

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>	122 Peppermill Lane, Pittsburg, CA 94565	<b>Order ID</b>	9484749	<b>Property ID</b>	35691353
<b>Inspection Date</b>	07/21/2024	<b>Date of Report</b>	07/21/2024		
<b>Loan Number</b>	58034	<b>APN</b>	0886101013		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Contra Costa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	7.17_bpo	<b>Tracking ID 1</b>	7.17_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	IDA CHANEY	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,533	Middle unit. Two story. Built-in garage. Slab foundation. Small fenced rear yard with concrete patio. Tile roof. Stucco siding. Dual pane windows. Fireplace, inside laundry and HVAC. No signs of any needed repairs on exterior.	
<b>Assessed Value</b>	\$167,712		
<b>Zoning Classification</b>	Residential Townhome		
<b>Property Type</b>	PUD		
<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>	Peppertree HOA 925-746-0542		
<b>Association Fees</b>	\$250 / Month (Pool,Tennis,Greenbelt,Other: Clubhouse, Mgmt.)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	128 unit complex. Community pool and clubhouse. 55% owner occupancy. Located south of Hwy 4 and south of Buchanan Road. Within 2 miles of schools, shopping, park and freeway entrance.	
<b>Sales Prices in this Neighborhood</b>	Low: \$369,000 High: \$480,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	122 Peppermill Lane	151 Peppermill Ln	344 Bay Crest Drive	1241 Lakeview Cir
City, State	Pittsburg, CA	Pittsburg, CA	Pittsburg, CA	Pittsburg, CA
Zip Code	94565	94565	94565	94565
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	2.27 <sup>1</sup>	0.77 <sup>1</sup>
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$399,000	\$495,000	\$369,000
List Price \$	--	\$399,000	\$480,000	\$369,000
Original List Date		07/19/2024	03/20/2024	05/31/2024
DOM · Cumulative DOM	-- · --	2 · 2	107 · 123	51 · 51
Age (# of years)	36	36	41	35
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	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	1 Story Townhome
# Units	1	1	1	1
Living Sq. Feet	1,092	1,092	1,643	1,018
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.02 acres	0.07 acres	0.02 acres
Other	None	None	None	None

\* Listing 1 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.

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

**Listing 1** ONLY active listing in subjects complex. Interior condition appears consistent with age/market. New listings, good chance intentionally listed below market for quicker sale.

**Listing 2** Expanded search to ALL of Pittsburg. ONLY active comparable listing that brackets subjects GLA and value. Necessary to relax GLA variance due to limited comparables. Superior due to larger GLA, acreage, garage parking and location(close to marina and downtown). Pending sale.

**Listing 3** Expanded search to ALL of Pittsburg. Similar location, complex and HOA. Inferior due to less GLA and no half bath. Not under contract.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	122 Peppermill Lane	3016 Peppermill Cir	3028 Peppermill Cir	3075 Peppermill Circle
City, State	Pittsburg, CA	Pittsburg, CA	Pittsburg, CA	Pittsburg, CA
Zip Code	94565	94565	94565	94565
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 <sup>1</sup>	0.02 <sup>1</sup>	0.09 <sup>1</sup>
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$419,000	\$485,000	\$369,900
List Price \$	--	\$419,000	\$485,000	\$369,900
Sale Price \$	--	\$419,000	\$475,000	\$393,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	01/03/2024	08/25/2023	05/31/2024
DOM · Cumulative DOM	-- · --	18 · 40	8 · 32	16 · 37
Age (# of years)	36	36	36	36
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	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,092	1,092	1,280	1,024
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1	2 · 1 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.02 acres	0.03 acres	0.02 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,000	-\$50,000	+\$17,000
Adjusted Price	--	\$414,000	\$425,000	\$410,000

\* Sold 1 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** MOST weighted comparable for report. Same subdivision and floor plan. Moderate updating consistent with market/age. -\$5K for seller concessions to buyer.
- Sold 2** Same complex. Older sale due to lack of more recent available comparables. Values have remained stable over last 12 months. Dining area, dining bar. Functional kitchen with ample, freshly painted cabinetry, pantry, new flooring. Stove, refrigerator, dishwasher, and microwave included. Newer flooring, new baseboards, air conditioning, double-car-attached garage with garage door remote. Recessed lighting and new light fixtures. Superior due to larger GLA, garage and end unit. Adjustment of -\$20K for larger GLA and -\$10K for extra garage. -\$20K for end unit, subject is middle unit.
- Sold 3** Same complex. Inferior due to less GLA and one less full bath. Middle unit like subject. Moderate updating consistent with market/age. Adjustment of \$7K for inferior GLA and \$10K for one less full bath. Intentionally listed below market for quicker sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent sales history going back 20+ years. Note: Subject appears to be in pre-foreclosure status.			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$420,000	\$420,000
<b>Sales Price</b>	\$414,000	\$414,000
<b>30 Day Price</b>	\$389,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>SC1 is most weighted comparables for this report. ALL sold comparables are from same complex. Just one active listing in complex. Subject is bracketed with inferior and superior comparables. Subject and comparables are entry level and affordable for this community. Not a distress driven market. Current market conditions are slower buyer demand due to higher values/mortgage rates. Values remain stable due to continueing low resale inventory.</p>		

## 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



Address Verification



Address Verification



Side



Side



Street



## Subject Photos



Street



Other



## Listing Photos

**L1** 151 Peppermill Ln  
Pittsburg, CA 94565



Front

**L2** 344 Bay Crest Drive  
Pittsburg, CA 94565



Front

**L3** 1241 Lakeview Cir  
Pittsburg, CA 94565



Front

## Sales Photos

**S1** 3016 Peppermill Cir  
Pittsburg, CA 94565



Front

**S2** 3028 Peppermill Cir  
Pittsburg, CA 94565



Front

**S3** 3075 Peppermill Circle  
Pittsburg, CA 94565



Front

### ClearMaps Addendum

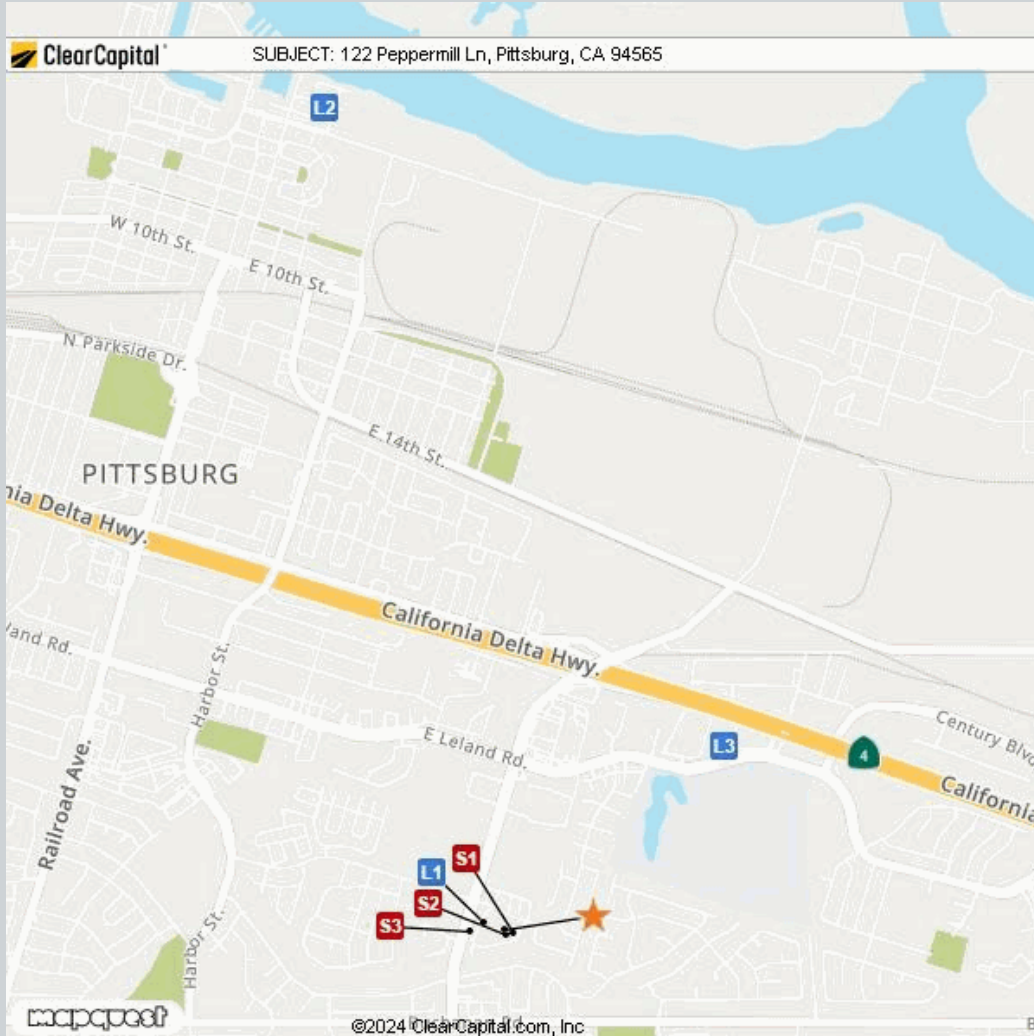
**Address** ★ 122 Peppermill Lane, Pittsburg, CA 94565

**Loan Number** 58034

**Suggested List** \$420,000

**Suggested Repaired** \$420,000

**Sale** \$414,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	122 Peppermill Lane, Pittsburg, CA 94565	--	Parcel Match
L1 Listing 1	151 Peppermill Ln, Pittsburg, CA 94565	0.06 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	344 Bay Crest Drive, Pittsburg, CA 94565	2.27 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1241 Lakeview Cir, Pittsburg, CA 94565	0.77 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3016 Peppermill Cir, Pittsburg, CA 94565	0.02 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3028 Peppermill Cir, Pittsburg, CA 94565	0.02 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3075 Peppermill Circle, Pittsburg, CA 94565	0.09 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>	Michael Gadams	<b>Company/Brokerage</b>	Bay Area Homes Sales and Evaluations
<b>License No</b>	01037884	<b>Address</b>	5047 Wittenmeyer Court Antioch CA 94531
<b>License Expiration</b>	05/12/2028	<b>License State</b>	CA
<b>Phone</b>	9257878676	<b>Email</b>	mfgadams61@gmail.com
<b>Broker Distance to Subject</b>	4.47 miles	<b>Date Signed</b>	07/21/2024

*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.**