

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	794 Nw 118th Avenue 102, Portland, OR 97229	Order ID	6483097	Property ID	27760159
Inspection Date	01/09/2020	Date of Report	01/10/2020		
Loan Number	39667	APN	R2161250		
Borrower Name	Catamount Properties 2018 LLC	County	Washington		

Tracking IDs

Order Tracking ID	20200108_Citi_BPO	Tracking ID 1	20200108_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ANDERSON JOHN K	Condition Comments	
R. E. Taxes	\$4,067	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$197,230		
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	
Local Economy	Stable	The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$205,000 High: \$498,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	794 Nw 118th Avenue 102	651 Sw Trillium Creek Ter	9748 Nw Miller Hill Dr	6625 W Burnside Rd Unit 230
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97229	97225	97229	97210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.02 ¹	1.12 ¹	2.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$374,500	\$329,900	\$399,900
List Price \$	--	\$374,500	\$329,900	\$399,900
Original List Date		12/14/2019	11/19/2019	01/07/2020
DOM · Cumulative DOM	-- · --	25 · 27	50 · 52	1 · 3
Age (# of years)	11	14	24	23
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	Other townhouse	Other townhouse	Other townhouse	Other townhouse
# Units	1	1	1	1
Living Sq. Feet	1,051	1,352	1,351	1,097
Bdrm · Bths · ½ Bths	2 · 3	2 · 3	3 · 2	2 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.02 acres	0.03 acres	0.05 acres
Other	none	none	none	none

* Listing 1 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 townhome master bedroom, kitchen and family room. hardwood floors in the living room & dining room. living room has coffer ceiling and french doors to juliette. family room

Listing 2 All hardwood floors, good size living room, dinning area, kitchen,. 3 bedrooms, 2 bathrooms with one half bathroom. 1 car garage.

Listing 3 large living room and dining room with built-in cabinets, large eat in kitchen with attached family room or den. master bedroom has vaulted ceilings and two walk-in closets with built in drawer

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	794 Nw 118th Avenue 102	800 Nw 118th Ave Apt 101	700 Nw 118th Ave Apt 102	290 Nw 116th Ave Unit 107
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97229	97229	97229	97229
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.12 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$324,900	\$358,500
List Price \$	--	\$395,000	\$324,900	\$358,500
Sale Price \$	--	\$395,000	\$324,900	\$358,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/11/2019	12/27/2019	12/26/2019
DOM · Cumulative DOM	-- · --	89 · 89	110 · 110	93 · 93
Age (# of years)	11	11	10	7
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	Other townhouse	Other townhouse	Other townhouse	Other townhouse
# Units	1	1	11	1
Living Sq. Feet	1,051	1,346	1,051	1,300
Bdrm · Bths · ½ Bths	2 · 3	3 · 3	2 · 3	2 · 2
Total Room #	7	9	7	6
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.05 acres	0.02 acres	0.07 acres
Other	none	none	none	none
Net Adjustment	--	-\$16,750	-\$4,850	-\$1,050
Adjusted Price	--	\$378,250	\$320,050	\$357,450

* 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** townhouse with open floor plan, eat in kitchen with island and trek wood floors through out the home high ceilings in master with cathedral ceilings and master bath with dual vanity shower and jetted bath, -2000/Bed-14750/gla,
- Sold 2** formal living & dining rooms, detailed paneled walls, crown molding, walnut in-lay hardwood floors, built-ins & interior French doors. 150/lot, -5000/garage
- Sold 3** windows, cathedral ceilings & access to both the family & living room. Warmed by a stone the family room opens to the Eat In Kitchen, the kitchen features an oversized island, top-of-the- line appliances 4000/Bed, 7500/bath, -12450/gla, -100/lot,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				.There is no sale and listing history for the subject in past 12 months.			
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	\$341,000	\$341,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$309,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. The market conditions are currently stable. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 6 months from inspection date, guidelines for gla, and some recommended guidelines when choosing comparable properties. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. subject and all comps are single family attached</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

Listing Photos

L1 651 SW Trillium Creek Ter
Portland, OR 97225



Front

L2 9748 NW Miller Hill Dr
Portland, OR 97229



Front

L3 6625 W Burnside Rd UNIT 230
Portland, OR 97210



Front

Sales Photos

S1 800 NW 118th Ave APT 101
Portland, OR 97229



Front

S2 700 NW 118th Ave APT 102
Portland, OR 97229



Front

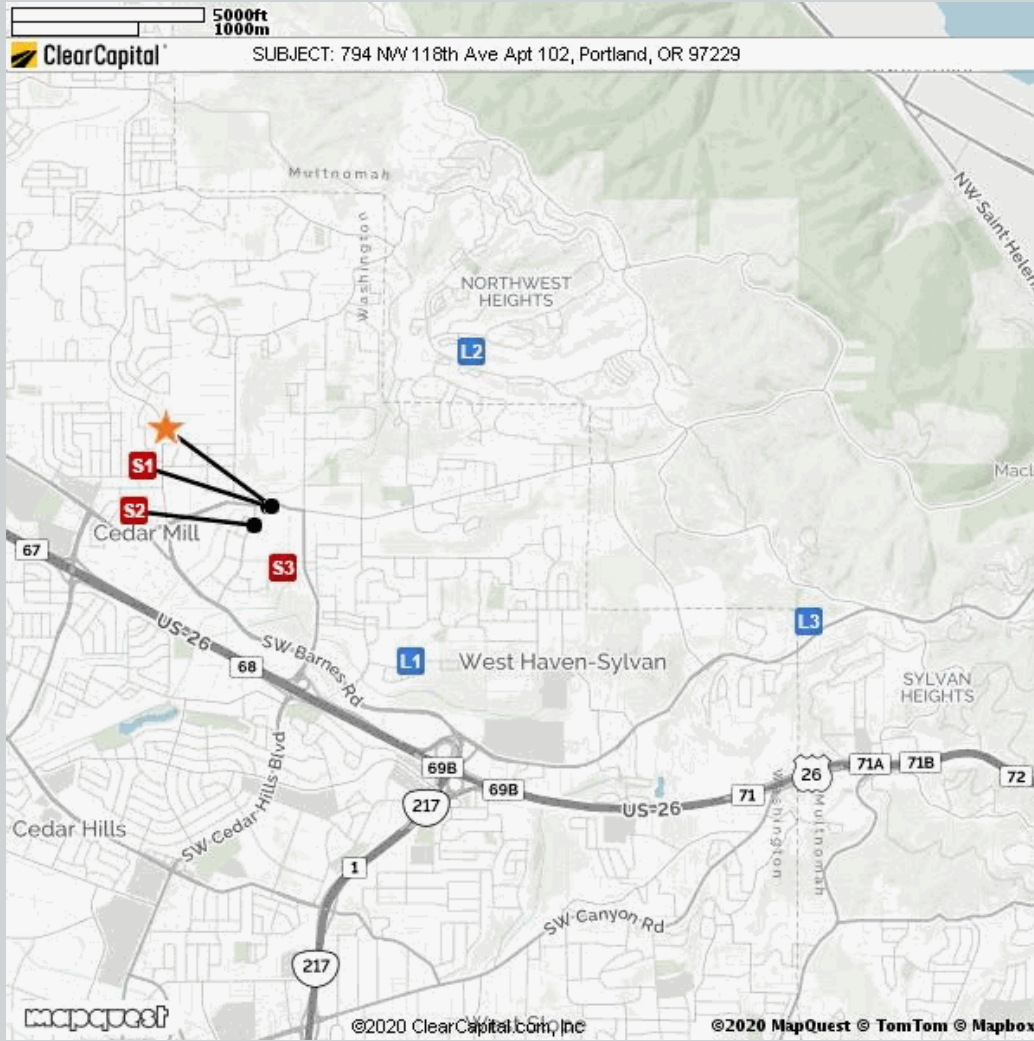
S3 290 NW 116th Ave UNIT 107
Portland, OR 97229



Front

ClearMaps Addendum

Address ★ 794 Nw 118th Avenue 102, Portland, OR 97229
Loan Number 39667 **Suggested List** \$341,000 **Suggested Repaired** \$341,000 **Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	794 Nw 118th Ave Apt 102, Portland, OR	--	Parcel Match
L1 Listing 1	651 Sw Trillium Creek Ter, Portland, OR	1.02 Miles ¹	Parcel Match
L2 Listing 2	9748 Nw Miller Hill Dr, Portland, OR	1.12 Miles ¹	Parcel Match
L3 Listing 3	6625 W Burnside Rd Unit 230, Portland, OR	2.59 Miles ¹	Parcel Match
S1 Sold 1	800 Nw 118th Ave Apt 101, Portland, OR	0.01 Miles ¹	Parcel Match
S2 Sold 2	700 Nw 118th Ave Apt 102, Portland, OR	0.12 Miles ¹	Parcel Match
S3 Sold 3	290 Nw 116th Ave Unit 107, Portland, OR	0.37 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	Vladimir Mazur	Company/Brokerage	Mount BPO LLC
License No	201209205	Address	650 NE Holladay St #1600 Portland OR 97232
License Expiration	07/31/2021	License State	OR
Phone	5032726751	Email	vladbpos@gmail.com
Broker Distance to Subject	6.64 miles	Date Signed	01/10/2020

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.