

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>	26003 158th Avenue, Kent, WA 98042	<b>Order ID</b>	6269942	<b>Property ID</b>	26982702
<b>Inspection Date</b>	08/01/2019	<b>Date of Report</b>	08/02/2019		
<b>Loan Number</b>	38276	<b>APN</b>	1515900170		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	King		

### Tracking IDs

<b>Order Tracking ID</b>	CITL_BPO_07.31.19	<b>Tracking ID 1</b>	CITL_BPO_07.31.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Oak	<b>Condition Comments</b> No items that would negatively affect a resale of the subject- close to all amenities- shows owner care-high demand location. Appropriate for the location.
<b>R. E. Taxes</b>	\$5,041	
<b>Assessed Value</b>	\$428,000	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Subject appeared to be secured)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> Location of single family detached dwellings that are owner occupied-close to all amenities. Most homes in this location have updating and/or remodeling- First time buyer location.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$400,000 High: \$600,000	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	26003 158th Avenue	26303 164th Place Se	25240 133rd Place Se	19922 Se 242nd Place
<b>City, State</b>	Kent, WA	Covington, WA	Kent, WA	Maple Valley, WA
<b>Zip Code</b>	98042	98042	98042	98038
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	1.53 <sup>1</sup>	2.84 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$429,900	\$495,950	\$599,000
<b>List Price \$</b>	--	\$419,900	\$495,950	\$599,000
<b>Original List Date</b>		07/14/2019	07/30/2019	07/11/2019
<b>DOM · Cumulative DOM</b>	-- · --	18 · 19	2 · 3	21 · 22
<b>Age (# of years)</b>	26	16	31	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Craftsman	2 Stories Craftsman	2 Stories Craftsman	1 Story Craftsman
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,150	2,030	2,050	2,350
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2 · 1	4 · 2 · 1	4 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.23 acres	.10 acres	.20 acres	.35 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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.

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

**Listing 1** Deck-fully fenced-1 fireplace-Comparable location and neighborhood as the subject-no negative items-no buyer incentives offered by the seller

**Listing 2** Deck-partially fenced-1 fireplace-Comparable location and neighborhood as the subject- no negative items-Conforming to neighborhood

**Listing 3** Deck-partially fenced-1 fireplace-Comparable location and neighborhood as the subject- would appeal to same buyer as the subject.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	26003 158th Avenue	25436 160th Place Se	15522 Se 252nd Place	25415 161st Ave Se
City, State	Kent, WA	Covington, WA	Covington, WA	Covington, WA
Zip Code	98042	98042	98042	98042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 <sup>1</sup>	0.53 <sup>1</sup>	0.43 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$424,950	\$449,850	\$439,950
List Price \$	--	\$424,950	\$449,850	\$439,950
Sale Price \$	--	\$434,000	\$440,000	\$451,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	05/29/2019	02/28/2019	06/20/2019
DOM · Cumulative DOM	-- · --	4 · 48	50 · 41	4 · 35
Age (# of years)	26	16	16	16
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 Craftsman	2 Stories Craftsman	2 Stories Craftsman	2 Stories Craftsman
# Units	1	1	1	1
Living Sq. Feet	2,150	2,200	2,280	2,240
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.23 acres	.11 acres	.11 acres	.11 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$434,000	\$440,000	\$451,000

\* 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** -\$10000 superior in age/similar in sqft/equal in rm-bdrm count/equal bthrm count/equal parking/ Partially fenced- fireplaces-patio-Similar neighborhood and location as the subject-no negative items-no buyer incentives paid by the seller.
- Sold 2** -\$10000 superior in age/similar in sqft/equal in rm-bdrm count/equal bthrm count/equal parking/ Partially fenced- fireplaces-patio-Similar neighborhood and location as the subject-no negative items-no
- Sold 3** -\$10000 superior in age/similar in sqft/equal in rm-bdrm count/equal bthrm count/equal parking/ Partially fenced- fireplaces-patio-Similar neighborhood and location as the subject-would appeal to same buyer as the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No recent sales history				
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$450,000	\$450,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$435,000	--
<b>Comments Regarding Pricing Strategy</b>		
The comps that were selected were from still a limited pool due to the low to low active and recently sold inventory and are the most reliable comps available in this market. Sold comps are best indication of current market values.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 2.84 miles and the sold comps closed within the last 5 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.
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## Subject Photos



Front



Address Verification



Street



Street



Other

## Listing Photos

**L1** 26303 164th Place SE  
Covington, WA 98042



Front

**L2** 25240 133rd Place SE  
Kent, WA 98042



Front

**L3** 19922 SE 242nd Place  
Maple Valley, WA 98038



Front

## Sales Photos

**S1** 25436 160th Place SE  
Covington, WA 98042



Front

**S2** 15522 SE 252nd Place  
Covington, WA 98042



Front

**S3** 25415 161st Ave SE  
Covington, WA 98042



Front



## ClearMaps Addendum

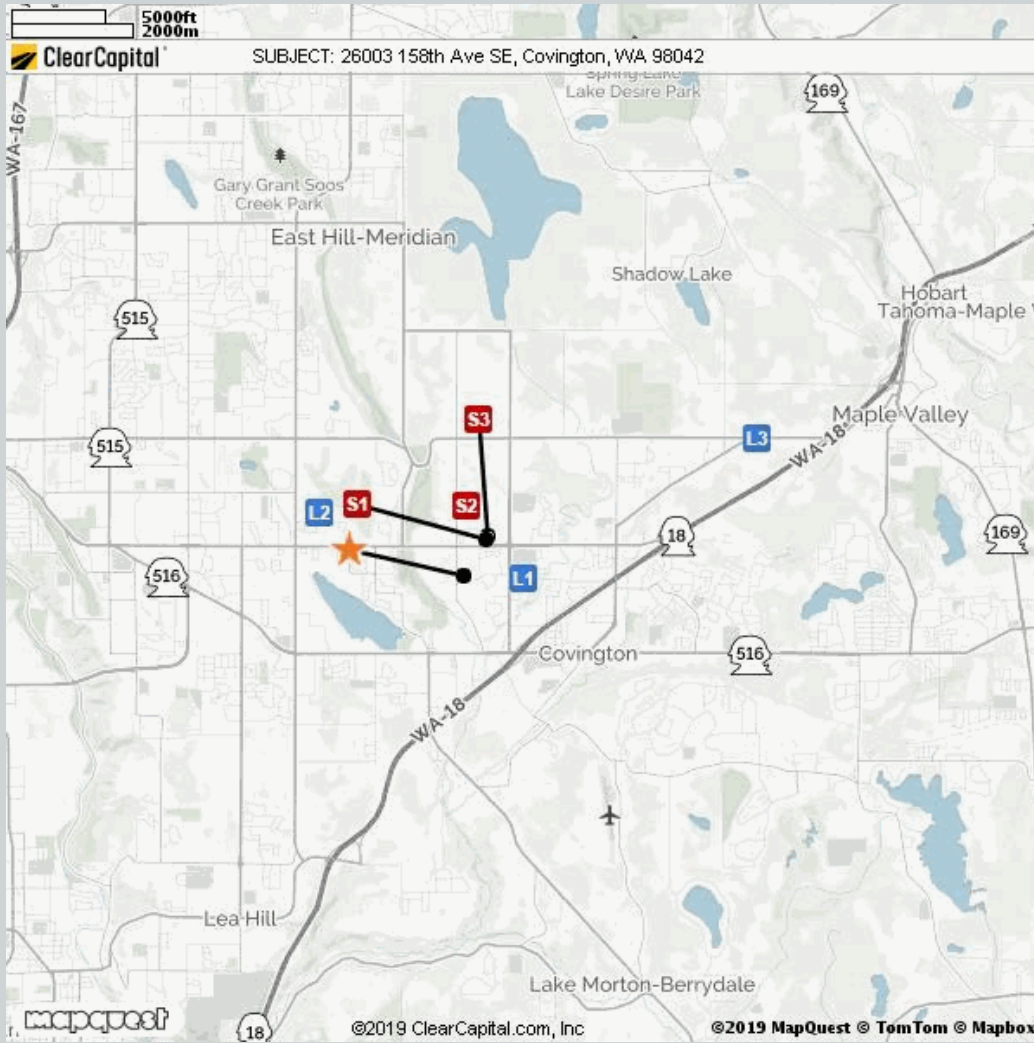
**Address** ★ 26003 158th Avenue, Kent, WA 98042

**Loan Number** 38276

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	26003 158th Ave Se, Covington, WA	--	Parcel Match
L1 Listing 1	26303 164th Place Se, Kent, WA	0.46 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	25240 133rd Place Se, Kent, WA	1.53 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	19922 Se 242nd Place, Maple Valley, WA	2.84 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	25436 160th Place Se, Kent, WA	0.40 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15522 Se 252nd Place, Kent, WA	0.53 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	25415 161st Ave Se, Kent, WA	0.43 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.

\*\*\* 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

<b>Broker Name</b>	George Noble	<b>Company/Brokerage</b>	Green Stone Properties Inc
<b>License No</b>	13936	<b>Address</b>	5123 Cloverdale Place S Seattle WA 98118
<b>License Expiration</b>	11/22/2019	<b>License State</b>	WA
<b>Phone</b>	2067226770	<b>Email</b>	ele3.abba@gmail.com
<b>Broker Distance to Subject</b>	12.67 miles	<b>Date Signed</b>	08/01/2019

*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.**