

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	1145 Sunny Lane, Oregon City, OR 97045	Order ID	6065902	Property ID	26018835
Inspection Date	02/05/2019	Date of Report	02/06/2019		
Loan Number	30559	APN	00746580		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_2.4.19	Tracking ID 1	CS_AgedBPOs_2.4.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	Subject has good condition with no visible signs of any deterioration nor the need for any repairs.
Occupancy	Vacant		
Secure?	Yes		
(Subject currently vacant listed on market and secured by real estate agent.)			
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	Subject current listed on market.				
Listing Agency/Firm	Maxim Properties						
Listing Agent Name	Elizabeth Little						
Listing Agent Phone	971-930-4341						
# 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
01/10/2019	\$389,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	The subject is located in an established neighborhood with homes in average to good condition. Subject is located in a conforming neighborhood with homes of similar style, age and lot size. Market gets improved for the past few months in this area and value has been increasing. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines concerning the price range between the high and low. Due to limited comp availability, it was necessary to exceed guidelines for distance to found similar comps in the subject neighborhood.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$340,000 High: \$400,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1145 Sunny Lane	18730 Boynton St	112 Barker Ave	133 Glacier St
City, State	Oregon City, OR	Oregon City, OR	Oregon City, OR	Oregon City, OR
Zip Code	97045	97045	97045	97045
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.46 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$374,995	\$389,000	\$359,000
List Price \$	--	\$364,995	\$389,000	\$359,000
Original List Date		10/05/2018	01/04/2019	01/14/2019
DOM · Cumulative DOM	-- · --	120 · 124	31 · 33	10 · 23
Age (# of years)	54	48	44	52
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,566	1,519	1,455	1,482
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	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	0.34 acres	0.23 acres	0.27 acres	0.23 acres
Other	patio	patio	deck p;orch	patio

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

- Listing 1** Ranch home in nice neighborhood & great location to Freeway, Shopping & Schools. Main Bath just updated! Along w/new flooring in utility rm & Master bath. Home backs to lovely Chapin Park. Open flr plan w/spacious Liv room & New pellet stove. Din area w/slider to patio, Lrg utility rm w/Built-ins, Fresh paint throughout, Oversized 2 car garage, RV Parking, Fenced back yrd, New roof in 2014, Deep driveway w/ lots of room to park.
- Listing 2** One level ranch on corner lot. Brand new 24X24 shop, new interior & exterior paint, new laminate floors, refreshed kitchen countertops, cabinets, new sink & faucet. Updated bathrooms w/new doors. New windows and sliders(2), new ceiling fan, re-graveled RV pad & new slab for deck. Fully fenced lot w/ room for RV, extra parking & all the toys and projects. Lovely neighborhood close to river, trails & parks.
- Listing 3** 1 level ranch home on a 10,000sqft lot, 3bdrm, 2ba, living room w/fireplace, laminate floors, dining room w/laminate floors, slider to covered patio, updated kitchen w/pantry, all appliances stay, large master w/full bath, fenced back yard, RV parking, work shop are behind garage.

* Listing 1 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	1145 Sunny Lane	213 Barklay Ave	171 Promontory Ave	14362 Glen Oak Rd
City, State	Oregon City, OR	Oregon City, OR	Oregon City, OR	Oregon City, OR
Zip Code	97045	97045	97045	97045
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 ¹	1.44 ¹	2.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$375,000	\$379,000
List Price \$	--	\$375,000	\$375,000	\$379,000
Sale Price \$	--	\$349,900	\$362,500	\$379,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	11/28/2018	11/16/2018	9/17/2018
DOM · Cumulative DOM	-- · --	33 · 48	19 · 56	31 · 73
Age (# of years)	54	59	61	55
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,566	1,488	1,679	1,528
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	2 · 2	3 · 2 · 1
Total Room #	6	6	5	7
Garage (Style/Stalls)	None	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	0.34 acres	0.30 acres	0.31 acres	0.69 acres
Other	patio	patio	deck patio	deck patio
Net Adjustment	--	-\$6,000	-\$12,000	-\$18,000
Adjusted Price	--	\$343,900	\$350,500	\$361,000

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

- Sold 1** One-level living on 0.3 acres in the amazing Rivercrest neighborhood just steps from the park! Backyard boasts a play structure and quaint, covered patio and spacious deck awaiting your next BBQ. Extra large living room, renovated kitchen and baths. Furnace and roof less than 7 years old and brand new water heater. All the big ticket items/renovations taken care of and ready for you to move in. This comp been adjusted for car garages -10000 less sq ft 2000 and less bath 2000
- Sold 2** Enjoy the privacy of this unique property sitting on almost 1/3 acre! The covered deck, with skylights, looking out to the woods is a great place to relax or entertain. Both living and dining rooms feature large picture windows. Fresh paint inside and out. New roof & gutters in 2017. Large garage/shop with storage and 2-car carport. Seasonal view of Mt Hood. Minutes to viewpoint/trail, parks and downtown Oregon City. Thjis comp to be adjusted for more sq ft -2000 and double car garage -10000
- Sold 3** Nice finishes and fixtures and systems throughout have been updated in last 4 years. Listen and view year round creek off new Trex deck in private treed backyard. Original hardwoods. Newer 30 year roof, newer septic system, newer windows and slider, granite counters, gas range. This comp to be adjusted for bigger lot size -5000 double car garage -10000 extra bath -3000

* Sold 1 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	\$365,000	\$365,000
Sales Price	\$349,000	\$349,000
30 Day Price	\$343,900	--

Comments Regarding Pricing Strategy

Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. At the time of inspection, there were no negative features that were noted that would have a negative impact on the subject property's value.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion is supported by reasonably proximate and current comparable sales. The as-is conclusion is generally in line with the prior report completed 08/2018.

VIII. Property Images

Address 1145 Sunny Lane, Oregon City, OR 97045
Loan Number 30559 Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$349,000



Subject 1145 Sunny Ln

View Front



Subject 1145 Sunny Ln

View Address Verification

VIII. Property Images (continued)

Address 1145 Sunny Lane, Oregon City, OR 97045
Loan Number 30559 Suggested List \$365,000 Suggested Repaired \$365,000 Sale \$349,000



Subject 1145 Sunny Ln

View Side



Subject 1145 Sunny Ln

View Side

VIII. Property Images (continued)

Address 1145 Sunny Lane, Oregon City, OR 97045
Loan Number 30559 Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$349,000



Subject 1145 Sunny Ln

View Street



Subject 1145 Sunny Ln

View Street

VIII. Property Images (continued)

Address 1145 Sunny Lane, Oregon City, OR 97045

Loan Number 30559

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$349,000



Listing Comp 1 18730 Boynton St **View** Front



Listing Comp 2 112 Barker Ave **View** Front

VIII. Property Images (continued)

Address 1145 Sunny Lane, Oregon City, OR 97045
Loan Number 30559

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$349,000



Listing Comp 3 133 Glacier St **View** Front



Sold Comp 1 213 Barklay Ave **View** Front

VIII. Property Images (continued)

Address 1145 Sunny Lane, Oregon City, OR 97045
Loan Number 30559 **Suggested List** \$365,000 **Suggested Repaired** \$365,000 **Sale** \$349,000



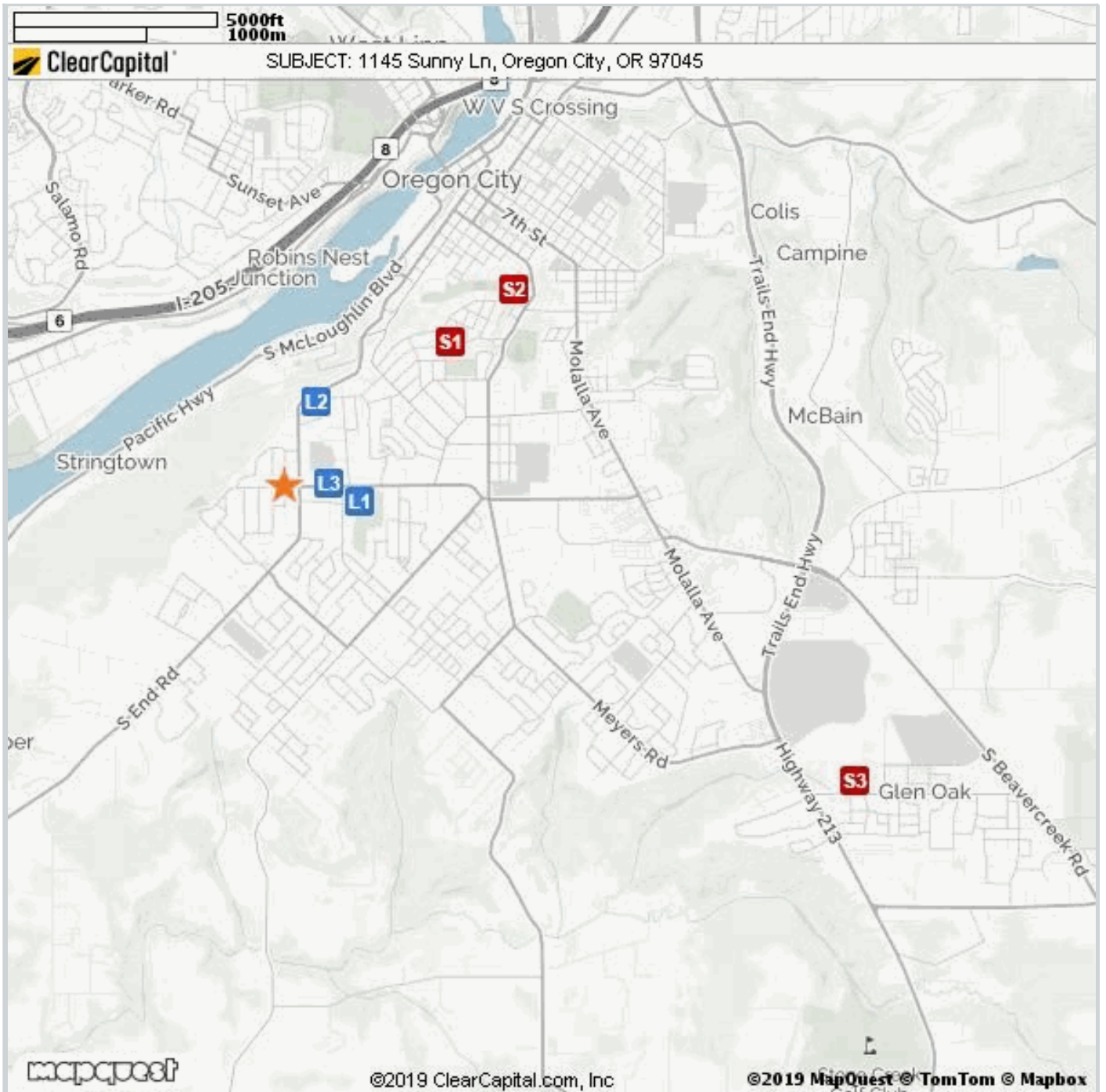
Sold Comp 2 171 Promontory Ave **View** Front



Sold Comp 3 14362 Glen Oak Rd **View** Front

ClearMaps Addendum

Address ★ 1145 Sunny Lane, Oregon City, OR 97045
Loan Number 30559 **Suggested List** \$365,000 **Suggested Repaired** \$365,000 **Sale** \$349,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1145 Sunny Ln, Oregon City, OR	--	Parcel Match
L1 Listing 1	18730 Boynton St, Oregon City, OR	0.39 Miles ¹	Parcel Match
L2 Listing 2	112 Barker Ave, Oregon City, OR	0.46 Miles ¹	Parcel Match
L3 Listing 3	133 Glacier St, Oregon City, OR	0.24 Miles ¹	Parcel Match
S1 Sold 1	213 Barklay Ave, Oregon City, OR	1.06 Miles ¹	Parcel Match
S2 Sold 2	171 Promontory Ave, Oregon City, OR	1.44 Miles ¹	Parcel Match
S3 Sold 3	14362 Glen Oak Rd, Oregon City, OR	2.97 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	Vladimir Matveyev	Company/Brokerage	Enetra Real Estate
License No	200511158		
License Expiration	04/30/2020	License State	OR
Phone	5033444550	Email	vladimir@enetra.com
Broker Distance to Subject	7.17 miles	Date Signed	02/05/2019

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.