

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	710 N 160th Street B314, Shoreline, WA 98133	Order ID	6694605	Property ID	28321755
Inspection Date	04/17/2020	Date of Report	04/17/2020		
Loan Number	36992	APN	2599500380		
Borrower Name	CRE	County	King		

Tracking IDs

Order Tracking ID	20200416_CS_Aged_Fac_BPO_Request	Tracking ID 1	20200416_CS_Aged_Fac_BPO_Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery Real Estate 2015 LLC	Condition Comments	
R. E. Taxes	\$2,999	<p>The subject has recently been updated, new kitchen, new flooring, new interior paint. list comp 3 is located in the same building as subject, list comp 3 has superior updates when compared to subject, list comp 3 is superior subject value is below this comp based on condition. the subject has been updated, see attached MLS sheet with photos and comments, kitchen and bath room have been updated sold comp 2 is in original condition inferior when compared to subject</p>	
Assessed Value	\$293,000		
Zoning Classification	R18		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes		
(all doors and windows are secure)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Forest Villa 4257470146		
Association Fees	\$480 / Month (Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The subject neighborhood is a mix of SFR detached and attached homes. The subject neighborhood has school, shopping and employment. The subject neighborhood currently has low REO and distressed listings due to limited inventory. The subject market area current inventory has increased, and home values are stable</p>	
Sales Prices in this Neighborhood	Low: \$184,500 High: \$499,500		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	710 N 160th Street B314	750 N 143rd St Unit #217	13717 Linden Ave N Unit #112	700 N 160th St Unit #A114
City, State	Shoreline, WA	Seattle, WA	Seattle, WA	Shoreline, WA
Zip Code	98133	98133	98133	98133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	1.17 ¹	0.03 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$250,000	\$310,000	\$285,000
List Price \$	--	\$250,000	\$310,000	\$285,000
Original List Date		04/15/2020	02/27/2020	03/18/2020
DOM · Cumulative DOM	-- · --	1 · 2	47 · 50	28 · 30
Age (# of years)	34	42	38	34
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	3	2	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	860	690	955	860
Bdrm · Bths · ½ Bths	2 · 2	1 · 1	2 · 1	2 · 2
Total Room #	4	3	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* 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 comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability

Listing 2 comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability

Listing 3 comp was chosen based on comp is located in the same complex as subject, comp support subject style, age, GLA, bed room and bath room count, comp was resently updated comp replaced all flooring, with hardwood floor superior when compared to subject

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	710 N 160th Street B314	13717 Linden Ave N #204	700 N 160 St Unit #A305	14531 Dayton Ave N Unit #5
City, State	Shoreline, WA	Seattle, WA	Shoreline, WA	Shoreline, WA
Zip Code	98133	98133	98133	98133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.17 ¹	0.03 ¹	0.73 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$275,000	\$245,000	\$315,000
List Price \$	--	\$275,000	\$239,000	\$299,999
Sale Price \$	--	\$272,500	\$239,000	\$307,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/06/2019	12/10/2019	02/06/2020
DOM · Cumulative DOM	-- · --	36 · 37	52 · 53	117 · 120
Age (# of years)	34	38	34	54
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	3	2	3	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	860	955	784	840
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	1 · 1	2 · 1
Total Room #	4	4	3	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	+\$20,000	\$0
Adjusted Price	--	\$277,500	\$259,000	\$307,000

* 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** comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability adj +\$5000 bath room
- Sold 2** comp was chosen based on comp is located in the same building as subject, comp has inferior bed room and bath room count, comp support subject condition, style, and locadtion adj +\$10000 bed room adj +\$5000 bath room ; adj +\$5000 condition
- Sold 3** comp has inferior age, comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability no adj needed

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Dolan realty company	see below and attached					
Listing Agent Name	Rafael castro						
Listing Agent Phone	425-835-3215						
# 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
01/31/2020	\$299,900	04/16/2020	\$279,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$307,000	\$307,000
Sales Price	\$307,000	\$307,000
30 Day Price	\$299,950	--
Comments Regarding Pricing Strategy		
<p>clarification response; 4/17- the subject has been updated, see attached MLS sheet with photos and comments, kitchen and bath room have been updated sold comp 2 is in original condition inferior when compared to subject Comps are as close to subject parameters as available in current market conditions. Proximity has been extended to provide the most accurate and similar comps in the subject's market. There are sales and listings closer in proximity to subject but do not have the characteristics that will directly compete with the subject's style, age, and GLA. Comps in this report are closest to subject in proximity, style, age, and GLA and best support for the subject's fair market value.</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



Side



Side



Side



Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 750 N 143rd St Unit #217
Seattle, WA 98133



Front

L2 13717 Linden Ave N Unit #112
Seattle, WA 98133



Front

L3 700 N 160th St Unit #A114
Shoreline, WA 98133



Front

Sales Photos

S1 13717 linden ave n #204
Seattle, WA 98133



Front

S2 700 N 160 St Unit #A305
Shoreline, WA 98133



Front

S3 14531 Dayton Ave N Unit #5
Shoreline, WA 98133



Front

ClearMaps Addendum

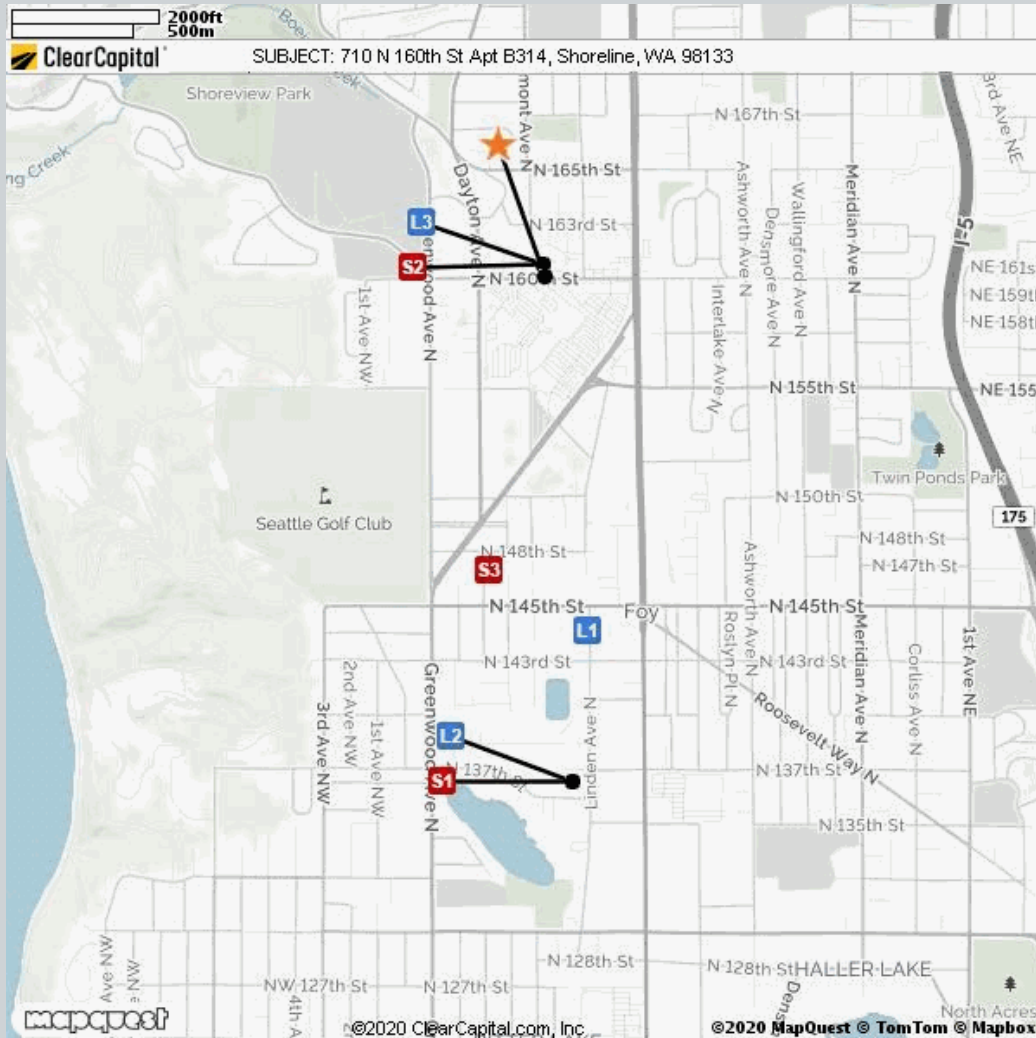
Address ★ 710 N 160th Street B314, Shoreline, WA 98133

Loan Number 36992

Suggested List \$307,000

Suggested Repaired \$307,000

Sale \$307,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	710 N 160th St Apt B314, Shoreline, WA	--	Street Centerline Match
L1	Listing 1	750 N 143rd St Unit #217, Seattle, WA	0.85 Miles ¹	Parcel Match
L2	Listing 2	13717 Linden Ave N Unit #112, Seattle, WA	1.17 Miles ¹	Parcel Match
L3	Listing 3	700 N 160th St Unit #A114, Seattle, WA	0.03 Miles ¹	Parcel Match
S1	Sold 1	13717 Linden Ave N #204, Seattle, WA	1.17 Miles ¹	Parcel Match
S2	Sold 2	700 N 160 St Unit #A305, Seattle, WA	0.03 Miles ¹	Parcel Match
S3	Sold 3	14531 Dayton Ave N Unit #5, Seattle, WA	0.73 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	Joan Agee	Company/Brokerage	coldwell banker danforth
License No	6329	Address	19226 71st place west lynnwood WA 98036
License Expiration	11/21/2021	License State	WA
Phone	4252751816	Email	shortsalesbyjoanie@hotmail.com
Broker Distance to Subject	5.54 miles	Date Signed	04/17/2020

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.