

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	670 Se Walnut Street, Hillsboro, OR 97123	Order ID	6118321	Property ID	26264461
Inspection Date	03/27/2019	Date of Report	03/27/2019		
Loan Number	37348	APN	R0324884		
Borrower Name	Catamount Properties 2018 LLC				

Tracking IDs

Order Tracking ID	Citi_BPO_03.26.19	Tracking ID 1	Citi_BPO_03.26.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject appears to be in average condition when viewed from the street. The subject is located near commercial and multifamily properties which has no affect on the value in this market. Interior or hidden damage may lower the value of the subject property.	
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		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		Last sale was 11/17/15 for \$170,000 per tax records.	
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
--------------------	---------------------	-----------------	------------------	--------	-------------	--------------	--------

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	This is an area of mixed size and age homes. The subject is smaller and older than most homes in the area. There are no negative site influences noted. This area is not REO and short sale driven, and market values are increasing in this area. No concessions are needed to sell homes in this market.	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$369,000		
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	670 Se Walnut Street	2185 Nw Glencoe Rd	342 Nw Jackson St	1271 Ne 17th Ave
City, State	Hillsboro, OR	Hillsboro, OR	Hillsboro, OR	Hillsboro, OR
Zip Code	97123	97124	97124	97124
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.41 ¹	0.88 ¹	1.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,000	\$260,000	\$325,000
List Price \$	--	\$259,000	\$260,000	\$325,000
Original List Date		03/16/2019	03/02/2019	03/08/2019
DOM · Cumulative DOM	-- · --	10 · 11	24 · 25	18 · 19
Age (# of years)	109	89	69	73
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	796	792	870	954
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 1 Car	None	None	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.49 acres	0.15 acres	0.23 acres
Other	average	average	average	average

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

Listing 1 This listing comp is located in the same market area and is similar in size and age with no garage and a larger lot size when compared to the subject property. This comp was used due to lack of more similar and proximate comps being available.

Listing 2 This listing comp is located in the same market area and is larger with a similar lot size and no garage when compared to the subject property. This comp was used due to lack of more similar comps being available.

Listing 3 This listing comp is located in the same market area and is larger and upgraded with a 3 car garage and larger lot size when compared to the subject property. This comp was used due to lack of more similar and proximate comps being available. This listing comp appears to be overpriced based on the comps.

* 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	670 Se Walnut Street	824 Se Cedar St	1157 Se Oak St	1117 Se Walnut St
City, State	Hillsboro, OR	Hillsboro, OR	Hillsboro, OR	Hillsboro, OR
Zip Code	97123	97123	97123	97123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.43 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$240,000	\$270,000
List Price \$	--	\$245,000	\$240,000	\$270,000
Sale Price \$	--	\$220,000	\$246,000	\$278,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	3/20/2019	1/31/2019	12/7/2018
DOM · Cumulative DOM	-- · --	76 · 76	13 · 42	46 · 46
Age (# of years)	109	69	84	69
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	796	704	692	924
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.06 acres	0.26 acres	0.09 acres
Other	average	average	average	average
Net Adjustment	--	+\$5,724	-\$3,399	-\$9,093
Adjusted Price	--	\$225,724	\$242,601	\$268,907

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

- Sold 1** This sold comp is located in the same market area and is smaller and newer with a smaller lot size when compared to the subject property. This comp was used due to lack of more similar comps being available. Adjustments: GLA +\$4,600, age -\$4,000, lot size +\$2,624, garage +\$2,500.
- Sold 2** This sold comp is located in the same market area and is smaller with a larger lot size when compared to the subject property. This comp was used due to lack of more similar comps being available. Multiple offers and sold for above the list price. Adjustments: GLA +\$5,200, age -\$2,500, lot size -\$6,099.
- Sold 3** This sold comp is located in the same market area and is smaller with a similar lot size when compared to the subject property. This comp was used due to lack of more similar comps being available. Multiple offers and sold for above the list price. Adjustments: GLA -\$6,400, age -\$4,000, lot size +\$1,307.

* 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	\$250,000	\$250,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$235,000	--

Comments Regarding Pricing Strategy

The subject appears to be in average condition when viewed from the street. Interior or hidden damage may lower the value of the subject property. I went back 6 months, out in distance 2 miles, and even with relaxing distance, sold date, lot size, age and GLA search criteria I was unable to find any comps which fit the all requirements. Within 1 miles and back 6 months I found 5 listing and 5 sold comps of which I could only use 3 sold and 3 listing due to size, age and condition factors. The ones used are the best possible currently available comps within 1 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.41 miles and the sold comps closed within the last 4 months. The market is reported as having increased 2% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Subject 670 Se Walnut St

View Front



Subject 670 Se Walnut St

View Front

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Subject 670 Se Walnut St

View Address Verification



Subject 670 Se Walnut St

View Side

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$245,000



Subject 670 Se Walnut St

View Side



Subject 670 Se Walnut St

View Street

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348 Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Subject 670 Se Walnut St

View Street



Subject 670 Se Walnut St

View Other

Comment "street sign"

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Subject 670 Se Walnut St

View Other

Comment "wha the subject faces"



Listing Comp 1 2185 Nw Glencoe Rd

View Front

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Listing Comp 2 342 Nw Jackson St **View** Front



Listing Comp 3 1271 Ne 17th Ave **View** Front

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000



Sold Comp 1 824 Se Cedar St **View** Front



Sold Comp 2 1157 Se Oak St **View** Front

VIII. Property Images (continued)

Address 670 Se Walnut Street, Hillsboro, OR 97123

Loan Number 37348

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$245,000

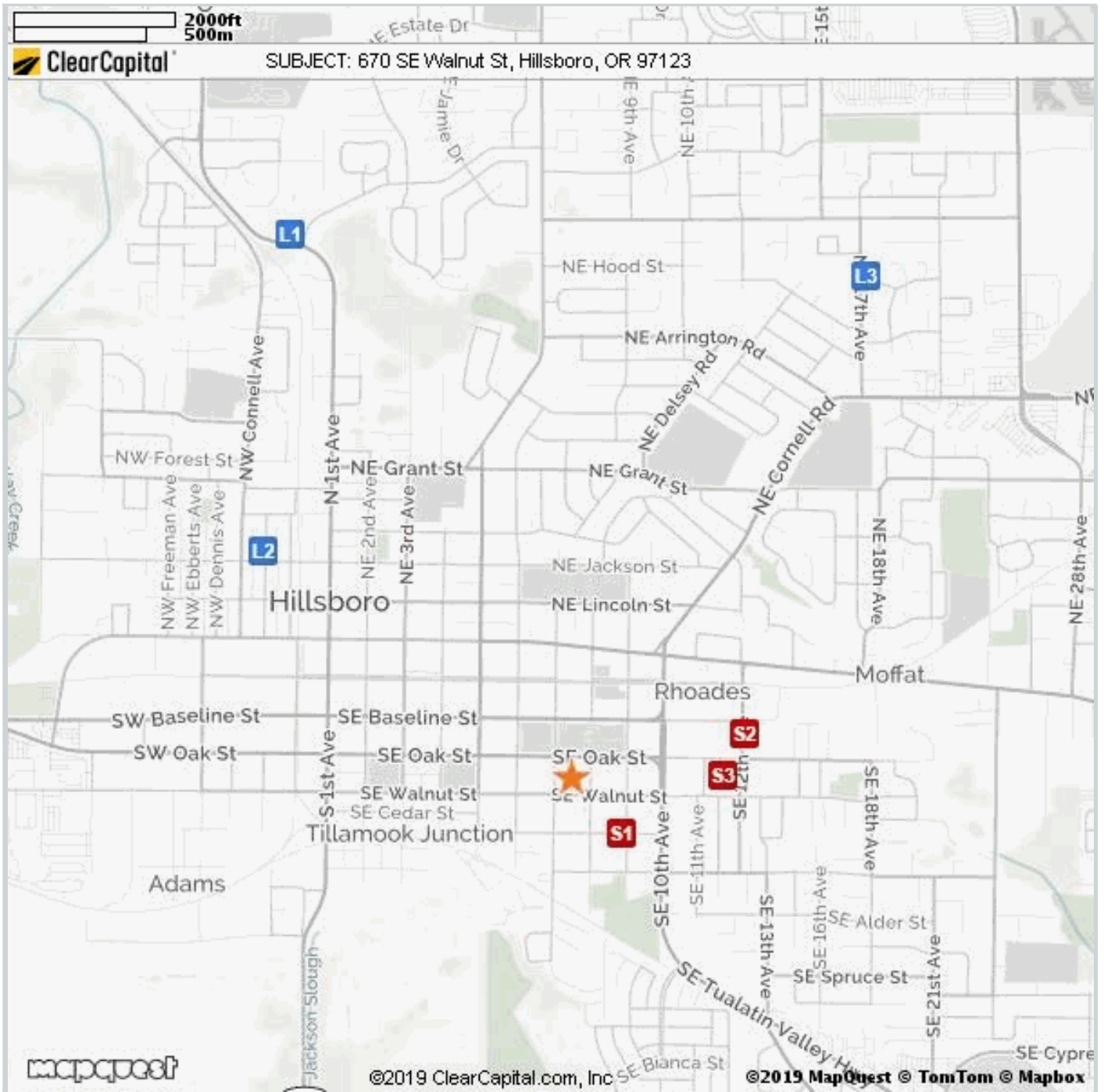


Sold Comp 3 1117 Se Walnut St

View Front

ClearMaps Addendum

Address ★ 670 Se Walnut Street, Hillsboro, OR 97123
Loan Number 37348 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	670 Se Walnut St, Hillsboro, OR	--	Parcel Match
L1 Listing 1	2185 Nw Glencoe Rd, Hillsboro, OR	1.41 Miles ¹	Parcel Match
L2 Listing 2	342 Nw Jackson St, Hillsboro, OR	0.88 Miles ¹	Parcel Match
L3 Listing 3	1271 Ne 17th Ave, Hillsboro, OR	1.36 Miles ¹	Parcel Match
S1 Sold 1	824 Se Cedar St, Hillsboro, OR	0.17 Miles ¹	Parcel Match
S2 Sold 2	1157 Se Oak St, Hillsboro, OR	0.43 Miles ¹	Parcel Match
S3 Sold 3	1117 Se Walnut St, Hillsboro, OR	0.36 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	Roger Newton	Company/Brokerage	Roger Newton Real Estate
License No	980300034		
License Expiration	06/30/2019	License State	OR
Phone	5035166558	Email	rogernewtonre@gmail.com
Broker Distance to Subject	1.82 miles	Date Signed	03/27/2019

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

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.