

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.

<b>Address</b>	1731 Oakes Avenue, Everett, WA 98201	<b>Order ID</b>	6752753	<b>Property ID</b>	28491303
<b>Inspection Date</b>	06/26/2020	<b>Date of Report</b>	06/30/2020		
<b>Loan Number</b>	37724	<b>APN</b>	00438235001500		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Snohomish		

**Tracking IDs**

<b>Order Tracking ID</b>	Citi_BPO_Updates	<b>Tracking ID 1</b>	Citi_BPO_Updates
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties	<b>Condition Comments</b> The subejc appears to be in fair condiiton and will need the roof replaced. The subject also needs some general cleanup and landscaping for much better appeal.
<b>R. E. Taxes</b>	\$423	
<b>Assessed Value</b>	\$257,000	
<b>Zoning Classification</b>	SFr	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$12,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$12,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood is located in an urban area. The homes vary in styles, ages built as well as GLA and improvements. Good lcoation to all services, schools and some parks.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$290,000 High: \$350,000	
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1731 Oakes Avenue	1525 Rainier Ave	1625 Walnut St	1303 Maple St
City, State	Everett, WA	Everett, WA	Everett, WA	Everett, WA
Zip Code	98201	98201	98201	98201
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 <sup>1</sup>	0.69 <sup>1</sup>	0.76 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$320,000	\$340,000
List Price \$	--	\$275,000	\$320,000	\$325,000
Original List Date		05/08/2020	06/19/2020	05/25/2020
DOM · Cumulative DOM	-- · --	4 · 53	1 · 11	31 · 36
Age (# of years)	49	91	38	79
Condition	Fair	Fair	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	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,104	961	1,058	1,050
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 2
Total Room #	6	5	6	7
Garage (Style/Stalls)	None	Detached 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	.10 acres	0.1 acres	0.14 acres	0.15 acres
Other	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Cute rambler that needs a little TLC, perfect investment or starter home. Large L shaped living area for a great flexible space; dining room, living room or enclose it for another bedroom. Utility/mud room off the great fenced back yard, RV parking and a large 2 car garage with extra room for storage or a shop
- Listing 2** A beautiful rambler in North Everett, ready for your ideas! Located right behind Jackson Park in a thriving neighborhood of Delta. Minutes to hospitals and Everett Community College. Move in right away, or bring your contractor and turn it into a perfect sanctuary. Surrounded by mature fruit trees, with space for a garden already set up, and a spacious shed to hold all of your tools and equipment
- Listing 3** 1941 rambler w/3 bed, 1.75 bath on HUGE corner lot - original hardwoods in living room. Currently set up to accommodate 2 households w/shared kitchen - could be perfect for roommates or extended living. Incredible fully-fenced backyard w/ awesome enclosed patio is waiting to become your oasis

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1731 Oakes Avenue	1910 Lombard Ave	1620 Rainier Ave	1513 Virginia Ave
City, State	Everett, WA	Everett, WA	Everett, WA	Everett, WA
Zip Code	98201	98201	98201	98201
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.26 <sup>1</sup>	0.41 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$288,000	\$280,000	\$275,000
List Price \$	--	\$288,000	\$280,000	\$275,000
Sale Price \$	--	\$298,500	\$326,000	\$326,600
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	04/07/2020	03/03/2020	02/20/2020
DOM · Cumulative DOM	-- · --	4 · 41	14 · 48	14 · 36
Age (# of years)	49	100	47	50
Condition	Fair	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	1 Story 1 story	1.5 Stories 1.5 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,104	1,148	1,056	1,064
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 1	3 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	None	None	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	0.1 acres	0.12 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$7,100	-\$17,600	-\$8,000
Adjusted Price	--	\$291,400	\$308,400	\$318,600

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Historic North Everett bungalow is ready for your vision. Imagine how darling this home could be with some fresh updating, and the potential for amazing curb appeal is at your fingertips! Main floor has living room, 2 bedrooms, full bath, kit w/dining area, convenient half bath. Large bedroom/play room/flex space upstairs. I adjusted for age \$5100 and GLA -\$2200 and condition for -\$10000
- Sold 2** Rambler/One level living,waiting for your special touch,open floor plan,kitchen with dining room, utility room,large fenced lot,carport easily converted to a garage,secure storage area,master suite w/sliding door to backyard,vinyl windows,lots of parking, back yard for entertaining. I adjusted for Garage -\$10000, GLA \$2400 and condition -\$10000
- Sold 3** Rambler/One level living. Vaulted ceiling,fireplace,ceiling fan,Waiting for your special touch,parking,back yard for entertaining waiting for your custom deck in time for spring, quiet residential neighborhood set for growth and appreciation, large open kitchen with utility room,pantry, over 1000 sq. ft., 3 bedrooms/1 bath. I adjusted for GLA \$2000 and condition -\$10000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			There is no listing history available				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$295,000	\$319,000
<b>Sales Price</b>	\$292,000	\$315,000
<b>30 Day Price</b>	\$285,000	--
<b>Comments Regarding Pricing Strategy</b>		
I based this exterior report on comparing the subject to all SFR homes and I considered all differences, when arriving at the subjects final values. The roof appears to be needing replacement. The property needs cleaning up for better appeal.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Street



Other



## Listing Photos

**L1** 1525 Rainier Ave  
Everett, WA 98201



Front

**L2** 1625 Walnut St  
Everett, WA 98201



Front

**L3** 1303 Maple St  
Everett, WA 98201



Front



## Sales Photos

**S1** 1910 Lombard Ave  
Everett, WA 98201



Front

**S2** 1620 Rainier Ave  
Everett, WA 98201



Front

**S3** 1513 Virginia Ave  
Everett, WA 98201



Front

## ClearMaps Addendum

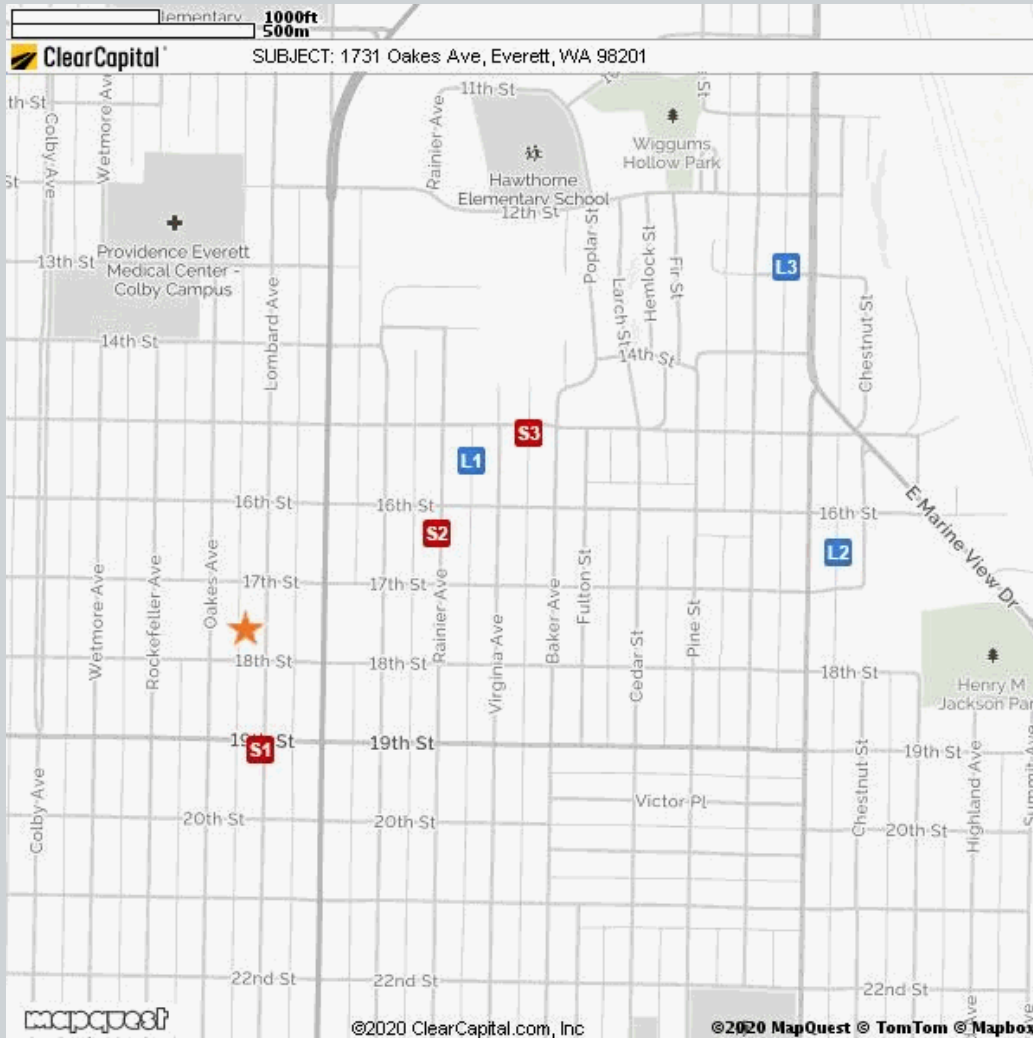
**Address** ★ 1731 Oakes Avenue, Everett, WA 98201

**Loan Number** 37724

**Suggested List** \$295,000

**Suggested Repaired** \$319,000

**Sale** \$292,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1731 Oakes Ave, Everett, WA	--	Parcel Match
L1 Listing 1	1525 Rainier Ave, Everett, WA	0.33 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1625 Walnut St, Everett, WA	0.69 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1303 Maple St, Everett, WA	0.76 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1910 Lombard Ave, Everett, WA	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1620 Rainier Ave, Everett, WA	0.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1513 Virginia Ave, Everett, WA	0.41 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	John Sved	<b>Company/Brokerage</b>	Williams Real Estate Brokers
<b>License No</b>	42035	<b>Address</b>	5523 67 th DR SE Snohomish WA 98290
<b>License Expiration</b>	09/19/2020	<b>License State</b>	WA
<b>Phone</b>	4253277266	<b>Email</b>	homehunterjohn@gmail.com
<b>Broker Distance to Subject</b>	4.38 miles	<b>Date Signed</b>	06/28/2020

*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:**

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