

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	686 Hallerwood Way, Colville, WA 99114	Order ID	6147977	Property ID	26380422
Inspection Date	04/23/2019	Date of Report	04/24/2019		
Loan Number	37564	APN	2180700		
Borrower Name	Catamount Properties 2018 LLC	County	Stevens		

Tracking IDs					
Order Tracking ID	CITL_BPO_04.22.19	Tracking ID 1	CITL_BPO_04.22.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	William T Rogers IV	Home is structurally sound with no maintenance for several years. Decks are all in bad shape with peeling paint and some repairs needed. Roof needs replaced on home, garage, and outbuildings. Peeling paint on home and outbuildings. Some rock siding in front of garage is broken loose and needs repaired. Detached garage has broken window and soffit needs repaired.
R. E. Taxes	\$162,883	
Assessed Value	\$368,720	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Home is locked up. No trespassing sign on gate)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$45,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$45,000	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Neighborhood consists of Middle county per N. E. Washington MLS. Homes are mixture of frame built and manufactured homes with some small farms in the area. Subdivision where subject is located is near Colville in upscale subdivision with paved road and natural gas. Subject is larger in size than most homes in the area. Comparable used are closest to subject in location, age, GLA, lot size. Unable to find comparable with same needed repairs in vicinity. Best comparable used in MLS.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$120,500 High: \$484,500	
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	686 Hallerwood Way	934 Valley Westside Rd	651 B Hwy 395 N	899 Bentley Rd
City, State	Colville, WA	Colville, WA	Kettle Falls, WA	Colville, WA
Zip Code	99114	99114	99141	99114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.47 ¹	10.22 ¹	3.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,500	\$289,900	\$325,000
List Price \$	--	\$279,500	\$289,900	\$325,000
Original List Date		07/28/2018	04/03/2019	11/05/2018
DOM · Cumulative DOM	-- · --	269 · 270	21 · 21	170 · 170
Age (# of years)	39	47	42	40
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Waterfront	Beneficial ; Other
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,701	2,128	1,592	1,800
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 3	5 · 3
Total Room #	11	9	10	10
Garage (Style/Stalls)	Detached 5+ Car(s)	Detached 3 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	70%	0%	50%	100%
Basement Sq. Ft.	2,449	2,128	1,592	1,800
Pool/Spa	--	--	--	--
Lot Size	4.14 acres	7.18 acres	24.99 acres	8 acres
Other	Outbuildings	Pond	Riverfront	Creek

* 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 Most similar due to location, GLA, age, garage. Superior in condition and lot size. Inferior in GLA and outbuildings. Closest to subject.

Listing 2 Similar to subject in design, style, condition. Inferior in GLA and outbuildings, Superior in lot size and riverfront. Least similar to subject. Comparable used due to location and most similar characteristics. Expanded parameters due to rural area and lack of comparable similar to subject.

Listing 3 Similar to subject in location, age, GLA, lot size. Inferior in GLA and outbuildings, Superior in condition. 2nd most comparable to subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	686 Hallerwood Way	575 S Miner St	753 A Arden Butte Rd	818 Cross Country Way
City, State	Colville, WA	Colville, WA	Colville, WA	Colville, WA
Zip Code	99114	99114	99114	99114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.30 ¹	2.46 ¹	11.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$289,000	\$360,000
List Price \$	--	\$300,000	\$280,000	\$325,000
Sale Price \$	--	\$270,000	\$268,000	\$294,000
Type of Financing	--	Conventional	Cash	Coventional
Date of Sale	--	04/19/2019	03/15/2019	03/18/2019
DOM · Cumulative DOM	-- · --	130 · 130	212 · 212	287 · 287
Age (# of years)	39	60	30	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,701	1,878	1,524	1,976
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 3	6 · 3
Total Room #	11	10	10	12
Garage (Style/Stalls)	Detached 5+ Car(s)	Detached 4 Car(s)	Detached 4 Car(s)	Detached 5+ Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	70%	100%	90%	100%
Basement Sq. Ft.	2449	1,650	1,524	1,976
Pool/Spa	--	--	--	--
Lot Size	4.14 acres	1 acres	5 acres	13.30 acres
Other	Outbuildings	Greenhouse, Landscaped	Outbuildings	Outbuildings, Fence
Net Adjustment	--	-\$9,000	-\$12,000	-\$41,250
Adjusted Price	--	\$261,000	\$256,000	\$252,750

* Sold 3 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.

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

Sold 1 Adjustment for GLA, , age, lot size, condition. Comparable due to location, appeal , characteristics.

Sold 2 Adjustment for GLA, age, condition. Comparable due to location, style, GLA, lot size, garage, lot size.

Sold 3 Most Similar due to GLA, garage, outbuildings. Larger in lot size and smaller in GLA. Adjustment for GLA, age,lot size, condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history in MLS.				
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	\$265,000	\$315,000
Sales Price	\$256,000	\$294,000
30 Day Price	\$252,750	--
Comments Regarding Pricing Strategy		
Homes needs repairs to roofs, decks, paint, siding, and window for bank financing. Suggest offering for cash as is.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	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.
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Subject Photos



Front



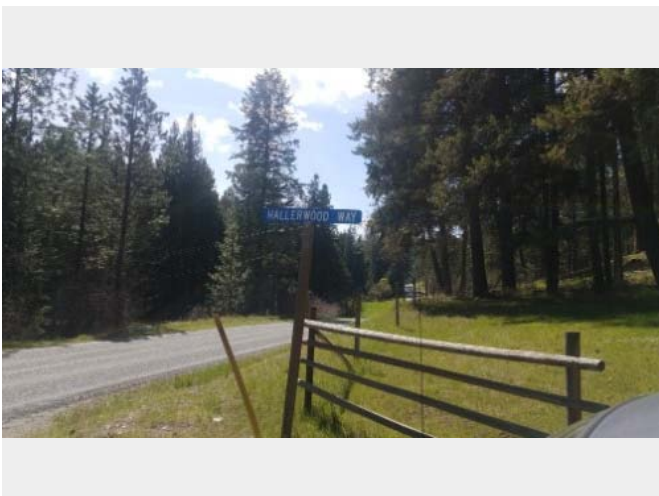
Front



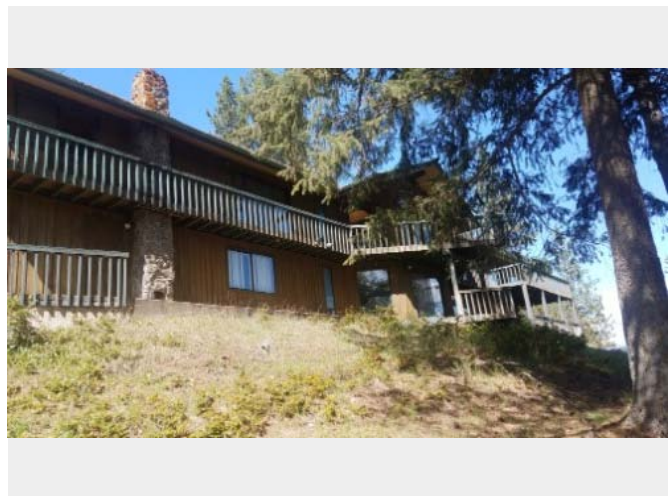
Front



Address Verification



Address Verification



Back

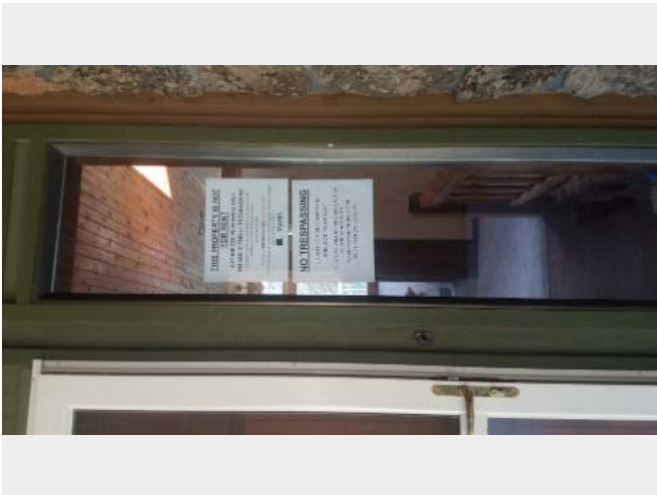
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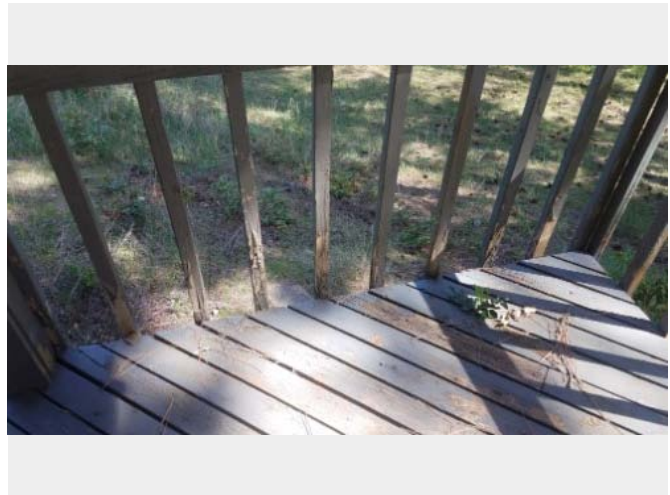
Street



Other



Other



Other

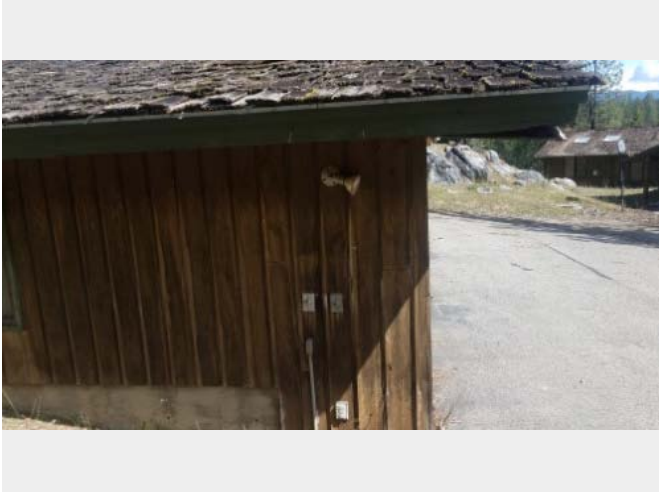


Other

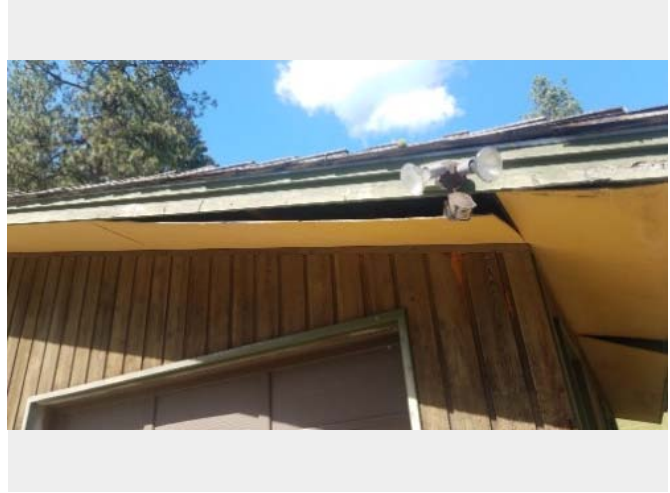


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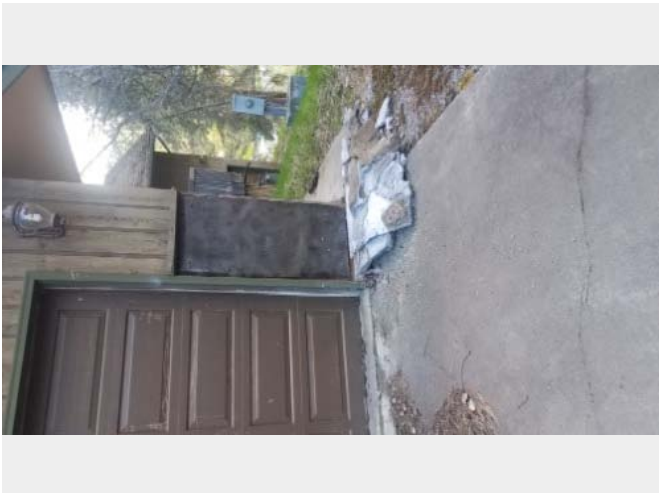
Subject Photos



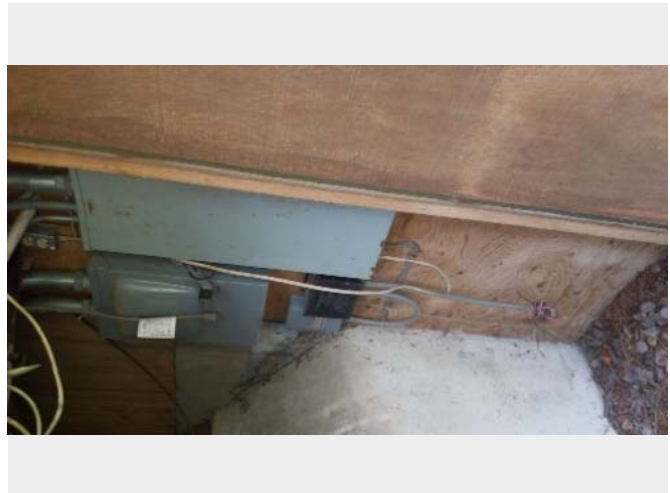
Other



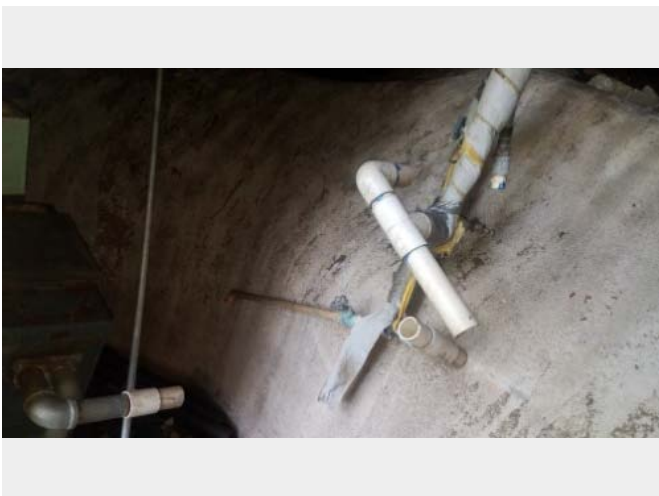
Other



Other



Other



Other



Other

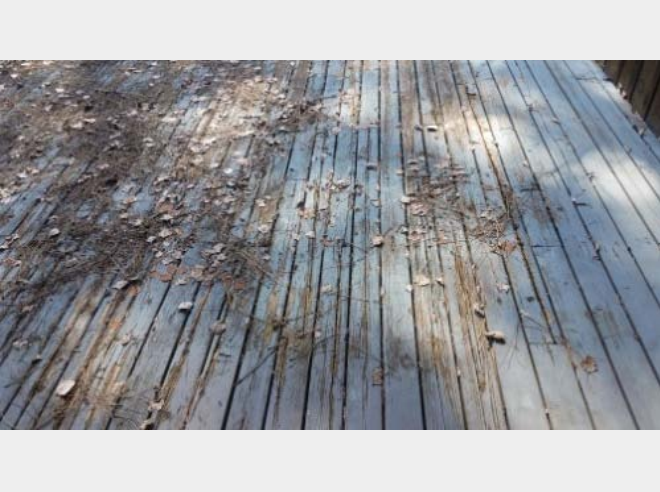
Subject Photos



Other



Other



Other



Other

Listing Photos

L1 934 Valley Westside Rd
Colville, WA 99114



Front

L2 651 B Hwy 395 N
Kettle Falls, WA 99141



Front

L3 899 Bentley Rd
Colville, WA 99114



Front

Sales Photos

S1 575 S Miner St
Colville, WA 99114



Front

S2 753 A Arden Butte Rd
Colville, WA 99114



Front

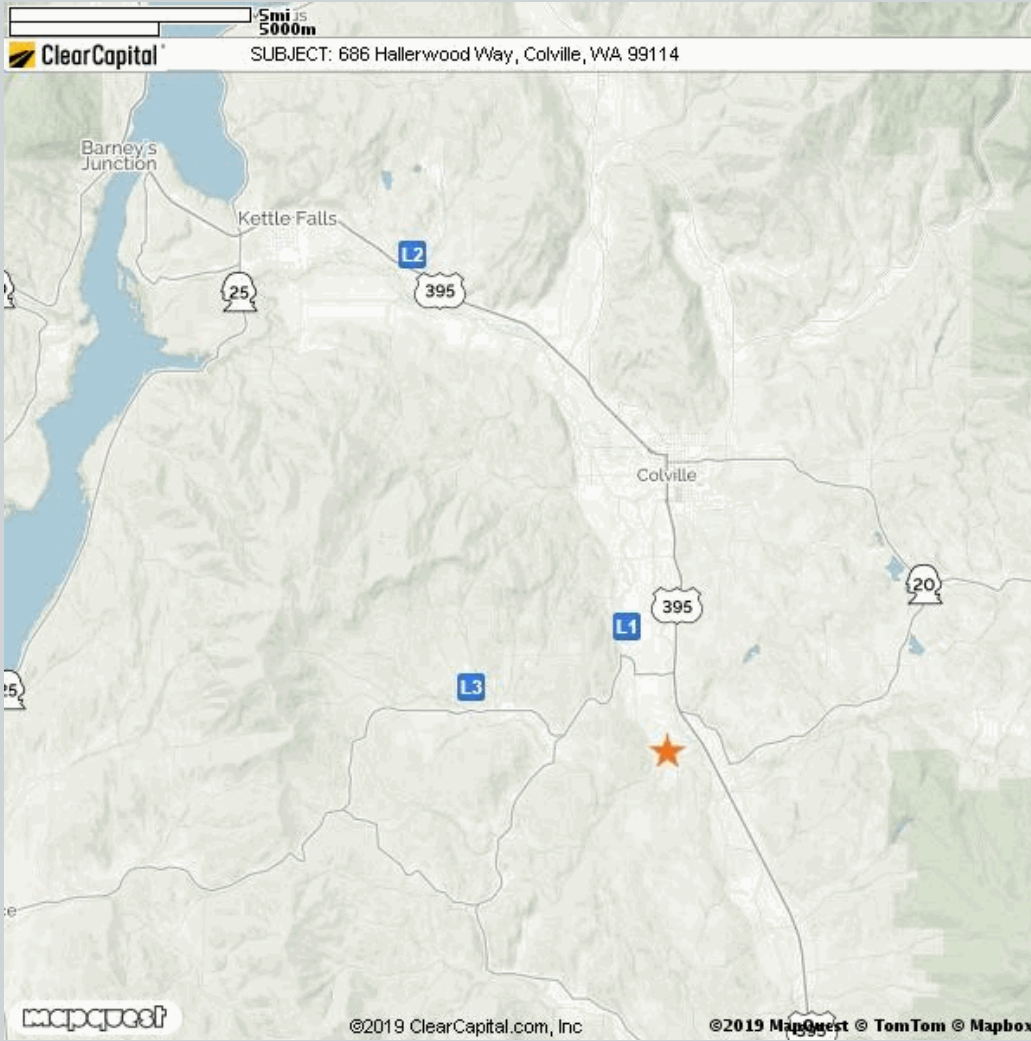
S3 818 Cross Country Way
Colville, WA 99114



Front

ClearMaps Addendum

Address ★ 686 Hallerwood Way, Colville, WA 99114
Loan Number 37564 **Suggested List** \$265,000 **Suggested Repaired** \$315,000 **Sale** \$256,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	686 Hallerwood Way, Colville, WA	--	Parcel Match
L1 Listing 1	934 Valley Westside Rd, Colville, WA	2.47 Miles ¹	Parcel Match
L2 Listing 2	651 B Hwy 395 N, Kettle Falls, WA	10.22 Miles ¹	Parcel Match
L3 Listing 3	899 Bentley Rd, Colville, WA	3.67 Miles ¹	Parcel Match
S1 * Sold 1	575 S Miner St, Colville, WA	5.30 Miles ¹	Parcel Match
S2 * Sold 2	753 A Arden Butte Rd, Colville, WA	2.46 Miles ¹	Parcel Match
S3 * Sold 3	818 Cross Country Way, Colville, WA	11.87 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	Chris Frostad	Company/Brokerage	Windermere Colville
License No	111036	Address	790 S. Main St. Colville WA 99114
License Expiration	01/08/2020	License State	WA
Phone	5096841012	Email	propertystore@yahoo.com
Broker Distance to Subject	5.00 miles	Date Signed	04/24/2019

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.