

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	3 Cottonwood Place, Longview, WA 98632	Order ID	6752753	Property ID	28490890
Inspection Date	06/26/2020	Date of Report	06/30/2020		
Loan Number	39636	APN	053605122		
Borrower Name	Catamount Properties 2018 LLC	County	Cowlitz		

Tracking IDs

Order Tracking ID	Citi_BPO_Updates	Tracking ID 1	Citi_BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,434	<p>The subject property appears to be maintained in average condition, the structure does not appear to be in need of repair. The driveway is cracked, I wasn't able to determine the extent but from what i could see I would just suggest removing the weeds growing through them. It conforms well to the area in condition as well as style.</p>	
Assessed Value	\$186,337		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Doors and windows closed, property posted)			
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	Stable	<p>The subject area is near schools parks, shopping, recreation as well as medical and other necessary services. There is a low amount of REO properties and this is the only obviously vacant property in the area.</p>	
Sales Prices in this Neighborhood	Low: \$158,000 High: \$379,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3 Cottonwood Place	113 Stoneway	3974 Estate Drive	2120 Grove Street
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.19 ¹	0.42 ¹	1.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$278,900	\$259,900	\$269,900
List Price \$	--	\$278,900	\$259,900	\$269,900
Original List Date		06/24/2020	06/08/2020	05/29/2020
DOM · Cumulative DOM	-- · --	3 · 6	2 · 22	3 · 32
Age (# of years)	43	21	28	20
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,405	1,385	1,460	1,328
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1 · 1	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.1596 acres	.187 acres	.172 acres	.145 acres
Other	none	none	none	none

* 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 Comparable listing #1 is similar in style , sq footage, room count as well as room types. It has a comparable lot size and comparable covered parking. This is a fair market listing.

Listing 2 Comparable listing #2 is also a fair market listing in the same area as the subject property. It has a comparable sq footage, comparable room count as well as room types. It is located on a similar lot size and comparable covered parking.

Listing 3 Comparable listing #3 is similar in style, sq footage, room count, room types. It is located in the same area as the subject property and also appears to be maintained in comparable condition. This is also a fair market listing.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3 Cottonwood Place	3986 Estate Drive	4414 Independence Lane	1798 Island Drive
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.76 ¹	2.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,900	\$264,500	\$259,900
List Price \$	--	\$259,900	\$264,500	\$259,900
Sale Price \$	--	\$260,000	\$260,000	\$264,900
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	03/09/2020	02/21/2020	02/27/2020
DOM · Cumulative DOM	-- · --	9 · 55	24 · 60	4 · 35
Age (# of years)	43	28	42	18
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,405	1,210	1,336	1,608
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	7	7	7	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	.1596 acres	.187 acres	.149 acres	.138 acres
Other	none	none	none	none
Net Adjustment	--	+\$5,850	+\$2,070	-\$2,090
Adjusted Price	--	\$265,850	\$262,070	\$262,810

* 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** Comparable sale #1 is similar in style, sq footage, room count as well as room types. It also has a comparable lot size as well as comparably covered parking. This was a fair market sale that I adjusted \$5,850 for the sq footage difference
- Sold 2** Comparable sale #2 was also a fair market sale in the same area as the subject property. It is similar in style, sq footage, room count as well as room types. It is on a comparably sized lot and has similar covered parking. I adjusted +\$2,070 for the sq footage difference.
- Sold 3** Sold comparable #3 was also a located in the same area as the subject property. It is similar in style, sq footage, room count, room types as well as lot size and covered parking. This was a fair market sale that I adjusted -\$6,090 for the sq footage difference, +\$5,000 for the lack of a third bedroom

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The most recent sale of this property was 04/09/2004 for \$122,900			
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	\$265,000	\$265,000
Sales Price	\$262,500	\$262,500
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>I searched the subject area for active listings and for properties that have closed within the last six months that have 1200-1650 sq feet, two or more bedrooms, one or more bathrooms. I selected the three most similar of each and adjusted each of the sold comparables to help make them more similar to the subject. I believe this property would sell in a normal marketing time for the area if priced competitively with recent sales.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The market has increased 10.1% last 12 months since the prior report. The broker's as-is conclusion reflects the market for the subject. Comps are
Notes within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

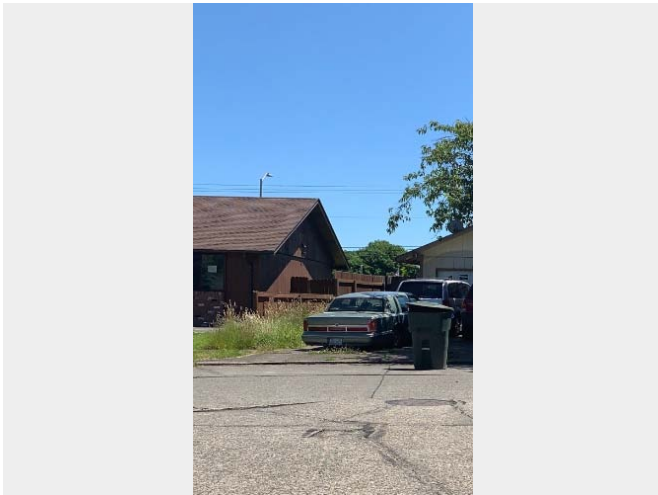
Subject Photos



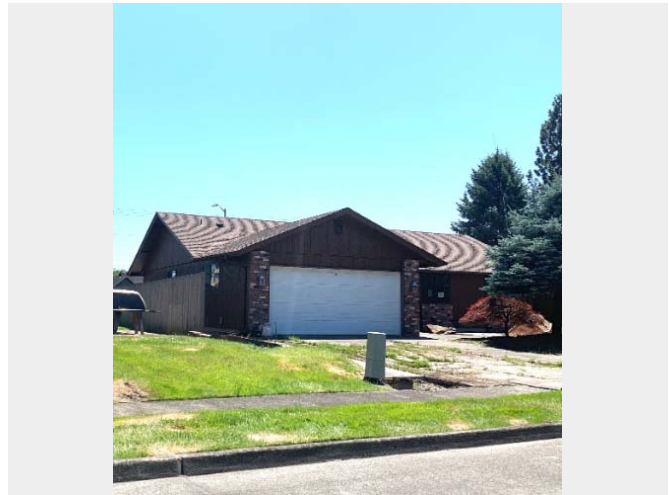
Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 113 Stoneway
Longview, WA 98632



Front

L2 3974 Estate drive
Longview, WA 98632



Front

L3 2120 Grove street
Longview, WA 98632



Front

Sales Photos

S1 3986 Estate drive
Longview, WA 98632



Front

S2 4414 Independence lane
Longview, WA 98632



Front

S3 1798 Island drive
Longview, WA 98632



Front

ClearMaps Addendum

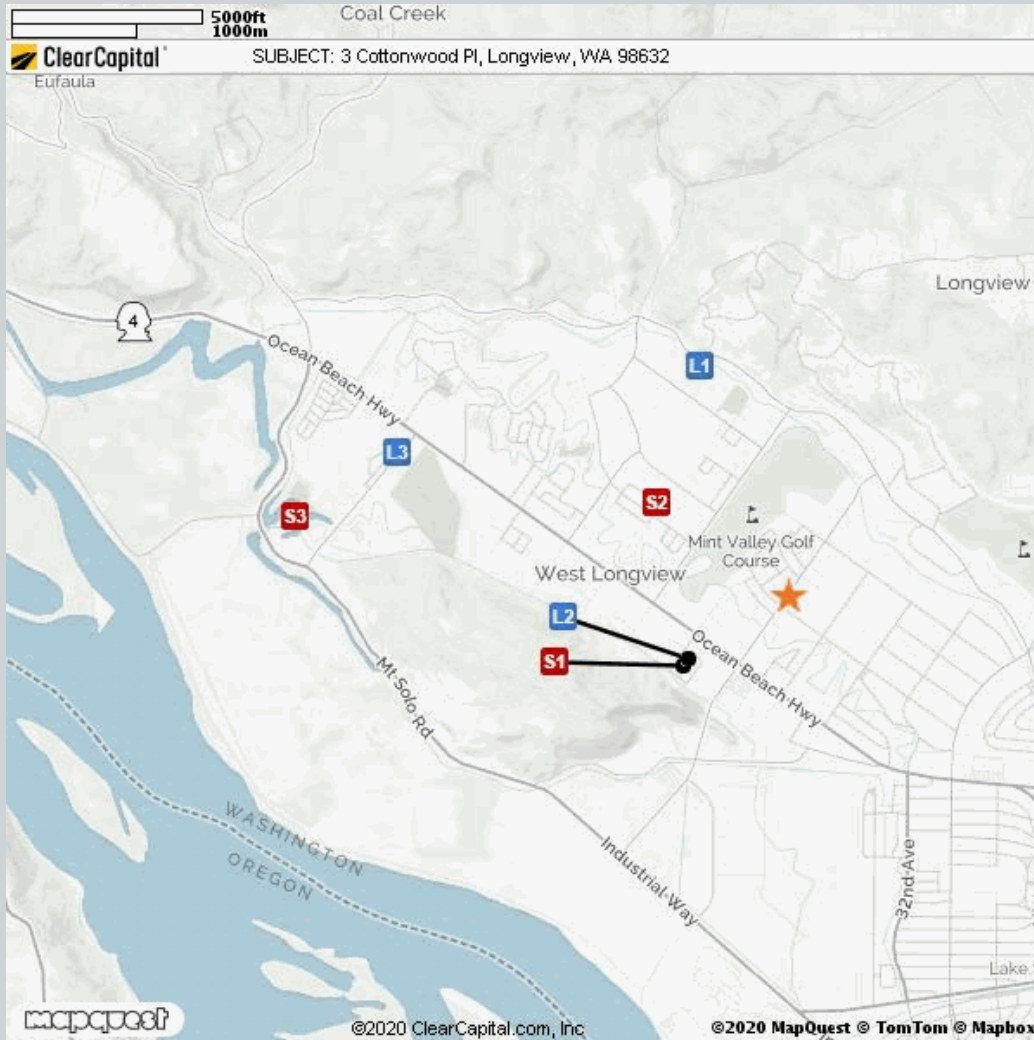
Address ★ 3 Cottonwood Place, Longview, WA 98632

Loan Number 39636

Suggested List \$265,000

Suggested Repaired \$265,000

Sale \$262,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3 Cottonwood Pl, Longview, WA	--	Parcel Match
L1 Listing 1	113 Stoneway, Longview, WA	1.19 Miles ¹	Parcel Match
L2 Listing 2	3974 Estate Drive, Longview, WA	0.42 Miles ¹	Parcel Match
L3 Listing 3	2120 Grove Street, Longview, WA	1.96 Miles ¹	Parcel Match
S1 Sold 1	3986 Estate Drive, Longview, WA	0.46 Miles ¹	Parcel Match
S2 Sold 2	4414 Independence Lane, Longview, WA	0.76 Miles ¹	Parcel Match
S3 Sold 3	1798 Island Drive, Longview, WA	2.35 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	Kimberly Caskey	Company/Brokerage	Century 21 RE Lund Realty
License No	92847	Address	1801 1st ave suite 4C Longview WA 98632
License Expiration	04/06/2022	License State	WA
Phone	3604252870	Email	k_caskey@hotmail.com
Broker Distance to Subject	3.23 miles	Date Signed	06/27/2020

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:

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