

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	2,182 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	1.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Conventional	1977
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
1.13 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	Central
<b>COUNTY</b>	<b>APN</b>
Pierce	0319357015

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

### QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

### VIEW

**Residential**



### LOCATION

**Residential**











### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject is a SFR. Per aerial maps subject is located in a residential area with supporting mixed used commercial amenities nearby.

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE							
	 <b>18819 27th Ave E</b> Tacoma, WA 98445 	 <b>18905 27th Ave E</b> Tacoma, WA 98445 	 <b>19118 31st Ave E</b> Tacoma, WA 98446 	 <b>2320 183rd Street Ct E</b> Tacoma, WA 98445 				
COMPARABLE TYPE	--	Sale	Sale	Sale				
MILES TO SUBJECT	--	0.03 miles	0.27 miles	0.40 miles				
DATA/ VERIFICATION SOURCE	Public Records	Public Records	Public Records	Public Records				
LIST PRICE	--	--	--	--				
LIST DATE	--	03/14/2019	06/13/2018	03/01/2019				
SALE PRICE/PPSF	--	\$545,000	\$300/Sq. Ft.	\$494,444	\$234/Sq. Ft.	\$485,000	\$239/Sq. Ft.	
CONTRACT/ PENDING DATE	--	Unknown		Unknown		Unknown		
SALE DATE	--	05/24/2019		08/27/2018		06/28/2019		
DAYS ON MARKET	--	54		48		44		
LOCATION	N; Res	N; Res		N; Res		N; Res		
LOT SIZE	1.13 Acre(s)	1.13 Acre(s)		1.21 Acre(s)		1.01 Acre(s)		
VIEW	N; Res	N; Res		N; Res		N; Res		
DESIGN (STYLE)	Conventional	Conventional		Conventional		Conventional		
QUALITY OF CONSTRUCTION	Q3	Q3		Q3		Q3		
ACTUAL AGE	42	41		40		33		
CONDITION	C3	C3		C3		C3		
SALE TYPE		Arms length		Arms length		Arms length		
ROOMS/BEDS/BATHS	6/3/1	6/3/2	-\$1,000	7/4/2	-\$1,000	6/3/2	-\$100	
GROSS LIVING AREA	2,182 Sq. Ft.	1,816 Sq. Ft.	\$9,150	2,112 Sq. Ft.		2,032 Sq. Ft.	\$3,750	
BASEMENT	None	None		None		None		
HEATING	Forced Air	Forced Air		Forced Air		Heat Pump		
COOLING	Central	Central		Central		Central		
GARAGE	2 GA	2 GA		1 GA	\$1,500	2 GA		
OTHER	--	2 car Dettached Garage	-\$5,000	--		2 car Dettached Garage	-\$5,000	
OTHER	--	--		--		--		
NET ADJUSTMENTS		0.58%	\$3,150	0.10%	\$500	-0.28%	-\$1,350	
GROSS ADJUSTMENTS		2.78%	\$15,150	0.51%	\$2,500	1.82%	\$8,850	
ADJUSTED PRICE			\$548,150		\$494,944		\$483,650	

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$540,000**  
AS-IS VALUE

**90-120 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The comparables are closed sales within 12 months and are within the same area as the subject property. The indicated value range appears to be reasonable. In the appraiser's judgment, the comparables selected are good indications of the subject's value. Search Criteria was within 1 mile and within 12 months. Comps that were over six months old were used due to the lack of more recent sales of similar homes within the subject's neighborhood.

#### EXPLANATION OF ADJUSTMENTS

Real estate appraisal and valuation is applied around certain typical standards, methods, approaches and theory. The application of said methodologies as well as knowledgeable, experienced and informed intuitive judgment is the basis for the adjustments as contained in the report or the lack thereof, whichever the case may be. The adjustments or the lack thereof are based on the best available marketplace data as contained within the report and the appraisers work file, as well as the fundamental underlying Principle of Substitution. Adjustments, in so much as possible, are based on matched pair data and pairing analysis and/or the appraisers best, objective and unbiased intuitive judgment.

#### ADDITIONAL COMMENTS (OPTIONAL)

### Reconciliation Summary

The subject opinion of value is bracketed between the pre and post adjusted sales comparables, most weight is given to comparable 1 based on similar style, quality, age condition, room count, GLA, and proximity to the subject.

## Appraiser Commentary Summary

 Provided by  
Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject is a SFR. Per aerial maps subject is located in a residential area with supporting mixed used commercial amenities nearby.

### Neighborhood and Market

From Page 7

The subject property is located in a single-family residential area and the neighborhood is convenient to shopping centers, schools, churches, employment districts and recreation areas. Most houses are similar in regards to size, age and manner of construction. Public facilities and property maintenance are generally good.

### Analysis of Prior Sales & Listings


From Page 5

Per online records the subject is not currently listed for sale.

### Highest and Best Use Additional Comments

The highest and best use of the subject property is as improved. The current use of the property, as improved, maximizes its value. The land is improved to its highest and best use. The four tests for highest and best use are legal permissibility, physical possibility, financial feasibility and maximum productivity. The zoning restrictions, area market data, improvement data, site data and neighborhood compatibility were each analyzed to determine the highest and best use of the subject property.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

Yes

**Event**

● Sold

**Date**

Jul 16, 2019

**Price**

\$315,000

**Data Source**

Public Records

**LISTING STATUS**

Not Listed in Past Year

**DATA SOURCE(S)**

Public Records

**EFFECTIVE DATE**

08/06/2019

**SALES AND LISTING HISTORY ANALYSIS**

Per online records the subject is not currently listed for sale.

## Subject Details - Cont.

 Provided by Appraiser

### Order Information

BORROWER	LOAN NUMBER
Catamount Properties 2018 LLC	38295
PROPERTY ID	ORDER ID
26983965	6269944
ORDER TRACKING ID	TRACKING ID 1
CITL_CLEARVAL_07.31.19	CITL_CLEARVAL_07.31.19

### Legal

OWNER	ZONING DESC.
CATAMOUNT PROPERTIES 2018 LLC	Residential
ZONING CLASS	ZONING COMPLIANCE
MSF	Legal
LEGAL DESC.	
SECTION 35 TOWNSHIP 19 RANGE 03 QUARTER 34 : L 3 OF SH PLAT 76-337 .42 HECTARES OUT OF 3-014 SEG J-2754 TK (DCWJEMS5-5-82)	

### Highest and Best Use

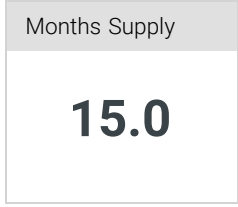
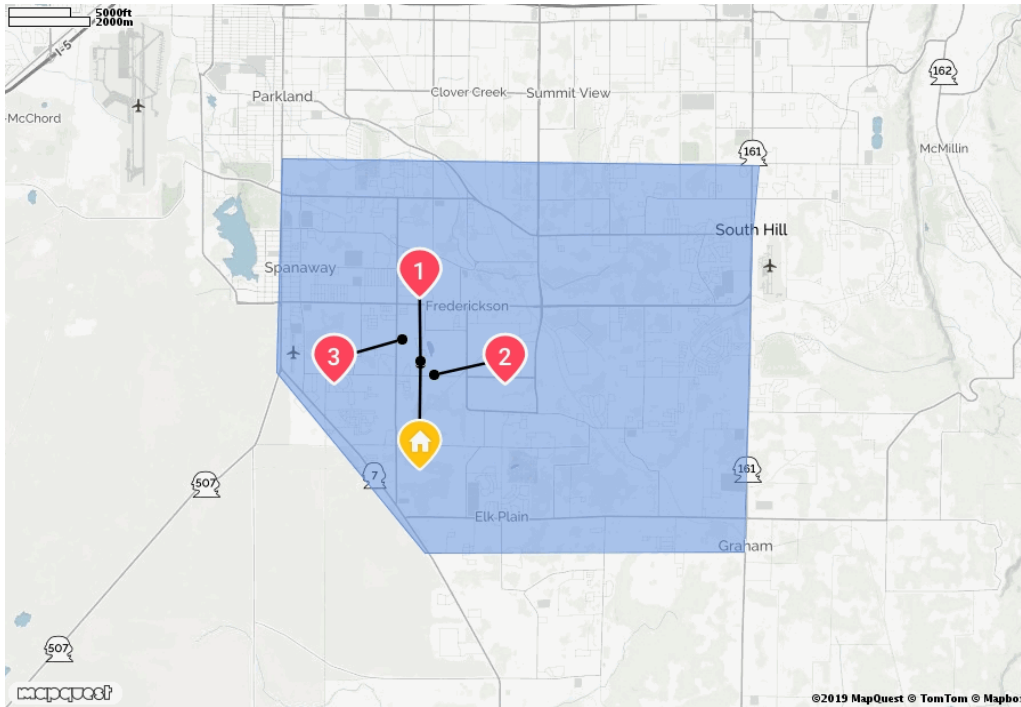
<b>IS HIGHEST AND BEST USE THE PRESENT USE</b>	
Yes	
<b>PHYSICALLY POSSIBLE?</b>	<b>FINANCIALLY FEASIBLE?</b>
✓	✓
<b>LEGALLY PERMISSABLE?</b>	<b>MOST PRODUCTIVE USE?</b>
✓	✓

### Economic

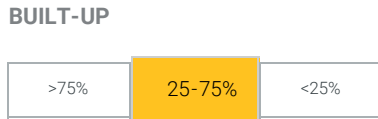
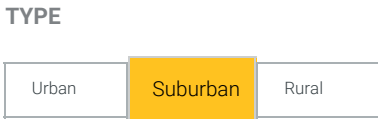
R.E. TAXES	HOA FEES	PROJECT TYPE
\$3,885	N/A	N/A
FEMA FLOOD ZONE		
x		
FEMA SPECIAL FLOOD ZONE AREA		
No		

# Neighborhood + Comparables

Provided by Appraiser

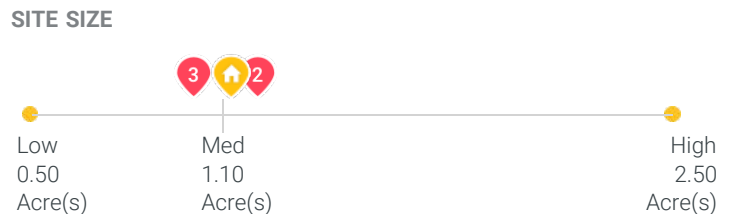
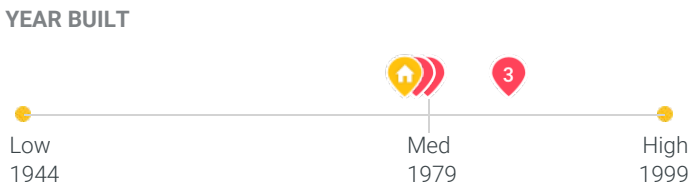
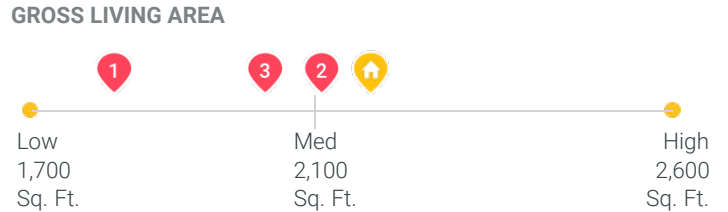
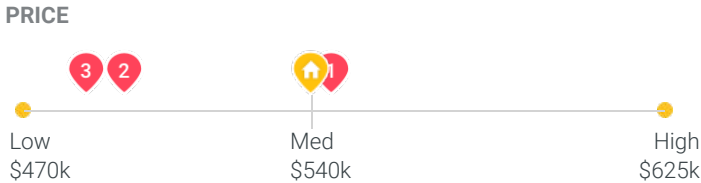
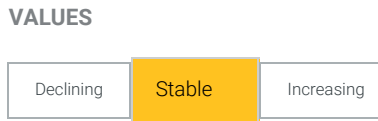
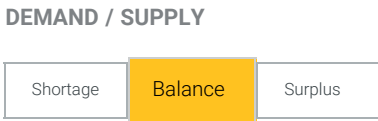


Subject Neighborhood as defined by the Appraiser



**NEIGHBORHOOD & MARKET COMMENTS**

The subject property is located in a single-family residential area and the neighborhood is convenient to shopping centers, schools, churches, employment districts and recreation areas. Most houses are similar in regards to size, age and manner of construction. Public facilities and property maintenance are generally good.



## Subject Photos



Front



Address Verification



Side



Street



## Comparable Photos

Provided by  
Appraiser

1 18905 27th Ave E  
Tacoma, WA 98445



Front

2 19118 31st Ave E  
Tacoma, WA 98446



Front

3 2320 183rd Street Ct E  
Tacoma, WA 98445



Front

## Scope of Work



### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Brandon Heilbrun, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))*

# Assumptions, Conditions, Certifications, & Signature



## EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

## STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

## I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Brandon Heilbrun and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Catherine Goldt	08/01/2019	08/01/2019
LICENSE #	STATE	EXPIRATION	COMPANY
1703274	WA	07/02/2021	ASI Appraisal

## Comments - Continued



### SCOPE OF WORK COMMENTS

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Brandon Heilbrun, a licensed real estate agent having completed the above referenced Property Inspection.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### LIMITING CONDITIONS COMMENTS

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented. 2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise. 3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted. 4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. 5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information. 6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated. 7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

### APPRAISER'S CERTIFICATION COMMENTS

1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 3. 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. 4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. 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 engagement in this assignment was not contingent upon developing or reporting predetermined results. 7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. 8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. 9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Brandon Heilbrun and did not make a personal inspection of the property that is the subject of this report. 10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

# Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Unknown	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 2 spaces	<b>STORIES</b> 2	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

## Condition & Marketability

<b>CONDITION</b>	✓ Good	There are no repairs needed.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	No repairs needed
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	None
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Conforms to neighborhood.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	-
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	-
<b>SUBJECT NEAR POWERLINES</b>	✓ No	-
<b>SUBJECT NEAR RAILROAD</b>	✓ No	-
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	-
<b>SUBJECT IN FLIGHT PATH OF AIRPORT</b>	✓ No	-
<b>ROAD QUALITY</b>	✓ Good	-
<b>NEGATIVE EXTERNALITIES</b>	✓ No	-
<b>POSITIVE EXTERNALITIES</b>	✓ No	-

## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
<b>TOTAL EXTERIOR REPAIRS</b>		<b>\$0</b>

## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Brandon Heilbrun/	110064	Brandon Heilbrun	John L Scott	08/01/2019