

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	11020 24th Place Sw, Seattle, WA 98146	Order ID	7418051	Property ID	30614067
Inspection Date	07/10/2021	Date of Report	07/13/2021		
Loan Number	39108	APN	1793639		
Borrower Name	Catamount Properties 2018 LLC	County	King		

Tracking IDs

Order Tracking ID	BPOupdate_0707	Tracking ID 1	BPOupdate_0707
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018	Condition Comments The subject was built in 1958 and is a single-story, detached SFR on a 10,000+- sf. lot and located in a suburban area in South King County. The subject has had some updates made since original construction including a large front deck, newer windows and exterior maintenance. The subject is in average condition as viewed from the public street. No interior inspection was done. The roof is new or newer and the subject has been recently painted.
R. E. Taxes	\$6,789	
Assessed Value	\$5,061,000	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject neighborhood is predominantly detached SFR with no negative influences present. The area is located East of White Center and near the border of Highline and Seattle school district. Shopping is within 1 mile and the average age of homes in the area is 60 years. Public transportation is available within 2 blocks
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$425,000 High: \$895,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11020 24th Place Sw	10015 35th Ave Sw	1000 Sw 126th St	10838 26th Ave Sw
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98146	98146	98146	98146
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	1.21 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$649,000	\$625,000	\$550,000
List Price \$	--	\$649,000	\$550,000	\$550,000
Original List Date		06/09/2021	05/13/2021	07/08/2021
DOM · Cumulative DOM	-- · --	6 · 34	46 · 61	3 · 5
Age (# of years)	69	72	65	92
Condition	Average	Good	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 w/ basement	1 Story rambler	1 Story rambler	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,700	1,530	2,040	1,490
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	4 · 1 · 1	2 · 2
Total Room #	4	6	6	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	20%	0%	0%	0%
Basement Sq. Ft.	550	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.17 acres	0.19 acres	0.30 acres
Other	--	--	--	--

* Listing 2 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 Superior for condition and one full bathroom. Inferior for GLA and lot size and age. Overall superior to the subject.

Listing 2 Equal for age and location and condition. Superior for two car garage and one /12 bath. Superior for GLA. Overall superior to subject

Listing 3 Inferior for age and GLA. Superior for lot size and 3 car garage. Inferior for condition. Overall inferior to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11020 24th Place Sw	11232 28th Ave Sw	11444 21st Ave Sw	10630 27th Ave Sw
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98146	98146	98146	98146
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.36 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$550,000	\$500,000	\$498,500
List Price \$	--	\$550,000	\$500,000	\$498,500
Sale Price \$	--	\$552,000	\$516,000	\$498,500
Type of Financing	--	Conv	Fha	State Bond
Date of Sale	--	08/01/2020	10/01/2020	12/02/2020
DOM · Cumulative DOM	-- · --	20 · 54	7 · 45	8 · 41
Age (# of years)	69	69	68	69
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	1 Story w/ basement	Split 2 story	1 Story rambler	1 Story ramblrt
# Units	1	1	1	1
Living Sq. Feet	1,700	1,530	1,610	1,750
Bdrm · Bths · ½ Bths	3 · 1	3 · 3	3 · 1	5 · 3 · 1
Total Room #	4	6	4	0
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	20%	100%	0%	0%
Basement Sq. Ft.	550	1,130	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.19 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,000	+\$27,000	+\$14,000
Adjusted Price	--	\$548,000	\$543,000	\$512,500

* 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** Equal for age and condition, garage and location. Inferior for GLA \$+10,000. Superior for one full bath \$-5,000 and finished basement sf. \$-29,000. dated sale adjustment \$+20,000 Net adjustments \$-4,000
- Sold 2** Inferior for age \$+2,000 and no garage \$+5,000. Equal for bedrooms and bathrooms. Equal for lot size and location. Dated sale \$+20,000 Net adjustments \$+27,000
- Sold 3** Equal for age and condition. Equal for GLA. Superior for one 1/2 bath \$-3,000. Inferior for no finished basement sf. +9,000 and no garage \$+5,000 and lot size \$+3,000. Net adjustments \$+14,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				the subject was last sold at a sheriff's auction on 7/24/2020 for \$337,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	07/24/2020	\$337,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$565,000	\$565,000
Sales Price	\$543,000	\$543,000
30 Day Price	\$535,000	--
Comments Regarding Pricing Strategy		
<p>The subject has added GLA since originally constructed adding +-500 sf. making it larger than the surrounding SFR which were generally built within 12 years of the subject. In addition, the dominant style of building in the areas includes large finished basements. It was necessary to extend the closing date out to 12 months to locate suitable comps for comparison. The subject has received recent attention to the exterior including new paint, new roof and work on the front deck all of which have added to the appeal. I allowed for a dated sale adjustment to compensate for normal appreciation to the subject since the closing dates of some comps. Based on the overall condition and similarity of size and quality, I used sold comp 2 as the best representation of fair market value for the subject. all GLA measurements were verified by County tax records.</p>		

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



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 10015 35th Ave SW
Seattle, WA 98146



Front

L2 1000 SW 126th St
Seattle, WA 98146



Front

L3 10838 26th Ave SW
Seattle, WA 98146



Front

Sales Photos

S1 11232 28th Ave SW
Seattle, WA 98146



Front

S2 11444 21st Ave SW
Seattle, WA 98146



Front

S3 10630 27th Ave SW
Seattle, WA 98146



Front

ClearMaps Addendum

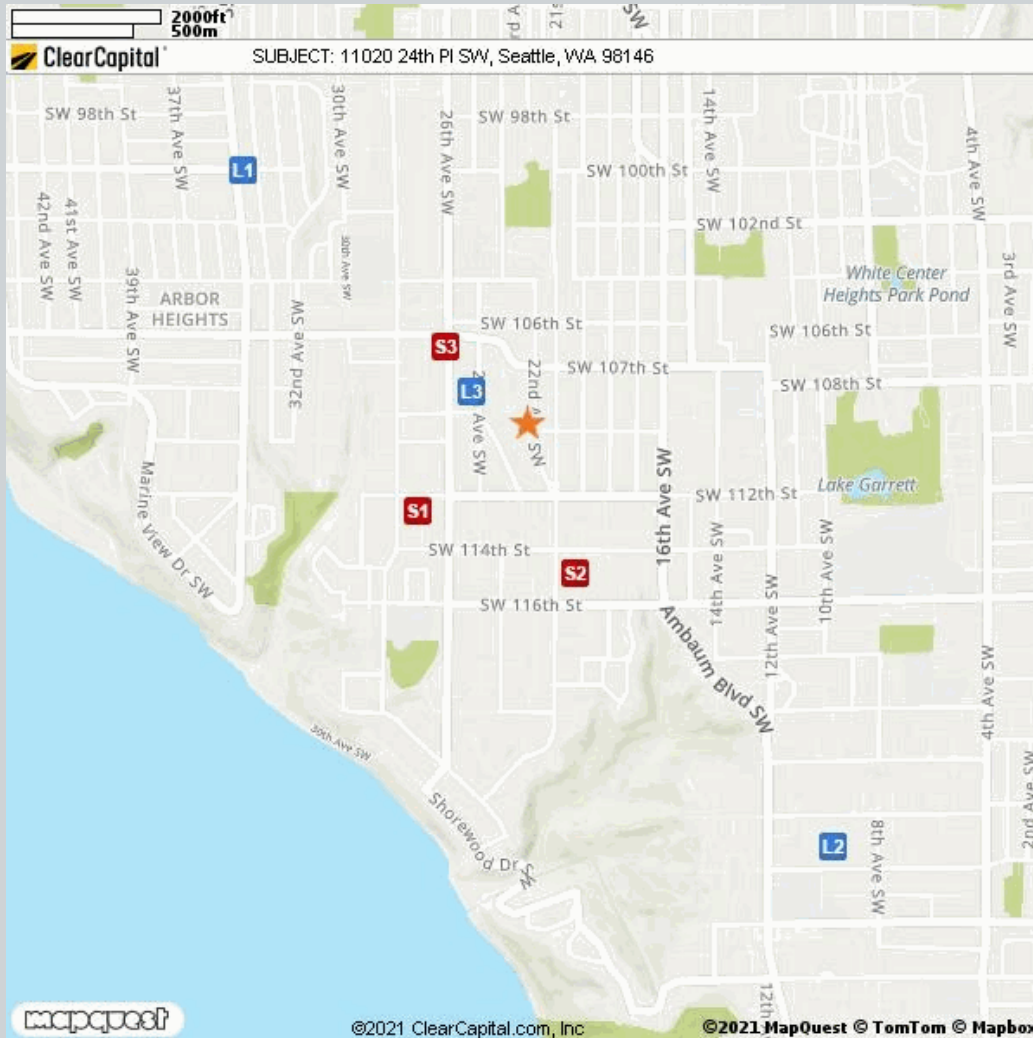
Address ★ 11020 24th Place Sw, Seattle, WA 98146

Loan Number 39108

Suggested List \$565,000

Suggested Repaired \$565,000

Sale \$543,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11020 24th Place Sw, Seattle, WA 98146	--	Parcel Match
L1 Listing 1	10015 35th Ave Sw, Seattle, WA 98146	0.88 Miles ¹	Parcel Match
L2 Listing 2	1000 Sw 126th St, Seattle, WA 98146	1.21 Miles ¹	Parcel Match
L3 Listing 3	10838 26th Ave Sw, Seattle, WA 98146	0.14 Miles ¹	Parcel Match
S1 Sold 1	11232 28th Ave Sw, Seattle, WA 98146	0.30 Miles ¹	Parcel Match
S2 Sold 2	11444 21st Ave Sw, Seattle, WA 98146	0.36 Miles ¹	Parcel Match
S3 Sold 3	10630 27th Ave Sw, Seattle, WA 98146	0.26 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.

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

Broker Name	Brian Runnels	Company/Brokerage	Elite REO Services
License No	50187	Address	16611 15th ave sw Seattle WA 98166
License Expiration	06/18/2023	License State	WA
Phone	4257854129	Email	brian.runnels@elitereo.com
Broker Distance to Subject	3.52 miles	Date Signed	07/11/2021

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.