

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	6931 Lincoln Avenue, Carmichael, CA 95608	Order ID	8983137	Property ID	34700832
Inspection Date	10/20/2023	Date of Report	10/20/2023		
Loan Number	55528	APN	24702000700000		
Borrower Name	Catamount Properties 2018 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	10.18.23 BPO Request	Tracking ID 1	10.18.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MARK E HAYNES	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$6,414	
Assessed Value	\$410,504	
Zoning Classification	Residential RD-5	
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: \$477600 High: \$875900	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6931 Lincoln Avenue	3739 Orangerie Way	6356 Perrin Way	8404 Gaylor Way
City, State	Carmichael, CA	Carmichael, CA	Carmichael, CA	Carmichael, CA
Zip Code	95608	95608	95608	95608
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.83 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,500	\$625,000	\$640,000
List Price \$	--	\$599,500	\$625,000	\$640,000
Original List Date		07/10/2023	10/04/2023	10/09/2023
DOM · Cumulative DOM	-- · --	102 · 102	16 · 16	10 · 11
Age (# of years)	51	53	52	45
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	1,777	1,722	1,812	1,989
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	8	7
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	Pool - Yes	Pool - Yes	--	--
Lot Size	0.22 acres	0.2346 acres	0.203 acres	0.23 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** This 3 bedroom and 2 bath home is tucked away in a fantastic neighborhood in the heart of Carmichael. Just minutes away from The American River, parks, and shopping. Step inside to a spacious floor plan with high ceilings and open-concept living. The updated kitchen is appointed with granite countertops, recessed lighting, a kitchen island, and more! The open dining and living room has built-in glass shelving with paned doors and an 18-foot entertainment center. Additional highlights include ceiling fans in every living space, recently installed luxury vinyl flooring, and a newer HVAC system. The bright and airy patio room overlooks the large sparkling pool, which was resurfaced in 2019 and is surrounded by lava rock and a beautiful cascading waterfall feature. Vacation in your own backyard with a stand-alone hot tub, 3 slides, diving board and rock, all surrounded by covered patios and an assortment of trees and plants. 2 storage sheds for all of your hobbies. Long driveway with partial covering, cement pad for RV storage, and 2-car garage. Must see!
- Listing 2** Welcome to this beautiful 4 Bedroom, 2 Bath well-cared for home nestled on a generous .2 acre lot in serene Barrett Hills. The single-story home boasts modern updates and extensive upgrades making it a true standout in the neighborhood. Entering this stunning home, you are greeted by the warm ambiance of wood floors throughout, Beach Polysatin Plantation Shutters & crown molding. Chef's will delight in the beautifully appointed kitchen featuring Granite slab countertops, JennAir refrigerator/freezer, stainless appliances, overlooking the adjacent Family Room with a gas-burning fireplace surrounded in marble. The lovely Primary Bedroom has granite slab bathroom counter & walk-in closet. No detail has been spared with a newer roof (5-year warranty transfers), water heater, HVAC Flexduct system, whole house fan, upgraded ceiling fans & fixtures. An inside Laundry room leads to attached 2-car garage. The spacious, level lot is beautifully landscaped front & back with gorgeous flowering plants & numerous fruit trees including Rainer Cherry, Orange and Lemon. Relax under the covered Pergols with newer roof & electricity. Additionally, the custom Shed provides extra storage space for your needs. Pride of ownership exudes making this a must see! Welcome Home!
- Listing 3** Situated in the sought-after Gaylor Terrace subdivision in Carmichael, CA this well maintained 3-4 bedroom, 2-bathroom home offers nearly 2000 square feet of single story living. With beautiful curb appeal & pride of ownership this home will impress. As you enter the home you'll appreciate plenty of natural light and well thought out floor plan. It includes a formal dining room, multiple living areas, spacious kitchen, & a huge office/extra bedroom. It's perfect for daily living or entertaining. Recent updates include fresh paint, carpets, & kitchen flooring. With nearly a quarter acre this expansive lot provides endless opportunities for various outdoor activities and possibilities. Whether you have a green thumb and are eager to tend to the existing orange and lemon trees or simply value having a tranquil and private backyard, this property offers flexibility to suit your preferences. Located on a private cul de sac & minutes away from parks, dining, & schools this is the perfect place to call home.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6931 Lincoln Avenue	6438 Rampart Dr	4311 Marshall Ave	6995 Los Olivos Way
City, State	Carmichael, CA	Carmichael, CA	Carmichael, CA	Carmichael, CA
Zip Code	95608	95608	95608	95608
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.39 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$535,000	\$650,000	\$679,950
List Price \$	--	\$535,000	\$650,000	\$679,950
Sale Price \$	--	\$565,000	\$655,000	\$669,950
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/19/2023	07/24/2023	07/18/2023
DOM · Cumulative DOM	-- · --	4 · 23	35 · 61	45 · 54
Age (# of years)	51	59	62	52
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	1,777	1,525	1,843	2,092
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2 · 1
Total Room #	7	7	8	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	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.22 acres	0.1822 acres	0.3444 acres	0.256 acres
Other	None	None	None	None
Net Adjustment	--	+\$44,624	-\$12,752	-\$26,630
Adjusted Price	--	\$609,624	\$642,248	\$643,320

* Sold 2 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 SqFt +\$12600, age +\$4000, lot size +\$3024, pool +\$25000. Welcome to prestigious Barrett Hills. This home has been completely remodeled from top to bottom. It features a separate living and family room, granite kitchen counters with new appliances. The kitchen opens to a spacious family room with a newly rocked wood burning fireplace. The bathrooms have been updated with gorgeous vanities. The master bath has custom tile with new fixtures as well. There is a walk in closet that can hold even the most ambitious shopper's clothes. Ceiling fans have been installed in all bedrooms for your convenience and don't miss the dual switch night light in the master. Energy efficient lighting is throughout the property. Upgraded plumbing and central heat and air for your peace of mind. This home is just waiting for its new family to move in.
- Sold 2** Price adjusted for bedroom -\$5000, Sqft -\$3300, age +\$5500, lot size -\$9952. The Mapel Grove neighborhood is one of Carmichael's best kept secrets! 'Country Living' in a beautiful rural type development of large acreage lots and beautiful homes with price tags up to and over a million+. This custom home is an original owner. It was designed by owners with their architect. The owners have resided here since 1961 and lovingly cared for this home until ill health. SO, here is an opportunity to bring your decorating and remodeling skills to make this your forever home!! You will enjoy the tree lined streets meandering through this charming and desirable neighborhood. Please note the floor plan showing the two wings of the home, a total of 4 bedrooms with a bonus room near the 3 bedrooms and two-part bathroom. The master suite has a fireplace & sitting area, bathroom and walk in closet. The big pool is ready to keep you cool for many hot summers. Glen Oaks Swim & Tennis is nearby, as well as all schools. Easy access to shopping and conveniently located in between Hwy 50 and Interstate 80. Please come view this wonderful home and neighborhood!!
- Sold 3** Price adjusted for bedroom -\$5000, bathroom -\$3000, SqFt -\$15750, lot size -\$2880. Pride of ownership describes this IMPECCABLY kept home in one of Carmichael's finest neighborhoods! This home features 4/5bedrooms or 1 office, 2.5 updated baths and kitchen, newer roof, newer HVAC system, newer water heater, and a whole house water filtration system. Energy efficient home with all double-paned windows and Solar City solar system, This home is located on a 1/4 acre lot with 60 ft.RV/boat access, built in remodeled swimming pool with deck for summer entertaining and enjoyment. Close to Schweitzer Elementary and Glen Oaks Swim Club.

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	\$640,000	\$640,000
Sales Price	\$620,000	\$620,000
30 Day Price	\$600,000	--
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



Other



Other

Listing Photos

L1 3739 Orangerie Way
Carmichael, CA 95608



Front

L2 6356 Perrin Way
Carmichael, CA 95608



Front

L3 8404 Gaylor Way
Carmichael, CA 95608



Front

Sales Photos

S1 6438 Rampart Dr
Carmichael, CA 95608



Front

S2 4311 Marshall Ave
Carmichael, CA 95608



Front

S3 6995 Los Olivos Way
Carmichael, CA 95608



Front

ClearMaps Addendum

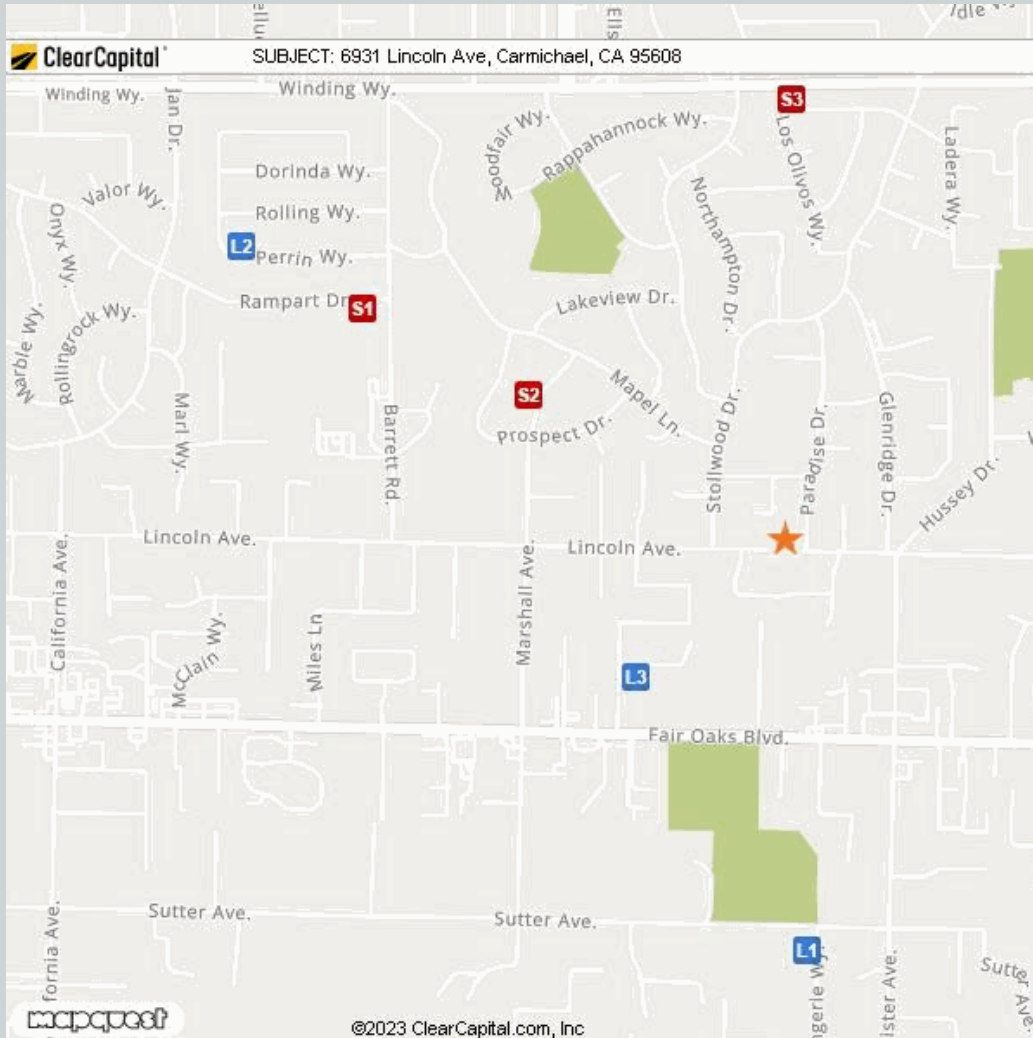
Address ★ 6931 Lincoln Avenue, Carmichael, CA 95608

Loan Number 55528

Suggested List \$640,000

Suggested Repaired \$640,000

Sale \$620,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6931 Lincoln Avenue, Carmichael, CA 95608	--	Parcel Match
L1 Listing 1	3739 Orangerie Way, Carmichael, CA 95608	0.55 Miles ¹	Parcel Match
L2 Listing 2	6356 Perrin Way, Carmichael, CA 95608	0.83 Miles ¹	Parcel Match
L3 Listing 3	8404 Gaylor Way, Carmichael, CA 95608	0.27 Miles ¹	Parcel Match
S1 Sold 1	6438 Rampart Dr, Carmichael, CA 95608	0.64 Miles ¹	Parcel Match
S2 Sold 2	4311 Marshall Ave, Carmichael, CA 95608	0.39 Miles ¹	Parcel Match
S3 Sold 3	6995 Los Olivos Way, Carmichael, CA 95608	0.59 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	5.19 miles	Date Signed	10/20/2023

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.