

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	1018 S Meyers Street, Tacoma, WA 98465	Order ID	6490140	Property ID	27793093
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	38657	APN	922020650		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs

Order Tracking ID	20200114_Citi_BPO	Tracking ID 1	20200114_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REILLY THOMAS W & SHEILA	Condition Comments	
R. E. Taxes	\$3,426	<p>Home and landscaping seem to fair condition. Home has peeling and worn exterior paint. Roof appears aged and worn. Home has landscaping that is high weeds and needs repair. No active/ sold comps closer in location due to the very low volume in this area. Used comps closest in location and condition available. Suggested sold comps 1039 S Jackson Ave, Tacoma, WA and 628 S Oxford St, Tacoma, WA 98465 are in remodeled (good) condition. The report already has a comp much closer in location and size (sold comp 1). Sold comps 2 and 3 are further away but in the same condition as the subject. No other fair condition comps were found closer. Active comp search too was enlarged to find active comps in similar condition as the subject. Market for active comps has a very low inventory. Comps selected are the best comps available and closest in condition to the subject. No age restrictions were put on search, parameters used as size are 1000 sq ft- 1600 sq ft. that is the only requirement in search and still no comps were found closer in location or condition. I supplied 2 active and 2 solds in fair condition. This is typical to show value. Using all superior comps in condition will skew the value since the home was listed for \$165k and did not sell. Listing #2 was changed out (this is a good condition comp to show...</p>	
Assessed Value	\$272,000		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (keybox)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$15,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	<p>Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.</p>	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$699,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<180		

Condition Comments

Home and landscaping seem to fair condition. Home has peeling and worn exterior paint. Roof appears aged and worn. Home has landscaping that is high weeds and needs repair. No active/ sold comps closer in location due to the very low volume in this area. Used comps closest in location and condition available. Suggested sold comps 1039 S Jackson Ave, Tacoma, WA and 628 S Oxford St, Tacoma, WA 98465 are in remodeled (good) condition. The report already has a comp much closer in location and size (sold comp 1). Sold comps 2 and 3 are further away but in the same condition as the subject. No other fair condition comps were found closer. Active comp search too was enlarged to find active comps in similar condition as the subject. Market for active comps has a very low inventory. Comps selected are the best comps available and closest in condition to the subject. No age restrictions were put on search, parameters used as size are 1000 sq ft-1600 sq ft. that is the only requirement in search and still no comps were found closer in location or condition. I supplied 2 active and 2 solds in fair condition. This is typical to show value. Using all superior comps in condition will skew the value since the home was listed for \$165k and did not sell. Listing #2 was changed out (this is a good condition comp to show an as repaired value) for a closer located comp.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1018 S Meyers Street	5107 N 46th St	1810 S Pearl St	1947 S L St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98465	98407	98465	98405
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.08 ¹	1.00 ¹	3.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$307,500	\$200,000
List Price \$	--	\$199,900	\$307,500	\$175,000
Original List Date		12/06/2019	01/06/2020	01/04/2020
DOM · Cumulative DOM	-- · --	40 · 41	10 · 10	8 · 12
Age (# of years)	71	96	51	113
Condition	Fair	Fair	Good	Fair
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	1.5 Stories Traditional	1 Story 16 - 1 Story W/Bsmnt	1 Story ranch	2 Stories 12 - 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,296	1,456	1,040	1,296
Bdrm · Bths · ½ Bths	4 · 2	2 · 1	3 · 1	3 · 1
Total Room #	8	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Carport 1 Car	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	912	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	0.11 acres	0.12 acres	0.15 acres
Other	fence deck	fence patio	fence patio	fence porch

* Listing 3 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 Comp a superior condition and location. Comp has a 1 car garage, similar lot size and a larger home size. Comp has equal amenities and 2 bedrooms.

Listing 2 Comp has a superior condition and same 1 car carport. Comp has a similar lot size and a smaller home size. Comp has an superior age and 3 bedrooms.

Listing 3 Comp has the same condition, views and no garage. Comp has a similar lot size, amenities and the same home size. Comp is older. Comp has 3 bedrooms.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1018 S Meyers Street	832 S Meyers St	6610 S Alder St	3514 S Cushman Ave
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98465	98465	98409	98418
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	4.58 ¹	4.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$173,000	\$175,000
List Price \$	--	\$250,000	\$173,000	\$175,000
Sale Price \$	--	\$260,000	\$165,000	\$170,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	06/26/2019	03/29/2019	11/04/2019
DOM · Cumulative DOM	-- · --	1 · 36	2 · 15	12 · 18
Age (# of years)	71	71	71	75
Condition	Fair	Good	Fair	Fair
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	1.5 Stories Traditional	1 Story 10 - 1 Story	1 Story 12 - 2 Story	1 Story 11 - 1 1/2 Story
# Units	1	1	1	1
Living Sq. Feet	1,296	1,248	1,260	1,236
Bdrm · Bths · ½ Bths	4 · 2	3 · 1	4 · 1	3 · 1
Total Room #	8	6	7	6
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	912	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	0.14 acres	0.14 acres	0.15 acres
Other	fence deck	fence patio	fence patio	fence porch
Net Adjustment	--	-\$40,000	-\$3,000	+\$8,000
Adjusted Price	--	\$220,000	\$162,000	\$178,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Comp has a superior condition, same views, 1 car garage and similar amenities. Comp has a similar home size, age and lot size.
- Sold 2** Comp has the same condition and views. Comp has a similar home size and a similar lot size. Comp has the same age. Comp has 1 baths.
- Sold 3** Comp has a similar home size, age and lot size. Comp has 3 bedrooms and 1 baths. Comp has a 1 car garage, same condition and equal amenities.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home has been listed and cancelled from 06/28/2019-09/16/2019 as an estate sale in MLS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
06/28/2019	\$165,000	09/16/2019	\$165,000	Cancelled	09/16/2019	\$165,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$170,000	\$200,000
Sales Price	\$165,000	\$195,000
30 Day Price	\$155,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the value. Used comps closest in size, condition, location and age available.		

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.

Subject Photos



Front



Address Verification



Side



Street



Other

Listing Photos

L1 5107 N 46th St
Tacoma, WA 98407



Front

L2 1810 S Pearl St
Tacoma, WA 98465



Front

L3 1947 S L St
Tacoma, WA 98405



Front

Sales Photos

S1 832 S Meyers St
Tacoma, WA 98465



Front

S2 6610 S Alder St
Tacoma, WA 98409



Front

S3 3514 S Cushman Ave
Tacoma, WA 98418



Front

ClearMaps Addendum

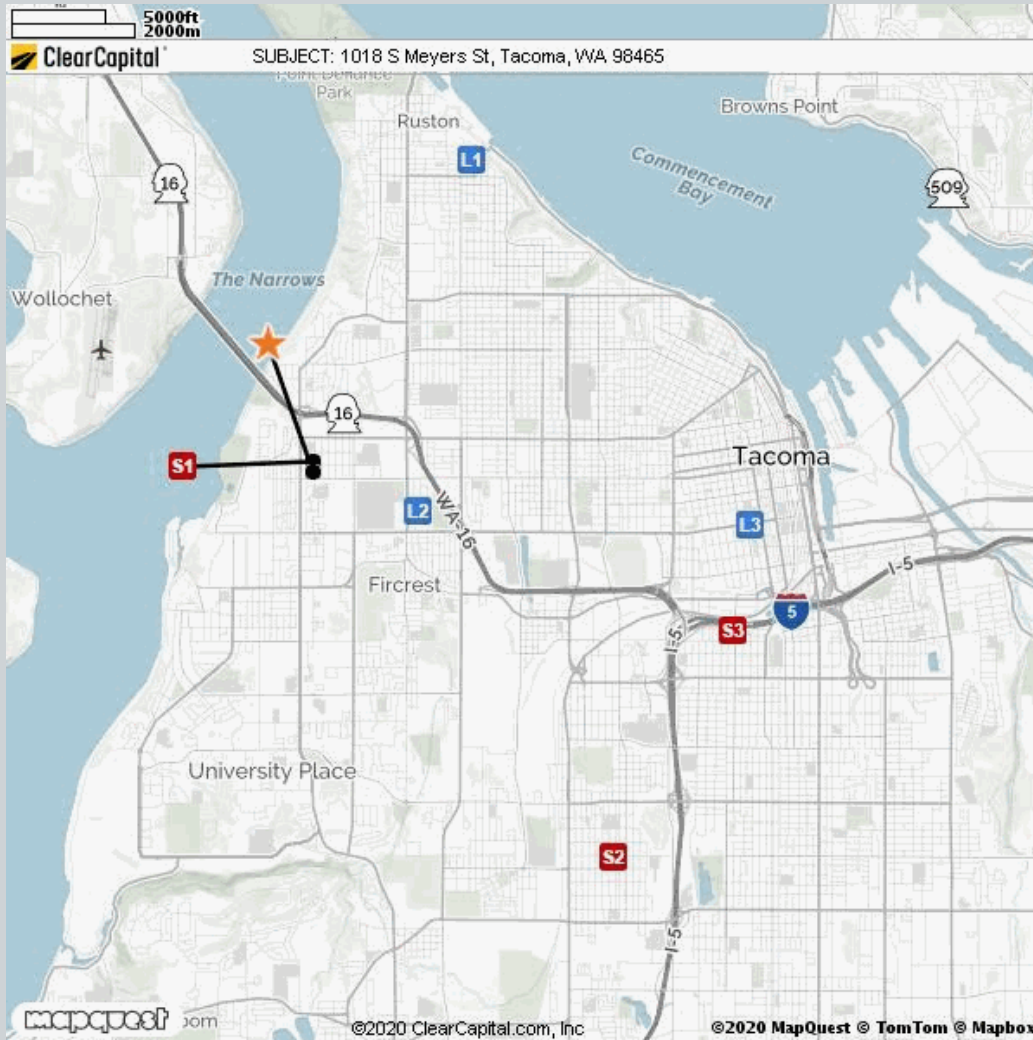
Address ★ 1018 S Meyers Street, Tacoma, WA 98465

Loan Number 38657

Suggested List \$170,000

Suggested Repaired \$200,000

Sale \$165,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1018 S Meyers St, Tacoma, WA	--	Parcel Match
L1 Listing 1	5107 N 46th St, Tacoma, WA	3.08 Miles ¹	Parcel Match
L2 Listing 2	1810 S Pearl St, Tacoma, WA	1.00 Miles ¹	Parcel Match
L3 Listing 3	1947 S L St, Tacoma, WA	3.99 Miles ¹	Parcel Match
S1 Sold 1	832 S Meyers St, Tacoma, WA	0.09 Miles ¹	Parcel Match
S2 Sold 2	6610 S Alder St, Tacoma, WA	4.58 Miles ¹	Parcel Match
S3 Sold 3	3514 S Cushman Ave, Tacoma, WA	4.11 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	April Pabloff	Company/Brokerage	April Pabloff
License No	5883	Address	1319 5th Ave SW Puyallup WA 98371
License Expiration	01/02/2022	License State	WA
Phone	2532398761	Email	april.pabloff@gmail.com
Broker Distance to Subject	11.28 miles	Date Signed	01/16/2020

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:

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.