the family room with a fireplace. You will never run out of storage space in the kitchen with the abundance of cabinets. The home is equipped with pre-wired surround sound and an alarm system. The central heat & air has an equalizer, which works like a whole house fan. You have a downstairs bedroom with a full bath for guests or in-laws. New carpet recently installed in all the bedrooms, stairway and hallway. The entire home has beautiful crown molding and high ceilings for that spacious feel. Relax in the jacuzzi bathtub in the master bathroom. There's a separate shower stall and a built in vanity with overhead cam lighting. Home is perfect for the growing family and entertaining.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Not listed in last 12 months.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$655,000	\$655,000
Sales Price	\$635,000	\$635,000
30 Day Price	\$615,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street



Street



Other



Other

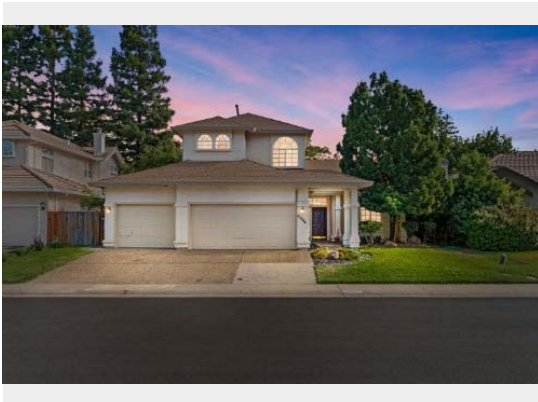
Listing Photos

L1 3151 Garfield Ave
Carmichael, CA 95608



Front

L2 3004 Valasstrada Ct
Carmichael, CA 95608



Front

L3 4901 Melvin Dr
Carmichael, CA 95608



Front

Sales Photos

S1 5033 Brandon Oaks Ln
Carmichael, CA 95608



Front

S2 3019 Valasstrada Ct
Carmichael, CA 95608



Front

S3 3001 Valasstrada Ct
Carmichael, CA 95608



Front

ClearMaps Addendum

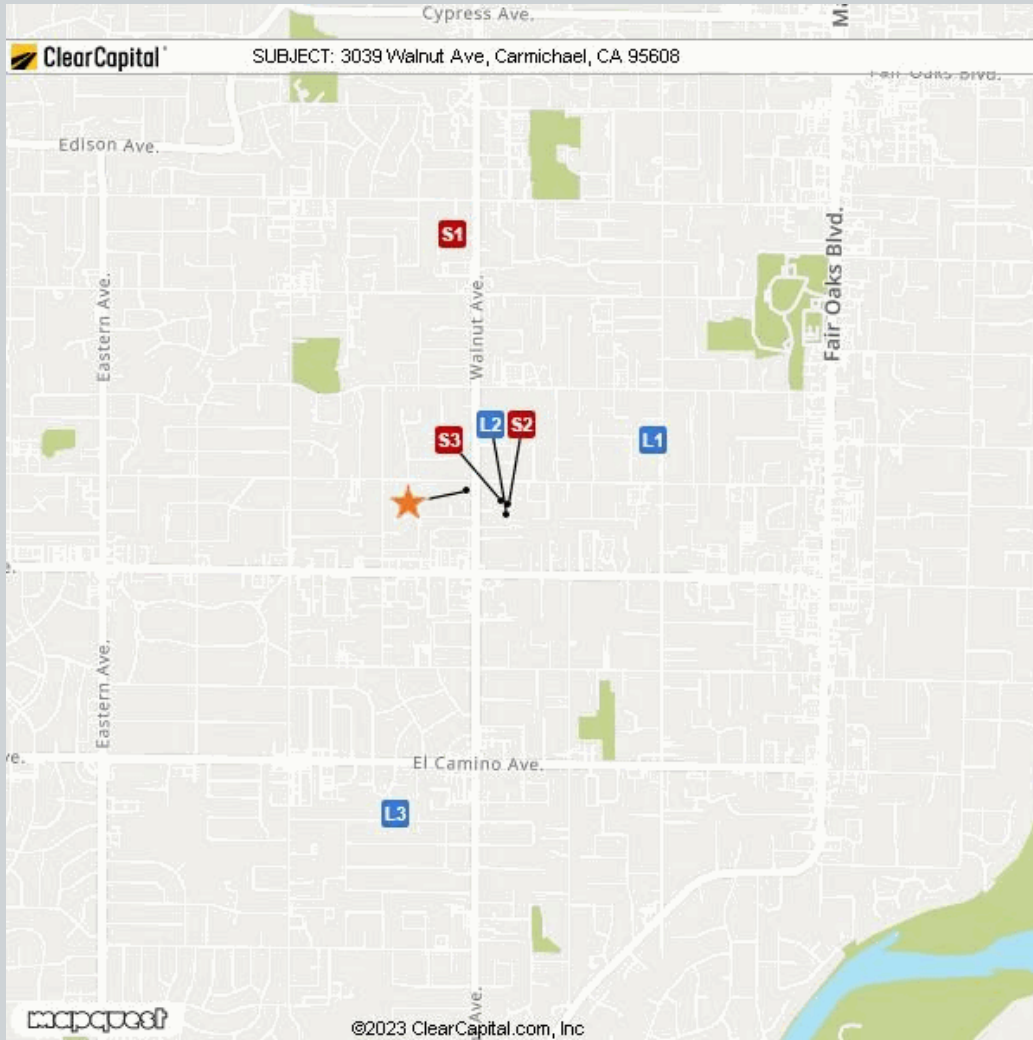
Address ★ 3039 Walnut Avenue, Carmichael, CALIFORNIA 95608

Loan Number 53334

Suggested List \$655,000

Suggested Repaired \$655,000

Sale \$635,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3039 Walnut Avenue, Carmichael, California 95608	--	Parcel Match
L1 Listing 1	3151 Garfield Ave, Carmichael, CA 95608	0.52 Miles ¹	Parcel Match
L2 Listing 2	3004 Valasstrada Ct, Carmichael, CA 95608	0.12 Miles ¹	Parcel Match
L3 Listing 3	4901 Melvin Dr, Carmichael, CA 95608	0.89 Miles ¹	Parcel Match
S1 Sold 1	5033 Brandon Oaks Ln, Carmichael, CA 95608	0.69 Miles ¹	Parcel Match
S2 Sold 2	3019 Valasstrada Ct, Carmichael, CA 95608	0.12 Miles ¹	Parcel Match
S3 Sold 3	3001 Valasstrada Ct, Carmichael, CA 95608	0.10 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2024	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	6.13 miles	Date Signed	10/05/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.