

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	385 Calmace Drive, Dixon, CA 95620	Order ID	9205963	Property ID	35173504
Inspection Date	03/11/2024	Date of Report	03/11/2024		
Loan Number	55274	APN	0113-092-030		
Borrower Name	Catamount Properties 2018 LLC	County	Solano		

Tracking IDs

Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2013 LLC	Condition Comments	
R. E. Taxes	\$7,182	Subject is a traditional single story with wood siding and comp roof. Exterior is partially obstructed by occupant's personal belongings and vehicles. However, condition expected to continue beyond to areas not clearly visible. Prior expired listing clearly indicates property to be in good condition with recent upgrades as of 2019 to include new roof, remodeled kitchen and baths, new HVAC, appliances and flooring finishes. Broker was not provided interior access for purposes of this report and therefore interior condition is only assumed and is not verified in this report based on prior MLS photos (uploaded for review) and viewable exterior areas. Subject conforms with neighborhood and adjacent properties and is expected to qualify for available financing programs.	
Assessed Value	\$508,659		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established neighborhood of single family homes on standard lots. Properties are maintained with normal wear due to age and location, showing signs of light deferred or regular care and maintenance suggested. Several properties are maintained comparatively to subject with updates and care. Neighborhood is centrally located to schools, parks, local commerce and commute access - all within 5-7 minutes of subject.	
Sales Prices in this Neighborhood	Low: \$410,000 High: \$650,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	385 Calmace Drive	1315 Hazelwood Ct	265 Ahern Lane	1320 Parkgreen Dr
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.13 ¹	1.16 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$580,500	\$657,000
List Price \$	--	\$469,997	\$570,777	\$657,000
Original List Date		10/20/2023	10/20/2023	10/18/2023
DOM · Cumulative DOM	-- · --	114 · 143	127 · 143	141 · 145
Age (# of years)	49	39	35	38
Condition	Good	Good	Good	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,664	1,501	1,371	1,844
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.17 acres	.10 acres	.18 acres	.23 acres
Other	N, A	N, A	N, A	N, A

* Listing 3 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.

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

Listing 1 Maintained interior and exterior with laminate wood floors, w/w carpet and neutral paint. Updates to kitchen and baths in 2018 & 2019. Contingent 2/13/2024

Listing 2 Well maintained interior and exterior with new paint interior/exterior, siding, w/w carpet, upgraded HVAC, new roof caps, vents and registers. 3 car garage. In-ground pool. Pending 3/1/2024

Listing 3 Well maintained interior and exterior with w/w carpet, tiled floors and wood floors. Neutral accent paint. Maintained kitchen and baths. Pending 10/29/2023

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	385 Calmace Drive	870 Merrill Dr	620 N Almond St	755 W H Street
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.37 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$549,500	\$560,000	\$599,000
List Price \$	--	\$540,000	\$560,000	\$569,000
Sale Price \$	--	\$550,000	\$562,000	\$569,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/21/2023	12/21/2023	12/08/2023
DOM · Cumulative DOM	-- · --	66 · 88	67 · 90	73 · 77
Age (# of years)	49	50	60	37
Condition	Good	Average	Good	Good
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,664	1,619	1,540	1,627
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2	4 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.18 acres	.15 acres	.17 acres
Other	N, A	BCC \$15000	N, A	N, A
Net Adjustment	--	+\$19,750	+\$16,700	-\$1,150
Adjusted Price	--	\$569,750	\$578,700	\$567,850

* 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** Maintained interior and exterior with wood floors, w/w carpet. Neutral paint. Maintained kitchen with custom cabinetry, Sunroom. \$15k BCC. Adjust Sf \$2250, bath \$3000, lot \$-1000, age \$500, BCC \$-15000. quantity of updates \$30000.
- Sold 2** Well maintained interior with laminate wood floors, newer neutral paint. accent paint. Updated kitchen and baths. Patio. Adjust Sf \$6200, age \$5500, bath \$3000, lot \$2000,
- Sold 3** Well maintained interior and exterior with upgrades since 2020 to include new roof, flooring, newer interior paint, remodeled kitchen, and windows. Adjust SF \$1850, age \$-6000, bath \$3000,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A review of recent tax records do not indicate recent marketing activity. Last marketing attempt resulted in expired listing 8/24/2024 @ \$575,000 with 144 DOM. Property sold at auction on 11/16/2023 @ \$405,100 via Trustee's Deed (Foreclosure).			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	11/16/2023	\$405,100	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$572,000	\$572,000
Sales Price	\$570,000	\$570,000
30 Day Price	\$568,500	--
Comments Regarding Pricing Strategy		
<p>For purposes of this report and comaprable selection, it was necessary to further expand search criteria to ultimately include a 2 mile radius with SF greater than 1100, built before 2015 and closing escrow within the previosu 6 months. Subject front view is partially obstructed but conditiions visible ar expected to continue beyond to areas not seen. Uploaded prior expired listing included photos th confirms subject property to be updated and well maintained with significant updates/upgrades in 2019. Interior access not provided nor included as part of this report, therefore condition is assumed based on MLS photos of most recent subject listing combined with front view of exterior vsible areas excluding occupant's personal property. Subect property is well maintained. Once personal property is minimized, market propert in currnet, as-is condition with minimal seller concessions as may be required for buyer qualifications, such as rate buy down or closing cost credit. Property is expected to qualify for available financing programs.</p>		

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.

Subject Photos



Front



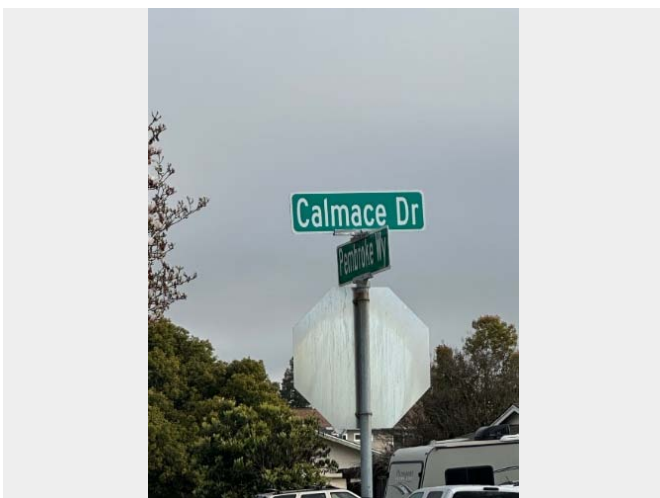
Front



Front



Address Verification



Address Verification

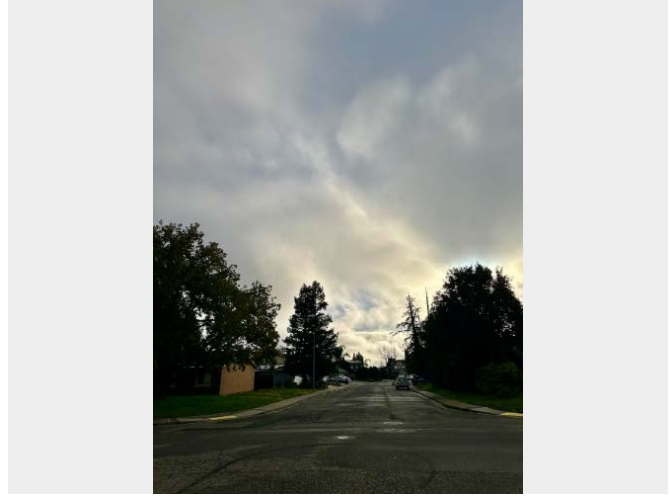


Side

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 1315 Hazelwood Ct
Dixon, CA 95620



Front

L2 265 Ahern Lane
Dixon, CA 95620



Front

L3 1320 Parkgreen Dr
Dixon, CA 95620



Front

Sales Photos

S1 870 Merrill Dr
Dixon, CA 95620



Front

S2 620 N Almond St
Dixon, CA 95620



Front

S3 755 W H Street
Dixon, CA 95620



Front

ClearMaps Addendum

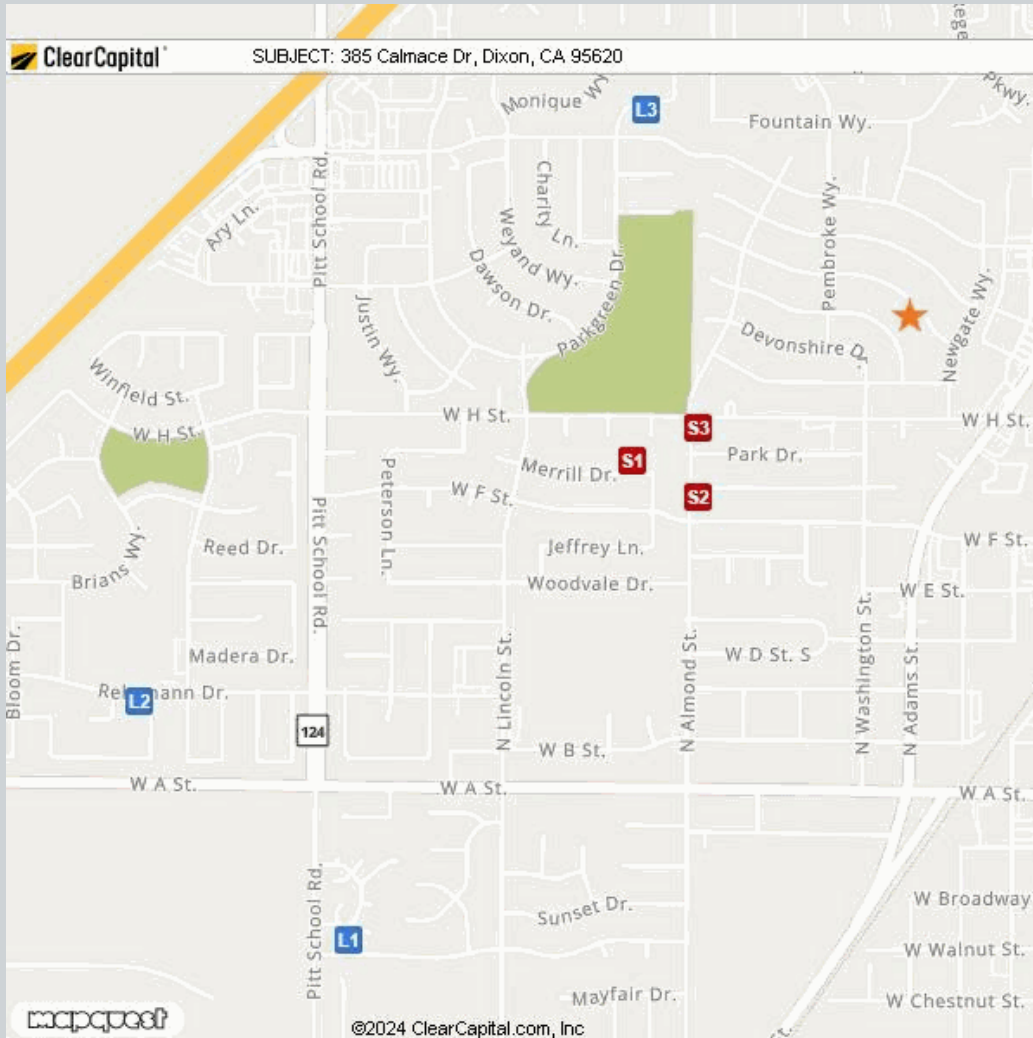
Address ★ 385 Calmace Drive, Dixon, CA 95620

Loan Number 55274

Suggested List \$572,000

Suggested Repaired \$572,000

Sale \$570,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	385 Calmace Drive, Dixon, CA 95620	--	Parcel Match
L1 Listing 1	1315 Hazelwood Ct, Dixon, CA 95620	1.13 Miles ¹	Parcel Match
L2 Listing 2	265 Ahern Lane, Dixon, CA 95620	1.16 Miles ¹	Parcel Match
L3 Listing 3	1320 Parkgreen Dr, Dixon, CA 95620	0.45 Miles ¹	Parcel Match
S1 Sold 1	870 Merrill Dr, Dixon, CA 95620	0.42 Miles ¹	Parcel Match
S2 Sold 2	620 N Almond St, Dixon, CA 95620	0.37 Miles ¹	Parcel Match
S3 Sold 3	755 W H Street, Dixon, CA 95620	0.32 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	Jeannette Rotz	Company/Brokerage	VISION REAL ESTATE
License No	01393764	Address	1515 Blossom Way Dixon CA 95620
License Expiration	12/20/2025	License State	CA
Phone	5303060766	Email	RotzSellsHomes@gmail.com
Broker Distance to Subject	1.62 miles	Date Signed	03/11/2024

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.