

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	4421 S 72nd Street, Tacoma, WA 98409	Order ID	6462936	Property ID	27710348
Inspection Date	12/19/2019	Date of Report	12/20/2019		
Loan Number	39631	APN	6150000180		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs					
Order Tracking ID	20191219_Citi_BPO	Tracking ID 1	20191219_Citi_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Donald & Lois Huffman	Condition Comments	
R. E. Taxes	\$4,020	<p>The subject appears to be a split level home with a finished, marketable GLA of 2725 sq ft and an attached 2 car garage. The back yard is fenced and there is a hard surface parking pad in front of the garage. At the time of the pictures, there was a large dumpster in front of the home. It was not clear if the home was being cleaned out or if remodeling was under way. With no interior inspection, the home will be assumed to be in an average overall condition. the home had no visible defects or needed repairs.</p>	
Assessed Value	\$343,000		
Zoning Classification	Residential, SF, R2		
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	
Local Economy	Excellent	<p>The subject is located in the south western corner of the city of Tacoma, just a few blocks away from its border with the city of Lakewood. The home will compete with homes in both the city of Tacoma and the city of Lakewood. The setting is residential and suburban. The area has public utilities and adequate public services. All amenities can be found locally. REO numbers are very low, with most homes in a less than average condition selling off market. There is a very strong investor/flip market, and many, if not most, of the homes on the market have been upgraded. The ...</p>	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$729,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in the south western corner of the city of Tacoma, just a few blocks away from its border with the city of Lakewood. The home will compete with homes in both the city of Tacoma and the city of Lakewood. The setting is residential and suburban. The area has public utilities and adequate public services. All amenities can be found locally. REO numbers are very low, with most homes in a less than average condition selling off market. There is a very strong investor/flip market, and many, if not most, of the homes on the market have been upgraded. The subject is larger than most homes in the area and it will be hard to find similar comps. Adjustments will likely be needed.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4421 S 72nd Street	9131 Waverly Dr Sw	9018 Lorraine Ave S	8824 S Alaska St
City, State	Tacoma, WA	Lakewood, WA	Lakewood, WA	Tacoma, WA
Zip Code	98409	98499	98499	98444
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.18 ¹	1.58 ¹	2.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,900	\$269,000	\$475,000
List Price \$	--	\$439,900	\$269,000	\$409,000
Original List Date		11/18/2019	10/25/2019	08/15/2019
DOM · Cumulative DOM	-- · --	31 · 32	24 · 56	26 · 127
Age (# of years)	59	69	66	44
Condition	Average	Good	Average	Good
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	Split split	1 Story W/finished basment	1 Story ranch	1 Story W/FINISHED BASEMENT
# Units	1	1	1	1
Living Sq. Feet	3,030	1,300	2,500	1,569
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	100%	0%	100%
Basement Sq. Ft.	--	1,300	--	1,569
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.29 acres	0.34 acres	0.21 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Remodeled brick home, one story with a fully finished basement. Lower level will value at same as subjects lower level. Home is in an assumed better condition but is smaller in it has a detached 2. car garage. lot is a little larger. MLS notes****Remarkable Brick Rambler just walking distance from the lake! This 4Bd/2.5 bath 2,600+/-sqft home features incredible daylight basement, two wood burning fireplaces, beautiful hardwood floors on main level, custom stonework in bathrooms and kitchen, granite counters, stainless steel kitchen appliances, and so much more! There is plenty of additional space on the fully fenced .29ac lot with the detached garage and add. storage shed! You won't want to miss the opportunity to call this place home!
- Listing 2** Smaller home, part of GLA is a converted garage. condition assumed similar or less. This is a short sale, but used due to the lack of comps in the area. It is assumed that it is under valued some. Subject should value much higher. MLS notes****This spacious rambler is just walking distance to Wards Lake Park. Convenient Location, easy access to freeways, JBLM, restaurants, school & much more! This home offers lots of light, hardwood floors, and a lot of potential. Needs work-Sweat Equity~Large home with Lots of Potential!
- Listing 3** Condition is much better, fully upgraded, Home is a little larger with extra .5 bath. Lower level should market similar to subject basement. Overall, most similar in size and age to subject, but it is fully upgraded and in an assumed much better condition than subject. MLS notes*****Large, wonderfully remodeled home with so many spaces to fit your needs! Luxury vinyl plank flooring, quartz counters, stainless appliances. All new flooring, fixtures, paint, etc. 4 beds, 3 baths. Main level w/ formal living, dining & family rooms, plus 2 beds & 2 baths. Completely remodeled basement w/ 2 more beds, bath, living room, wood fireplace & HUGE rec room with potential for wet bar or hair salon stations. Fully fenced, private back yard w/ upper deck & lower patio. Also a large shed.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4421 S 72nd Street	9017 S Lorraine Ave S	8926 26th Ave S	8301 S Alaska St
City, State	Tacoma, WA	Lakewood, WA	Lakewood, WA	Tacoma, WA
Zip Code	98409	98499	98499	98408
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.59 ¹	1.66 ¹	2.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$335,000	\$374,900
List Price \$	--	\$330,000	\$335,000	\$374,900
Sale Price \$	--	\$320,000	\$335,000	\$383,000
Type of Financing	--	Conv	Fha ²	Conv
Date of Sale	--	08/27/2019	10/07/2019	03/29/2019
DOM · Cumulative DOM	-- · --	20 · 70	3 · 47	7 · 33
Age (# of years)	59	42	56	45
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	Split split	Other tri level	1 Story W/Daylight basement	1 Story with daylight baseme
# Units	1	1	1	1
Living Sq. Feet	3,030	2,734	1,492	1,504
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	4 · 2	5 · 3
Total Room #	8	9	8	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	87%	75%
Basement Sq. Ft.	--	--	1,492	1,464
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.25 acres	0.22 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,800	+\$14,400	-\$500
Adjusted Price	--	\$330,800	\$349,400	\$382,500

* 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** Home condition assumed similar, has extra bath but is a little smaller. Some concessions were made but type or amount was not disclosed. adjust down for bath \$4000 and then up for size. \$14800. MLS notes*****Spacious Lakewood home is waiting for YOU! *NO HOA DUES* Bright & airy with abundant natural light flowing through. Cute kitchen w/ plenty of eating space, dining area . 3 full bathrooms mean you will never be late. Fully fenced yard with room for all your landscaping projects. Convenient Location, easy access to freeways, JBLM, restaurants, school & much more! ~ WELCOME HOME!
- Sold 2** Lower level will market similar to lower level of subject, which should be same as standard above grade GLA. Home will market as having 2742 sq ft of GLA, which is a bit less than subject. Home condition and quality assumed to be similar. Some concessions were made, but amount and or type was not disclosed. Adjust up for size only at \$14400. MLS notes****Big House 2742 SF, Hardwood floors, large rooms and full basement could be converted to separate apartment. Many options. Some dating throughout but overall a nice home. Kitchen was updated a few years ago. Roof replaced with in last 10 years. Gas heat, over-sized garage and RV space
- Sold 3** Total GLA according to tax records is 2640, MLS states 3160 sq ft. Tax records assumed to be correct put it is possible that some unpermitted conversion may be present. Home has extra bath, Second kitchen. Exterior condition appears a little better, interior assumed better, some upgraded flooring and upgraded kitchen. Adjust down for bath \$4000 and for assumed condition and quality \$15000, up for Tax report GLA with is smaller than subject \$19500. mls notes****This is a well maintained home with many new upgrades. Main living area offers living, dining, kitchen with 4 generous size bedrooms and 2 baths, skylight . Lower living area offers kitchen, living area with two add bedrooms and a 3/4 bath. Amazing Landscaping front and back, fruit trees and garden area, city light view. Excellent location just off I-5 for commutes . close to everything. Don't just dive by, a must see!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing or sales history was found for the home.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$340,000	\$340,000
Sales Price	\$340,000	\$340,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
middle value between sold one and two assumed to be most correct. Condition and quality are assumed to be average. A full interior inspection is recommended.		

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.
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Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street



Other

Listing Photos

L1 9131 Waverly DR SW
Lakewood, WA 98499



Front

L2 9018 Lorraine AVE S
Lakewood, WA 98499



Front

L3 8824 S Alaska ST
Tacoma, WA 98444



Front

Sales Photos

S1 9017 S Lorraine AVE S
Lakewood, WA 98499



Front

S2 8926 26th AVE S
Lakewood, WA 98499



Front

S3 8301 S Alaska ST
Tacoma, WA 98408



Front

ClearMaps Addendum

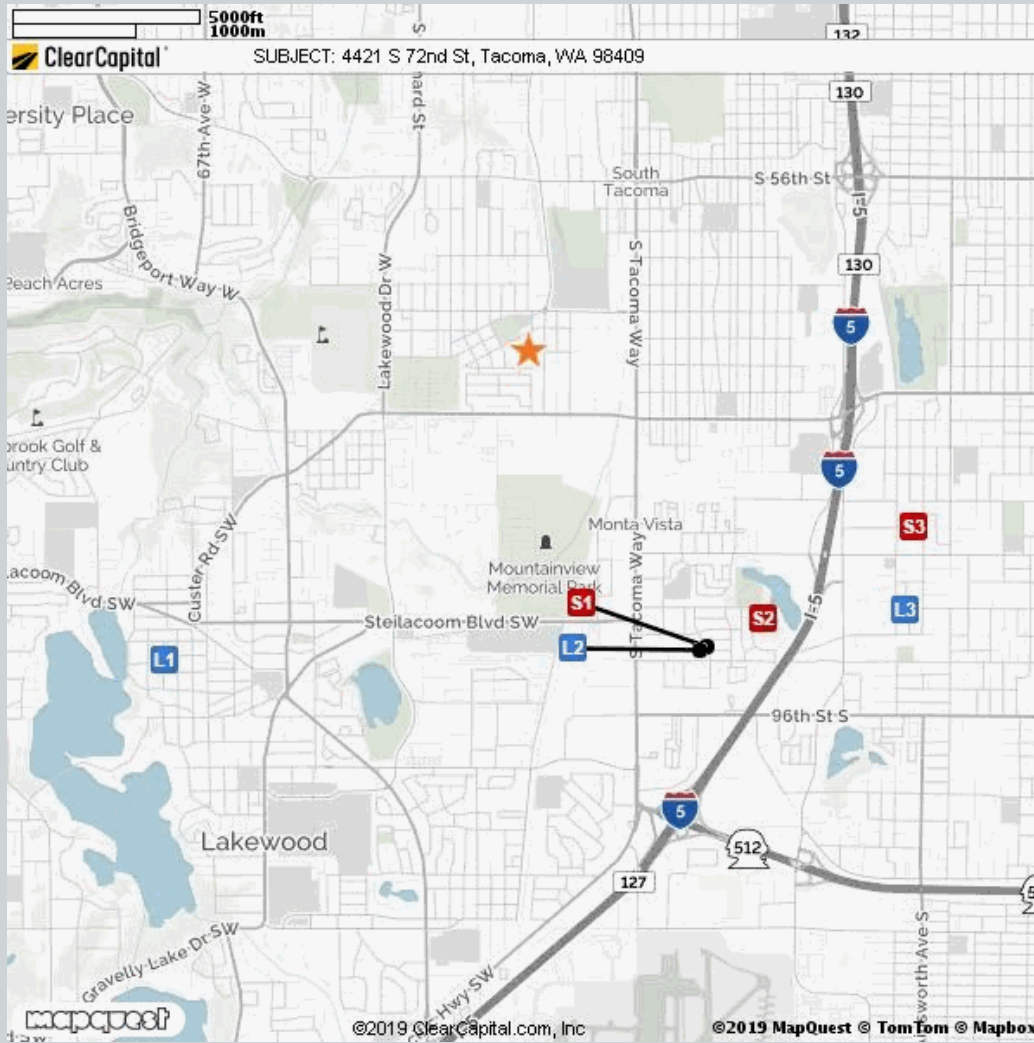
Address ★ 4421 S 72nd Street, Tacoma, WA 98409

Loan Number 39631

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4421 S 72nd St, Tacoma, WA	--	Parcel Match
L1 Listing 1	9131 Waverly Dr Sw, Lakewood, WA	2.18 Miles ¹	Parcel Match
L2 Listing 2	9018 Lorraine Ave S, Lakewood, WA	1.58 Miles ¹	Parcel Match
L3 Listing 3	8824 S Alaska St, Tacoma, WA	2.15 Miles ¹	Parcel Match
S1 Sold 1	9017 S Lorraine Ave S, Lakewood, WA	1.59 Miles ¹	Parcel Match
S2 Sold 2	8926 26th Ave S, Lakewood, WA	1.66 Miles ¹	Parcel Match
S3 Sold 3	8301 S Alaska St, Tacoma, WA	2.00 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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817	Address	10717 south ainsworth Tacoma WA 98444
License Expiration	04/29/2021	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	3.02 miles	Date Signed	12/19/2019

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.