

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	3113 S 17th Street, Tacoma, WA 98405	Order ID	6239645	Property ID	26794396
Inspection Date	07/09/2019	Date of Report	07/10/2019		
Loan Number	31959	APN	0320063043		
Borrower Name	CRE	County	Pierce		

Tracking IDs					
Order Tracking ID	CS_AgedBPOs_7.9.2019	Tracking ID 1	CS_AgedBPOs_7.9.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Champery Real Estate 2015 LLC	The Subject is a 1.5 story home in average to good condition. It appears to have new or newer exterior paint and a new or newer roof. Appears to be under a remodel or just had a remodel finished. There are no visible defects or needed repairs. There is a detached garage with office or shop area behind the home.
R. E. Taxes	\$2,762	
Assessed Value	\$212,300	
Zoning Classification	Residential, R2	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Standard doors and locks)	
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	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in an established neighborhood of single family homes. The neighborhood is laid out in a typical grid design of city blocks and is fully built out. The area is centrally located, about 10 to 15 minutes of almost all of the cities amenities and features. The local economy is strong and growing. Real estate values appear to be slowing down fbut they are still rising.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$585,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3113 S 17th Street	1515 S Trafton St	1405 S Monroe St	2719 S 15th St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98405	98405	98405	98405
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.69 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$345,000	\$295,000
List Price \$	--	\$289,900	\$335,000	\$295,000
Original List Date		06/21/2019	05/09/2019	05/30/2019
DOM · Cumulative DOM	-- · --	11 · 19	13 · 62	10 · 41
Age (# of years)	72	69	72	77
Condition	Good	Good	Average	Good
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	1.5 Stories craftsman	1 Story Ranch	1.5 Stories craftsman	1.5 Stories craftsman
# Units	1	1	1	1
Living Sq. Feet	1,170	1,197	1,296	1,188
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	3 · 2	3 · 1
Total Room #	7	7	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.17 acres	0.14 acres	0.14 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** The home has been remodeled and is assumed to be in a similar or better condition. Garage appears to be similar size, home has only one bath. MLS notes*****Beautiful home on a large lot in Tacoma. Upon entering, view the open floorplan that is lined with new laminate floor and boasts a cozy fireplace w/ lots of natural light. Venture into the kitchen to see sleek white cabinets, new SS appliances, & an island that doubles as a breakfast bar. Recent updates include new interior/exterior paint, updated bathroom vanity, new fencing, newer roof and more! Detached garage w/ space for workshop. Fully fenced backyard! Close to schools, shopping & freeways
- Listing 2** Slightly larger, garage is a bit smaller, has 3/4 bath, condition assumed similar or better, Pending offer on the home. MLS notes*****Walk up the porch steps of this adorably updated home in cute neighborhood with plenty of old growth trees. Inside the front door, find the family room with hardwoods, 2 bedrooms and French country kitchen with tile floors & newer appliances. Upstairs is the master bedroom with ¾ bath. Outdoors has plenty of room for entertaining, 2 level deck, covered seating area & fully fenced backyard. Detached 1 car garage and ample parking in front of the home. Centrally located to freeways and shopping.
- Listing 3** Home is in an assumed similar or slightly better condition. lots of upgraded items, including the roof, paint and carpet. Has pending offer . MLS notes****Move in ready craftsman home! Master bed on main floor. All new roof, exterior & paint, updated bath and carpet. The property is fully fenced with a nice back yard with planting beds and fruit trees. Detached 1 car garage with storage & work bench, 4 off street parking spaces, and alley access. Nice kitchen with granite tile countertops, wood wrapped windows and custom cabinets. Appliances stay. This is a lovely home that is centrally located in Tacoma, currently the hottest market in the county!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3113 S 17th Street	1528 S Prospect St	1036 S Ferry St	2220 S 12th St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98405	98405	98405	98405
Datasource	Tax Records	Public Records	Public Records	MLS
Miles to Subj.	--	0.37 ¹	0.70 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,950	\$290,000	\$299,999
List Price \$	--	\$299,950	\$290,000	\$299,999
Sale Price \$	--	\$299,950	\$305,000	\$290,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	01/11/2019	02/25/2019	06/27/2019
DOM · Cumulative DOM	-- · --	6 · 38	7 · 39	24 · 60
Age (# of years)	72	79	119	94
Condition	Good	Average	Good	Good
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	1.5 Stories craftsman	1.5 Stories craftsman	1.5 Stories craftsman	1.5 Stories craftsman
# Units	1	1	1	1
Living Sq. Feet	1,170	1,250	1,216	1,257
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	3 · 1 · 1	3 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	None	Detached 1 Car
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		--	--	780
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.16 acres	0.14 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$4,500	-\$300	-\$12,550
Adjusted Price	--	\$304,450	\$304,700	\$277,450

* 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.

Recent Sales - Cont.

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

- Sold 1** home is a little larger, has only one bath, garage is assumed to be smaller. Condition and quality is assumed similar. May have basement but no information about it is given. Adjust up for larger garage \$5000 and bath \$3500 and then down for size \$4000. Some concessions were made but amount and or type is unknown. MLS notes****Charming, Classic Tudor on a Double lot. Walk into an oversized living room that flows to the dining room & freshly painted kitchen. Laundry room off the kitchen leads out to the backyard. The large yard is full of mature plantings, herbs & raised vegetable gardens. The downstairs has the best circular layout that provides great flow to the home. Main floor bedroom & bathroom, with two additional upstairs bedrooms. Centrally located, minutes from downtown, 6th ave, I- 5 & hwy 16. Must See, Hurry
- Sold 2** home is slightly, home condition and quality assumed a little better, has newer interior with granite and other upgrades. No garage. Adjust up for garage \$10000 and then down for size \$2300 and for assumed better condition \$8000. MLS notes****Marketing Remarks Well maintained & tastefully updated. Keeping the Victorian charm of yesteryear. Enjoy an abundance of natural light thru the updated vinyl windows. Lovely home offers fully updated kitchen w/granite counters. New planked flooring on lower level. Upstairs offers a full bath with tile surround & floors. Master w/walk in closet. Convenient laundry on upper floor. Nice sized bedroom on lower level has french doors & is used as a den. Yard has alley access with room to possibly add a garage. Agent Remarks Buyer & or Agent verify all info. Submit ALL offers by 5pm 1-23-19. Alarm will be off. EASY SHOW 1/19-1/26 call or text PTS 1st for confirmed appointment. LOCK ALL DOORS & TURN OFF ALL LIGHTS & ALL BLINDS CLOSED. Title/Escrow @ Chicago- Sheila Hartman
- Sold 3** Slightly larger home, condition and quality assumed a little better, has only one bath, smaller garage, has unfinished basement. Adjust down for size \$4350 and for basement \$11700 and for assumed upgrades \$5000 and then up for larger garage \$5000 and for bath \$3500. MLS notes***Beautifully updated craftsman home on an expansive double corner lot. Much of the character is still in place but the home has also seen many updates including new windows, new gas furnace & a beautifully remodeled eat in kitchen featuring updated appliances, flooring & quartz countertops. The home also features a full basement for storage or potential extra living space. Upper level offers a large bedroom and lots of storage. Covered front & back porch and mostly fenced lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home went through a foreclosure in 2017 and then had a quit claim recorded, likely to clear title, in which the lien paid a small amount. The property was just recently quit claimed to the current owner but no payments were recorded.			
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	\$304,000	\$304,000
Sales Price	\$303,900	\$303,900
30 Day Price	\$303,900	--
Comments Regarding Pricing Strategy		
home condition is based off the exterior and assumed to be in a slightly above average condition. A full inspection is recommended.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject being remodeled since the broker last did the report on the subject. The prior report the subject was in fair condition. Current report the subject has a new roof, windows, paint on the outside. 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.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 1515 S Trafton ST
Tacoma, WA 98405



Front

L2 1405 S Monroe ST
Tacoma, WA 98405



Front

L3 2719 S 15th St
Tacoma, WA 98405



Front

Sales Photos

S1 1528 S Prospect St
Tacoma, WA 98405



Front

S2 1036 S Ferry St
Tacoma, WA 98405



Front

S3 2220 S 12th ST
Tacoma, WA 98405



Front

ClearMaps Addendum

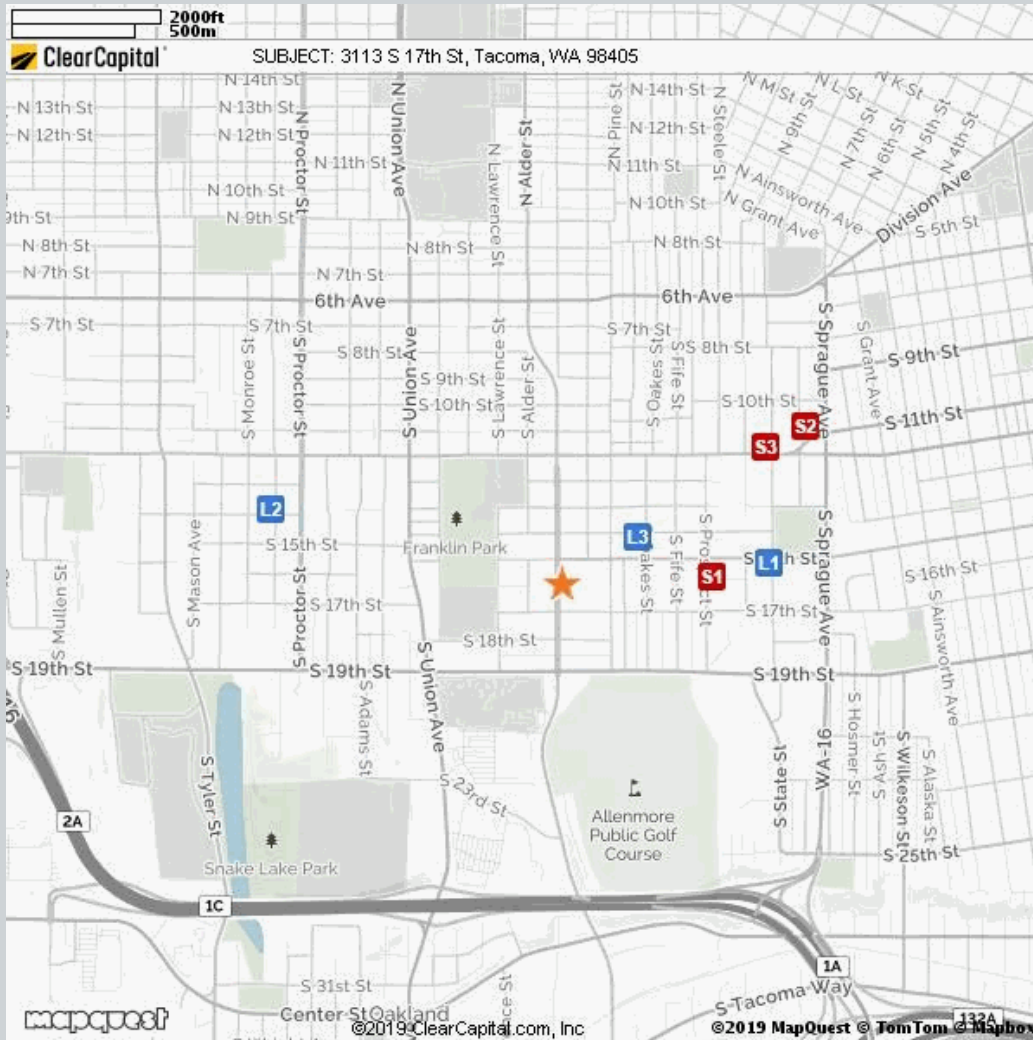
Address ★ 3113 S 17th Street, Tacoma, WA 98405

Loan Number 31959

Suggested List \$304,000

Suggested Repaired \$304,000

Sale \$303,900



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3113 S 17th St, Tacoma, WA	--	Parcel Match
L1	1515 S Trafton St, Tacoma, WA	0.50 Miles ¹	Parcel Match
L2	1405 S Monroe St, Tacoma, WA	0.69 Miles ¹	Parcel Match
L3	2719 S 15th St, Tacoma, WA	0.23 Miles ¹	Parcel Match
S1	* Sold 1 1528 S Prospect St, Tacoma, WA	0.37 Miles ¹	Parcel Match
S2	* Sold 2 1036 S Ferry St, Tacoma, WA	0.70 Miles ¹	Parcel Match
S3	* Sold 3 2220 S 12th St, Tacoma, WA	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.

*** 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

Report Instructions - cont.

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	Address	10717 south ainsworth Tacoma WA 98444
License Expiration	04/29/2021	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	5.95 miles	Date Signed	07/10/2019

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 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:

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.