

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.

<b>Address</b>	13365 Bell Brook Drive, Auburn, CA 95602	<b>Order ID</b>	9467850	<b>Property ID</b>	35662045
<b>Inspection Date</b>	07/11/2024	<b>Date of Report</b>	07/12/2024		
<b>Loan Number</b>	57997	<b>APN</b>	075-122-080		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Placer		

Tracking IDs					
<b>Order Tracking ID</b>	7.10_bpo	<b>Tracking ID 1</b>	7.10_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Christopher Watson	The property is visible from the road, but as an attempt was made to take photos of the property from the road but there was male present who was confrontational. The best photos were taken, no photo of the address at the property could be obtained. The property presumed to be in average condition from the exterior view.
<b>R. E. Taxes</b>	\$910,974	
<b>Assessed Value</b>	\$783,169	
<b>Zoning Classification</b>	Singel family res.	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

### Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	The subject is on a private road in Auburn which is off Hwy 49. The road is paved well and accessible year round. The neighboring properties are custom homes built on acreage.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$660,000 High: \$900,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	13365 Bell Brook Drive	6060 Virginia Dr	6733 Henburn Ln	3560 Cedar Springs Ln
<b>City, State</b>	Auburn, CA	Auburn, CA	Auburn, CA	Meadow Vista, CA
<b>Zip Code</b>	95602	95602	95602	95722
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	1.31 <sup>1</sup>	1.90 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$660,000	\$900,000	\$935,000
<b>List Price \$</b>	--	\$660,000	\$900,000	\$849,999
<b>Original List Date</b>		07/10/2024	07/10/2024	05/17/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 2	2 · 2	56 · 56
<b>Age (# of years)</b>	42	40	47	37
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
<b>View</b>	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods	Beneficial ; Mountain
<b>Style/Design</b>	2 Stories Farmhouse	1 Story Ranch	1 Story Ranch	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,608	2,091	2,262	2,573
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	4 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	5	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	5.0 acres	1.06 acres	3.60 acres	6.52 acres
<b>Other</b>	--	--	Updated	Updated

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 is a probate sale. The search criteria was expanded to 2 miles to find similar listings. This property is superior to the subject in bedrooms but has less acreage and is older. Per the MLS "CA Christian Valley family home located in the peaceful North Auburn location. Located on a quiet street and set back from the road, this home features separate large 2 car garage with a shop. A four and possibly five bedroom, two bath country home with space for family or those special projects. Plenty of parking for yourself and guests. There is even room for your RV or Boat. Come and visit this home."
- Listing 2** The search criteria was expanded to 2 miles to find similar listings. This property is superior to the subject in condition and bedrooms but has less acreage and is older. Per the MLS "Welcome to this custom-built home nestled on 3.6 acres of picturesque Auburn countryside, boasting mature landscaping & majestic trees. As you arrive, you will notice a welcoming wrap-around driveway leading to a spacious 2-car garage offering ample parking spaces. There is also RV access equipped with electricity hookups, a sizable workshop for your projects, a large gated garden area, a greenhouse, & automatic sprinklers for the front grass area and 2 levels in the backyard grass areas. Step inside to discover an interior adorned with a blend of hardwood floors, plush carpeting, & elegant tile flooring. The living room is a focal point with vaulted ceilings, a pellet stove, & large windows. The kitchen features granite countertops, complemented by a stylish tile backsplash & tile flooring. For outdoor relaxation, the backyard features a covered patio with stamped concrete, complete with a light & ceiling fan. Energy efficiency is a hallmark of this home, with 4x6 walls and excellent insulation. A blower system enhances energy efficiency by circulating air effectively throughout the home. This meticulously maintained property combines the best of rural living with modern amenities, offering a unique opportunity to own a piece of Auburn's sought-after landscape."
- Listing 3** The search criteria was expanded to 2 miles to find similar listings. This property is superior to the subject in age, condition, acreage and bedrooms. Per the MLS "Introducing a rare find in Meadow Vista! This tri-level retreat boasts 3 bedrooms, 2.5 bathrooms, an office, and 2573 sq.ft. of modern living space on a sprawling 6.52-acre lot. Primary residence, vacation home, or potential Air BNB Opportunity! Nestled above the Bear River, you can listen to the sounds of the river all the way from inside the house with opened windows. Also offering serene country living with sunset, canyon, and river views. Enjoy the outdoor living space on the expansive, near-new deck as you behold all the beauty. Kitchen, bathrooms, and coffee bar all boast of recent remodel; and throughout the home there is exquisite new wide-plank oak hardwood flooring. Vaulted ceilings & built-in bookcases accentuate the spacious interior, while large windows invite natural light and showcase the picturesque surroundings. The large primary suite provides a peaceful sanctuary with its own private deck. This home presents a perfect blend of tranquility & convenience. Equipped with attic fan and whole-house fan. Exceptional high speed internet service through Optimum. Don't miss the opportunity to own this remarkable Meadow Vista retreat. Schedule a private showing today!"

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	13365 Bell Brook Drive	14380 Riva Ridge Cir	10770 Kanehls Cor	13645 Moss Rock Dr
<b>City, State</b>	Auburn, CA	Auburn, CA	Auburn, CA	Auburn, CA
<b>Zip Code</b>	95602	95602	95602	95602
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.70 <sup>1</sup>	1.77 <sup>1</sup>	1.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$830,000	\$899,000	\$1,299,000
<b>List Price \$</b>	--	\$830,000	\$899,000	\$1,299,000
<b>Sale Price \$</b>	--	\$865,000	\$899,000	\$1,200,000
<b>Type of Financing</b>	--	Conventional	Cash	Cash
<b>Date of Sale</b>	--	05/24/2024	05/08/2024	07/11/2024
<b>DOM · Cumulative DOM</b>	-- · --	4 · 22	4 · 18	44 · 58
<b>Age (# of years)</b>	42	36	37	36
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
<b>View</b>	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
<b>Style/Design</b>	2 Stories Farmhouse	1 Story Ranch	1 Story Contemporary	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,608	2,360	2,700	2,751
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	4 · 3	3 · 3 · 1	4 · 2 · 1
<b>Total Room #</b>	5	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	5.0 acres	3.40 acres	5.0 acres	4.07 acres
<b>Other</b>	--	--	Solar	--
<b>Net Adjustment</b>	--	-\$12,920	-\$58,300	-\$99,000
<b>Adjusted Price</b>	--	\$852,080	\$840,700	\$1,101,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** The search criteria was expanded to 2 miles to find similar listings. This property is superior in age and beds/baths to the subject. Per the MLS "Welcome to 14380 Riva Ridge Circle! This fantastic home offers a spacious and comfortable living experience with a touch of rustic charm. As you step inside, you'll be greeted by the inviting wood vaulted ceiling and stunning stone fireplace in the living room, creating a warm and cozy atmosphere for relaxing or entertaining. This property boasts 4 bedrooms and 3 bathrooms spread across 2400 square feet of living space, ensuring that there's plenty of room for everyone to enjoy. The in-law quarters with a kitchenette, living area, bedroom, and bathroom provide a private and separate space and entrance, perfect for guests or extended family members. Situated on a generous lot spanning 3.4 acres, this home offers plenty of outdoor space to enjoy. Whether it's lounging by the pool with a soothing waterfall, exploring the wildflower pastures, or simply unwinding in your own private outdoor oasis, there's something for everyone to appreciate. For those who love to tinker or need extra storage space, the property features a detached 3-car garage and a convenient shed, providing ample room for vehicles, tools, and equipment. Don't miss out on the opportunity to make this property in the desirable Saddleback Estates in Auburn your new home sweet home!"
- Sold 2** The search criteria was expanded to 2 miles to find similar listings. This property is the closest to the subject but is superior age and beds/baths. Per the MLS "SEE THE CINEMATIC VIDEO! Welcome to this extraordinary custom-designed SINGLE-STORY home nestled on a serene 5-acre parcel with breathtaking VIEWS of the snowcapped Sierras and the Sacramento Valley. This home offers an exceptional blend of style and comfort with 2 spacious primary suites+ a guest bedroom+ an office with built ins and 3.5 baths. The great room with its vaulted ceiling, incredible views and exceptional natural light greet you. The tastefully designed kitchen is a chef's dream with a center island, double ovens, a pantry, and a dine-up bar. It has all the conveniences for daily meals and it's open-concept is perfect for hosting guests and entertaining. Indoor-outdoor living is at its finest with several new composite decks to thoroughly enjoy the views and beautifully landscaped fenced yard. Other features include OWNED SOLAR, a 2023 HVAC and AC, a metal roof with LeafGuard gutters, a whole house fan, a 3rd garage and under home storage. This private sanctuary is perfect for avid gardeners, horses, building an ADU or simply relaxing and enjoying the peaceful view and wildlife, from every angle. Conveniently located approx. 5 miles from shopping, Sutter hospital and dining options and 8 miles from highway 80. See the video and property website for more details."
- Sold 3** The search criteria was expanded to 2 miles to find similar listings. This property is superior to the subject in age, square footage, beds/baths and parking. Per the MLS "Exquisite, Colonial Farmhouse situated on 4 acres of pristine property in the sought after Saddleback Estates. Home underwent an extensive remodel this past year including, but not limited to, Hardie board siding, windows, gutters, Rockwool insulation, cabinetry, countertops, appliances, water heater, NID pump, LVP flooring, baseboards, lighting, fixtures, wrought iron fencing and landscaping. You'll be in awe the moment you step into the spacious two-story foyer featuring herringbone pattern flooring. You'll take note of the imperfect smooth wall finish throughout the home and the timeless designer choices. The chef's kitchen features a Viking dual oven-6 burner range with a beautiful custom hood, pot filler, Subzero fridge and breakfast nook. The bright and stylish living room features a new gas log fireplace and hearth. The moody family room is the perfect spot to cozy up for an evening in. Enjoy stunning sunsets and hillside views from the newly constructed front Trex porch. The private back patio offers ample space to entertain. There is no lack of storage and parking with the attached 2-car and 1-car garages and circular driveway. Keep your usable acreage well irrigated with one miner's inch of NID water. Home is sure to impress the most discerning buyers."

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The last sale date for the property was 08/08/2005 per title company.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$899,000	\$899,000
<b>Sales Price</b>	\$899,000	\$899,000
<b>30 Day Price</b>	\$875,000	--
<b>Comments Regarding Pricing Strategy</b>		
The price conclusion was determined by averaging the 3 sold comparable properties then adjusting for the current RE market conditions. With current interest rates and rising inventory of homes on the market longer, coupled with the ability to obtain along with the cost of fire insurance are all contributing factors to home prices in the Sierra foothills.		

### Clear Capital Quality Assurance Comments Addendum

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



### Subject Photos



Front



Front



Address Verification



Street



Street



## Listing Photos

**L1** 6060 Virginia Dr  
Auburn, CA 95602



Front

**L2** 6733 Henburn Ln  
Auburn, CA 95602



Front

**L3** 3560 Cedar Springs Ln  
Meadow Vista, CA 95722



Front

## Sales Photos

**S1** 14380 Riva Ridge Cir  
Auburn, CA 95602



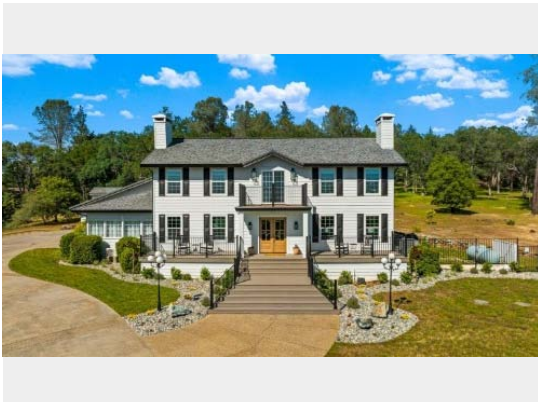
Front

**S2** 10770 Kanehls Cor  
Auburn, CA 95602



Front

**S3** 13645 Moss Rock Dr  
Auburn, CA 95602



Front

### ClearMaps Addendum

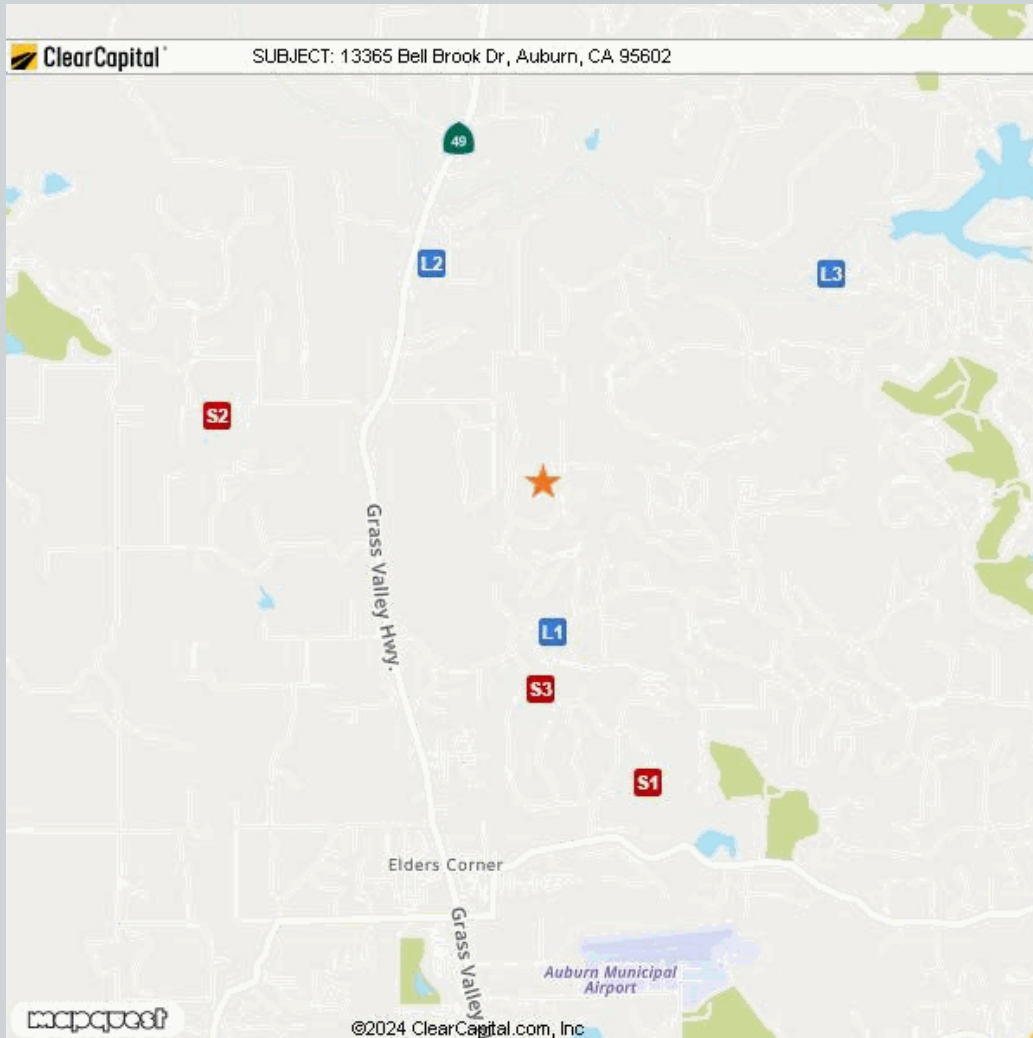
**Address** ★ 13365 Bell Brook Drive, Auburn, CA 95602

**Loan Number** 57997

**Suggested List** \$899,000

**Suggested Repaired** \$899,000

**Sale** \$899,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13365 Bell Brook Drive, Auburn, CA 95602	--	Street Centerline Match
L1 Listing 1	6060 Virginia Dr, Auburn, CA 95602	0.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6733 Henburn Ln, Auburn, CA 95602	1.31 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3560 Cedar Springs Ln, Meadow Vista, CA 95722	1.90 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	14380 Riva Ridge Cir, Auburn, CA 95602	1.70 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10770 Kanehls Cor, Auburn, CA 95602	1.77 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	13645 Moss Rock Dr, Auburn, CA 95602	1.10 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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

<b>Broker Name</b>	Cynthia Hitchner	<b>Company/Brokerage</b>	J.Ellen Realty
<b>License No</b>	01365982	<b>Address</b>	3981 Grand Fir Circle Cool CA 95614
<b>License Expiration</b>	01/14/2027	<b>License State</b>	CA
<b>Phone</b>	9167707511	<b>Email</b>	sacre4u@gmail.com
<b>Broker Distance to Subject</b>	8.69 miles	<b>Date Signed</b>	07/12/2024

*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.**