

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	4838 Ne 29th Avenue, Portland, OR 97211	Order ID	7142930	Property ID	29701140
Inspection Date	03/03/2021	Date of Report	03/09/2021		
Loan Number	32475	APN	000000145273		
Borrower Name	Champery Real Estate 2015 LLC	County	Multnomah		

Tracking IDs

Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
R. E. Taxes	\$3,331	
Assessed Value	\$135,400	
Zoning Classification	n/a	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$700,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4838 Ne 29th Avenue	611 Ne Stafford St	4725 N Williams Ave	7029 Ne 6th Ave
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97211	97211	97217	97211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.70 ¹	1.52 ¹	1.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$500,000	\$559,900	\$480,000
List Price \$	--	\$500,000	\$559,900	\$480,000
Original List Date		02/08/2021	02/27/2020	01/23/2021
DOM · Cumulative DOM	-- · --	23 · 29	370 · 376	6 · 45
Age (# of years)	24	40	46	17
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 colonial	2 Stories colonial	1 Story Ranch	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	1,232	1,564	1,028	1,536
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 1	3 · 2 · 1
Total Room #	7	8	7	7
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.11 acres	0.12 acres	0.06 acres
Other	none	none	none	none

* 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.

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

Listing 1 4 bedrooms with 174 sf loft. Vaulted/cathedral ceilings, built-ins and lots of room for storage. Yard with raised garden beds. Fantastic walking score and close to I-5.

Listing 2 Rezoned to MR2 Allow for approximately 7,500 sqft building with as many units as you like. VALUE in the LAND. Next door 7 Units being under Construction. Listing allow for 5 Row-houses units.

Listing 3 Modern updated baths also feature subway tile and chrome. Party in the private fenced yard and enjoy local shopping and restaurants on Dekum St. Seller says nearby bakery scents the neighborhood with sweet smells from time to time too!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4838 Ne 29th Avenue	4418 Ne 80th Ave	5040 Ne 18th Ave	522 Ne Skidmore St
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97211	97218	97211	97211
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.68 ¹	0.54 ¹	1.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,000	\$485,000	\$500,000
List Price \$	--	\$479,000	\$485,000	\$500,000
Sale Price \$	--	\$479,000	\$505,000	\$550,000
Type of Financing	--	0	0	0
Date of Sale	--	11/12/2020	09/25/2020	11/17/2020
DOM · Cumulative DOM	-- · --	20 · 55	5 · 48	4 · 39
Age (# of years)	24	42	26	14
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 colonial	1 Story RANCH	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	1,232	1,040	1,252	1,520
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	4 · 2 · 1
Total Room #	7	7	6	8
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.08 acres	0.08 acres	0.05 acres
Other	none	none	none	none
Net Adjustment	--	+\$3,560	+\$2,615	-\$13,580
Adjusted Price	--	\$482,560	\$507,615	\$536,420

* 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.

Recent Sales - Cont.

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

- Sold 1** Completely remodeled Roseway ranch with open floor plan. Kitchen features large island with waterfall quartz counters and backsplash, stainless appliances, gas range, which opens to living room with recessed gas fireplace and open dining area.
- Sold 2** Newer roof and fresh exterior paint. Updates throughout the home including kitchen, bathroom, laminate and tile floor. Open and spacious living and dining room.
- Sold 3** This home has a perfect combination of function and beauty. Great layout with main floor bedroom/office plus three bedrooms includes owners suite. Lovely wood floors and an open concept gives this home a really comfortable feeling

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$530,250	\$530,250
Sales Price	\$505,000	\$505,000
30 Day Price	\$479,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as- is condition. The market conditions is currently Stable. Few similar comps available within a mile so it was necessary to extend the search for comps.Few similar comps available within a mile so it was necessary to extend the search for comps.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	<p>The value variance is due to a market increase of 16.5% over the past 12 months. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.</p>
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 611 NE Stafford ST
Portland, OR 97211



Front

L2 4725 N WILLIAMS AVE
Portland, OR 97217



Front

L3 7029 NE 6TH AVE
Portland, OR 97211



Front

Sales Photos

S1 4418 NE 80TH AVE
Portland, OR 97218



Front

S2 5040 NE 18TH AVE
Portland, OR 97211



Front

S3 522 NE SKIDMORE ST
Portland, OR 97211



Front

ClearMaps Addendum

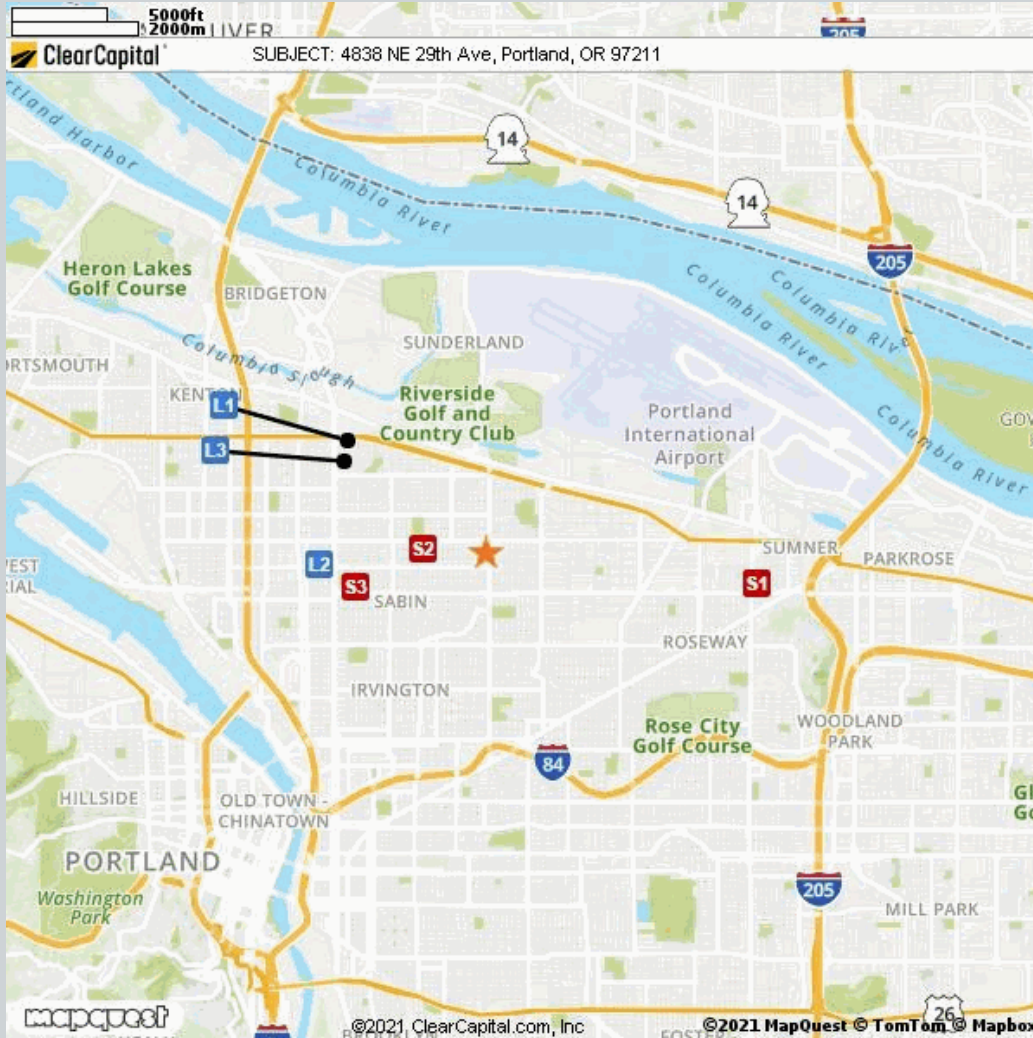
Address ★ 4838 Ne 29th Avenue, Portland, OR 97211

Loan Number 32475

Suggested List \$530,250

Suggested Repaired \$530,250

Sale \$505,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4838 Ne 29th Avenue, Portland, OR 97211	--	Parcel Match
L1 Listing 1	611 Ne Stafford St, Portland, OR 97211	1.70 Miles ¹	Parcel Match
L2 Listing 2	4725 N Williams Ave, Portland, OR 97217	1.52 Miles ¹	Parcel Match
L3 Listing 3	7029 Ne 6th Ave, Portland, OR 97211	1.58 Miles ¹	Parcel Match
S1 Sold 1	4418 Ne 80th Ave, Portland, OR 97218	2.68 Miles ¹	Parcel Match
S2 Sold 2	5040 Ne 18th Ave, Portland, OR 97211	0.54 Miles ¹	Parcel Match
S3 Sold 3	522 Ne Skidmore St, Portland, OR 97211	1.21 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.

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

Broker Name	Vladimir Mazur	Company/Brokerage	Mount BPO LLC
License No	201209205	Address	650 NE Holladay St #1600 Portland OR 97232
License Expiration	07/31/2021	License State	OR
Phone	3054322304	Email	vladbpos@gmail.com
Broker Distance to Subject	2.31 miles	Date Signed	03/04/2021

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

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.