

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	3825 N Gove Street, Tacoma, WA 98407	Order ID	6006298	Property ID	25698494
Inspection Date	11/29/2018	Date of Report	11/29/2018		
Loan Number	30312	APN	4590001240		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_11.28.2018	Tracking ID 1	CS_AgedBPOs_11.28.2018
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	The subject is a fully renovated 2 story home with 3 bedrooms and 2.75 baths. There is no covered party. The condition of the home is based on the attached MLS. The home is listed with no current offers at this time.
Occupancy	Vacant		
Secure?	Yes		
	(Standard doors and locks, MLS key box)		
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	Visible		

II. Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments	Home is currently listed with no offers. It was also listed in 2017 but that listing was cancelled.
Listing Agency/Firm	PH: Residential Maxim Properties Corp. of WA		
Listing Agent Name	Polly Watts		
Listing Agent Phone	(253) 389-0403		
# 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
08/23/2018	\$549,900	10/19/2018	\$499,900	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	The subject is located in Tacoma's Northend Neighborhood. The neighborhood is a residential area of single family homes. The area lies between the urban core of Tacoma and Puget Sound. Many older, stately homes and view homes are located in the area. The area is fully developed with no room for new development. All amenities and resources of the city can be reached within a 1 to 3 mile radius. The local real estate market is stabilizing after almost 6 straight years of increasing values. With a strong economy, a growing workforce, and a lack of room for new development, the long term market looks very favorable.
Local Economy	Excellent		
Sales Prices in this Neighborhood	Low: \$187,000 High: \$1,275,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3825 N Gove Street	4815 N 42nd St	4308 N Verde St	3219 N 20th S
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98407	98407	98407	98406
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.31 ¹	1.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,000	\$539,900	\$549,000
List Price \$	--	\$439,000	\$539,900	\$549,000
Original List Date		10/20/2018	11/01/2018	11/19/2018
DOM · Cumulative DOM	-- · --	39 · 40	27 · 28	9 · 10
Age (# of years)	118	108	108	106
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1.5 Stories Craftsman	1.5 Stories craftsman	1.5 Stories Craftsman	1.5 Stories craftsman
# Units	1	1	1	1
Living Sq. Feet	1,942	1,273	1,596	1,743
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	4 · 2	3 · 1 · 1
Total Room #	6	7	9	6
Garage (Style/Stalls)	None	None	Carport 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	65%	30%	12%
Basement Sq. Ft.	--	816	660	546
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.14 acres	0.17 acres	0.09 acres
Other	--	--	--	--

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

- Listing 1** Home is fully renovated, has less above grade, a little less total finished GLA when counting basement. Has a little extra unfinished area in basement. The finished are below grade will value at or very near the same as above grade square footage. MLS notes****Marketing Remarks: Gorgeous new flooring in main living area! Great location for this North Tacoma remodeled home. One and a half story plus finished basement on large lot with alley access. Open concept main floor with large kitchen island and slider to new huge deck, one bedroom and main bath. Lower level master suite includes sitting room, bath and laundry, plus one more bedroom. Upper-level large bonus space.
- Listing 2** Home is smaller above grade, has partially finished basement for a total finished GLA of 1796 sq ft, which is smaller than the subject. Fully renovated and in a similar condition and quality as subject. MLS notes****Marketing Remarks: Gorgeous new flooring in main living area! Great location for this North Tacoma remodeled home. One and a half story plus finished basement on large lot with alley access. Open concept main floor with large kitchen island and slider to new huge deck, one bedroom and main bath. Lower level master suite includes sitting room, bath and laundry, plus one more bedroom. Upper-level large bonus space.
- Listing 3** Home has a little less total GLA, but has room in basement to expand a little. Hess baths, 2 car garage. Has unfinished attic. Home has been updated but is a bit less quality. Home is lived in. MLS notes***Marketing Remarks: Craftsman bungalow with desirable original details, including boxed beams, built-ins, fir floors, wainscoting & picture rail. Spacious living & dining rooms enjoy abundant light & charm. Functions as good as it feels, thanks to recent mechanical updates, including new furnace, heat pump & water heater in 2016. Two-car garage & outdoor living area w/ custom playhouse. Friendly North Tacoma block; neighbors include picturesque University of Puget Sound campus + Proctor & Three Bridges district.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3825 N Gove Street	3511 N Cheyenne St	3516 N Huson St	4510 N 27th St Tacoma
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98407	98407	98407	98407
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.36 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$428,000	\$459,000	\$400,000
List Price \$	--	\$424,950	\$459,000	\$400,000
Sale Price \$	--	\$435,000	\$459,000	\$400,000
Type of Financing	--	Va	Conv	Conv
Date of Sale	--	8/8/2018	7/26/2018	7/20/2018
DOM · Cumulative DOM	-- · --	15 · 75	5 · 41	13 · 43
Age (# of years)	118	107	72	48
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1.5 Stories Craftsman	1.5 Stories craftsman	2 Stories Craftsman	1.5 Stories Craftsman
# Units	1	1	1	1
Living Sq. Feet	1,942	1,787	2,035	1,714
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	4 · 2	4 · 2
Total Room #	6	7	7	8
Garage (Style/Stalls)	None	None	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	572	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.11 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,670	-\$650	+\$8,900
Adjusted Price	--	\$437,670	\$458,350	\$408,900

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

- Sold 1** Remodeled home, a bit smaller, less baths, has an unfinished basement, condition and quality assumed similar. Adjust down for basement \$8580, then up for bath \$3500 and for size \$7750. Some concessions were paid but amount not disclosed. MLS notes***Agent Only Remarks: Back on Market~Concerns brought up from previous inspections have been fixed. House is in great shape and ready for your buyers ~ Bring Offers!! Fidelity Title & Escrow - Lisa Mahoney, order #611183316. Key in box is for front door only. Marketing Remarks: Refreshed & Renewed Craftsman home in Tacoma s fabulous North End! Ton s of updates in this home all while keeping the charm of the original craftsman features including fully wrapped windows & tall baseboards. Warm wood laminate floors throughout main floor. Kitchen & baths are new w/beautiful quartz counters. New SS appliances. Both bathrooms have stylish tile shower surrounds with insets. New windows & roof. Just minutes from Ruston Way Waterfront, Oldtown & amenities. Home Warranty.
- Sold 2** Home has been recently remodeled, but has been lived in . Quality assumed similar or just a little less, condition a little less. has a little more GLA, only 2 baths, has garage. Adjust down for garage \$6000 and for size \$4650, then up for assumed overall condition and quality \$10000. MLS notes***Marketing Remarks: Remodeled top to bottom. Nearly everything is new. Beautiful kitchen features quartz countertops, custom cabinets, gas range, undermount farm sink, subway tile backsplash, recessed lighting, open to family room with gas fireplace. French doors to deck and lovely backyard. Master suite with vaulted ceilings, ¾ bath, double walk-in closets. Solid doors, heat pump A/C, tankless hot water, Hardie siding, and much more! Desirable north Tacoma location.
- Sold 3** Slightly smaller home with one car detached garage, Condition and quality assumed similar, renovated condition. Adjust down for garage \$6000 and then up for bath \$3500 and size \$11400

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$437,500	\$437,500
Sales Price	\$437,000	\$437,000
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
Sold values given most weight.		

VII. 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.

VIII. Property Images

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Subject 3825 N Gove St

View Front



Subject 3825 N Gove St

View Front

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Subject 3825 N Gove St

View Address Verification



Subject 3825 N Gove St

View Address Verification

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Subject 3825 N Gove St

View Side



Subject 3825 N Gove St

View Side

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Subject 3825 N Gove St

View Side



Subject 3825 N Gove St

View Street

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 Suggested List \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Subject 3825 N Gove St

View Other

Comment "sign"



Subject 3825 N Gove St

View Other

Comment "across street"

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Listing Comp 1 4815 N 42nd St

View Front



Listing Comp 2 4308 N Verde St

View Front

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Listing Comp 3 3219 N 20th S

View Front



Sold Comp 1 3511 N Cheyenne St

View Front

VIII. Property Images (continued)

Address 3825 N Gove Street, Tacoma, WA 98407
Loan Number 30312 **Suggested List** \$437,500

Suggested Repaired \$437,500

Sale \$437,000



Sold Comp 2 3516 N Huson St

View Front

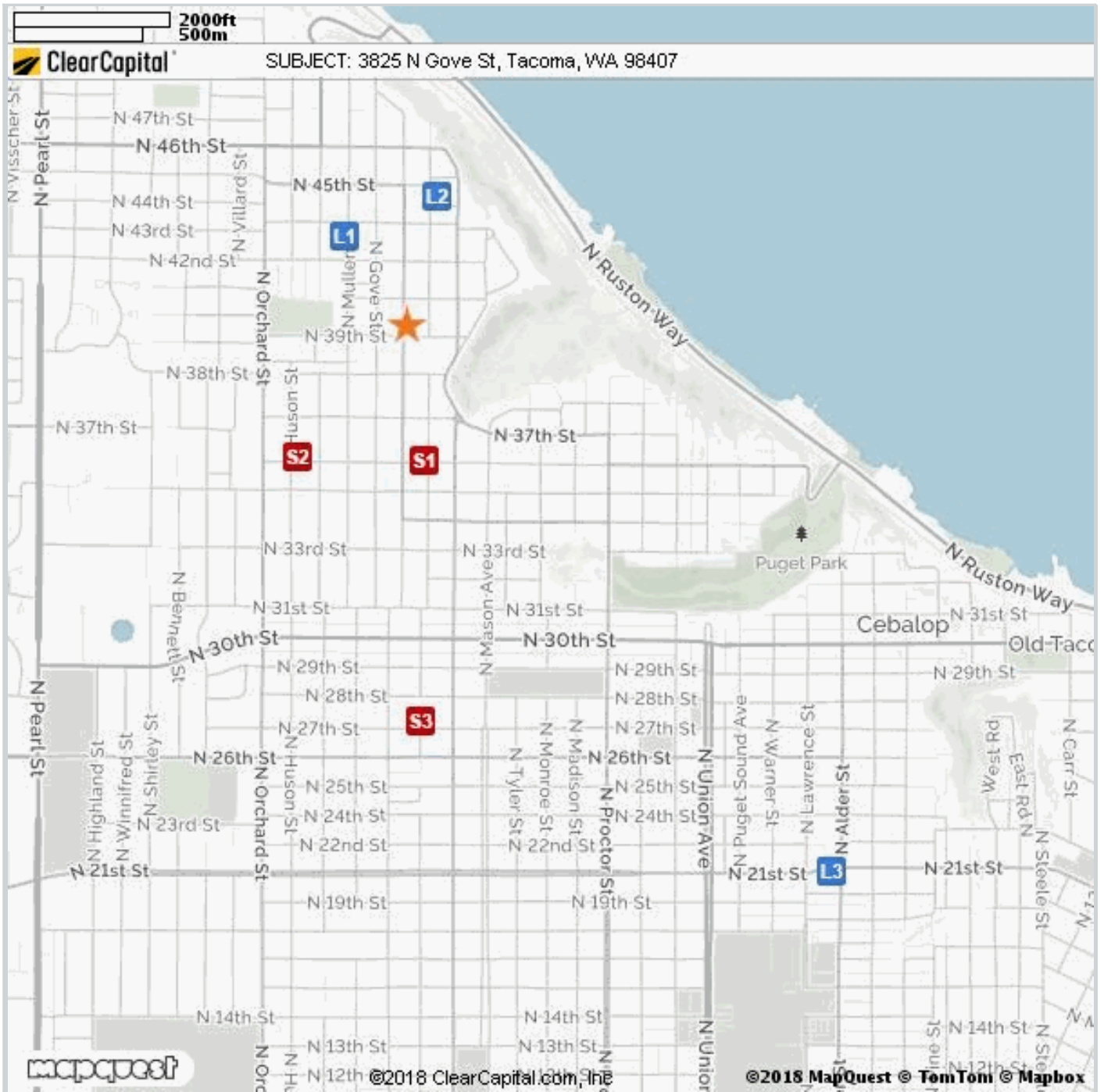


Sold Comp 3 4510 N 27th St Tacoma

View Front

ClearMaps Addendum

Address ★ 3825 N Gove Street, Tacoma, WA 98407
 Loan Number 30312 Suggested List \$437,500 Suggested Repaired \$437,500 Sale \$437,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3825 N Gove St, Tacoma, WA	--	Parcel Match
L1 Listing 1	4815 N 42nd St , Tacoma, WA	0.24 Miles ¹	Parcel Match
L2 Listing 2	4308 N Verde St, Tacoma, WA	0.31 Miles ¹	Parcel Match
L3 Listing 3	3219 N 20th S, Tacoma, WA	1.54 Miles ¹	Parcel Match
S1 Sold 1	3511 N Cheyenne St , Tacoma, WA	0.29 Miles ¹	Parcel Match
S2 Sold 2	3516 N Huson St, Tacoma, WA	0.36 Miles ¹	Parcel Match
S3 Sold 3	4510 N 27th St Tacoma, Tacoma, WA	0.87 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.

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.

Report Instructions

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

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817		
License Expiration	04/29/2019	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	8.83 miles	Date Signed	11/29/2018

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 Valuation Report.

Disclaimer

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

Unless otherwise specifically agreed to in writing:

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