

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	10415 N Stanton Court, Spokane, WA 99208	Order ID	6700521	Property ID	28338424
Inspection Date	04/23/2020	Date of Report	04/24/2020		
Loan Number	39763	APN	26152.0309		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	Citi_BPO_04.23.20	Tracking ID 1	Citi_BPO_04.23.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champerty Real Estate LLC	Condition Comments Significant repair since prior recent inspection. New exterior paint and observed interior paint in process. New front door. Appears to have new exterior sliders in rear (3) Exterior trash removed inc collapsed above ground pool. Roof appears to have been rpaired, missing shingles, some work remains on garage roof/tarped area
R. E. Taxes	\$2,602	
Assessed Value	\$231,000	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(New doors, locked and secure)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Stable market with recent slow down due to COVID 19. Stable demand, low inventory. Nearby schools, park, shopping and public amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$350,000	
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	10415 N Stanton Court	5223 N Myrtlewood	10404 N Woodridge	10011 N Larchwood
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99208	99208
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.31 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$329,000	\$32,990
List Price \$	--	\$299,000	\$314,900	\$329,900
Original List Date		03/20/2020	07/26/2019	04/12/2020
DOM · Cumulative DOM	-- · --	17 · 35	103 · 273	2 · 12
Age (# of years)	35	43	24	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Power Lines
Style/Design	Split 4 level	Split 4 level	Split 3 level	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,198	1,436	1,299	1,534
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 3	3 · 3
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	75%	75%	90%
Basement Sq. Ft.	1,168	1,229	724	1,534
Pool/Spa	--	--	--	Spa - Yes
Lot Size	0.25 acres	0.24 acres	0.25 acres	0.26 acres
Other	Wood Sdg, Cent air, Spr, Sys	Wood Sdg,Cent air,Spr, Sys	Wood Sdg, Cent air, Spr, Sys	Wood Sdg,Spr, Sys

* 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 Equal. Very similar in age, style, lot size and location. Similar condition and features inc central air and sprinkler system. Adjustment for superior GLA. Pending Sale

Listing 2 Equal. Similar in age, style, lot size and location. Similar condition and features inc central air and sprinkler system. Slightly superior GLA w consideration for inferior Bsmt sq ft. Pending Sale

Listing 3 Superior. Shortage of active listing resulted in relaxed criteria inc style and gla. Similar lot size and location, similar age and condition. Inferior Central air/Superior outdoor sauna.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10415 N Stanton Court	5121 W Lamar	10420 N Stanton	10311 N Arrowhead
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99208	99208
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.04 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$299,900	\$325,000
List Price \$	--	\$269,900	\$289,900	\$31,000
Sale Price \$	--	\$250,000	\$286,000	\$316,500
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	12/24/2019	10/31/2019	03/12/2020
DOM · Cumulative DOM	-- · --	56 · 96	26 · 56	22 · 69
Age (# of years)	35	36	35	33
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	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split 4 level	Split 4 level	Split 3 level	Split 4 level
# Units	1	1	1	1
Living Sq. Feet	1,198	1,092	1,376	1,072
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	75%	75%	75%
Basement Sq. Ft.	1168	1,036	688	853
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.19 acres	0.27 acres	0.23 acres
Other	Wood Sdg, Cent air, Spr, Sys	Wood Sdg,Cent air,Spr, Sys	Wood Sdg,Cent air, Spr, sys	Wood Sdg,Cent air,
Net Adjustment	--	+\$3,970	+\$350	-\$20,475
Adjusted Price	--	\$253,970	\$286,350	\$296,025

* 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. Similar age, style lot size and location. Similar condition and features. Adjustment \$25 per sq ft for inferior GLA/ -\$2650, adj for inf bsmt sq ft a +\$10 per sq ft=+\$1320
- Sold 2** Equal with adjustment for superior gla at \$25 per sq ft/-\$4450, adj for inferior bsmt s ft at \$10 per sq ft/+\$4800. Similar condition, features, lot size an location, next door, selected as most comparable due to proximity
- Sold 3** Equal with adjustment for inferior GLA at \$25 per sq ft/+\$3150, Adj for inferior bsmt sq ft at +\$7875. Adjustment for MLS stated with photos recent updates inc new kitchen, adj at -\$25,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No prior MLS list or sold history in prior 3+ Years				
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	\$278,000	\$279,000
Sales Price	\$278,000	\$279,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
Value increased from prior recent report due to recent improvements/repairs. Shortage of inventory with stable demand despite the COVID 19 challenges.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the prior report had a significant amount of repairs needed.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Back



Back



Back



Back



Street



Street

Subject Photos



Other



Other



Other



Other



Other

Listing Photos

L1 5223 N Myrtlewood
Spokane, WA 99208



Dining Room

L2 10404 N Woodridge
Spokane, WA 99208



Front

L3 10011 N Larchwood
Spokane, WA 99208



Front

Sales Photos

S1 5121 W Lamar
Spokane, WA 99208



Front

S2 10420 N Stanton
Spokane, WA 99208



Front

S3 10311 N Arrowhead
Spokane, WA 99208



Front

ClearMaps Addendum

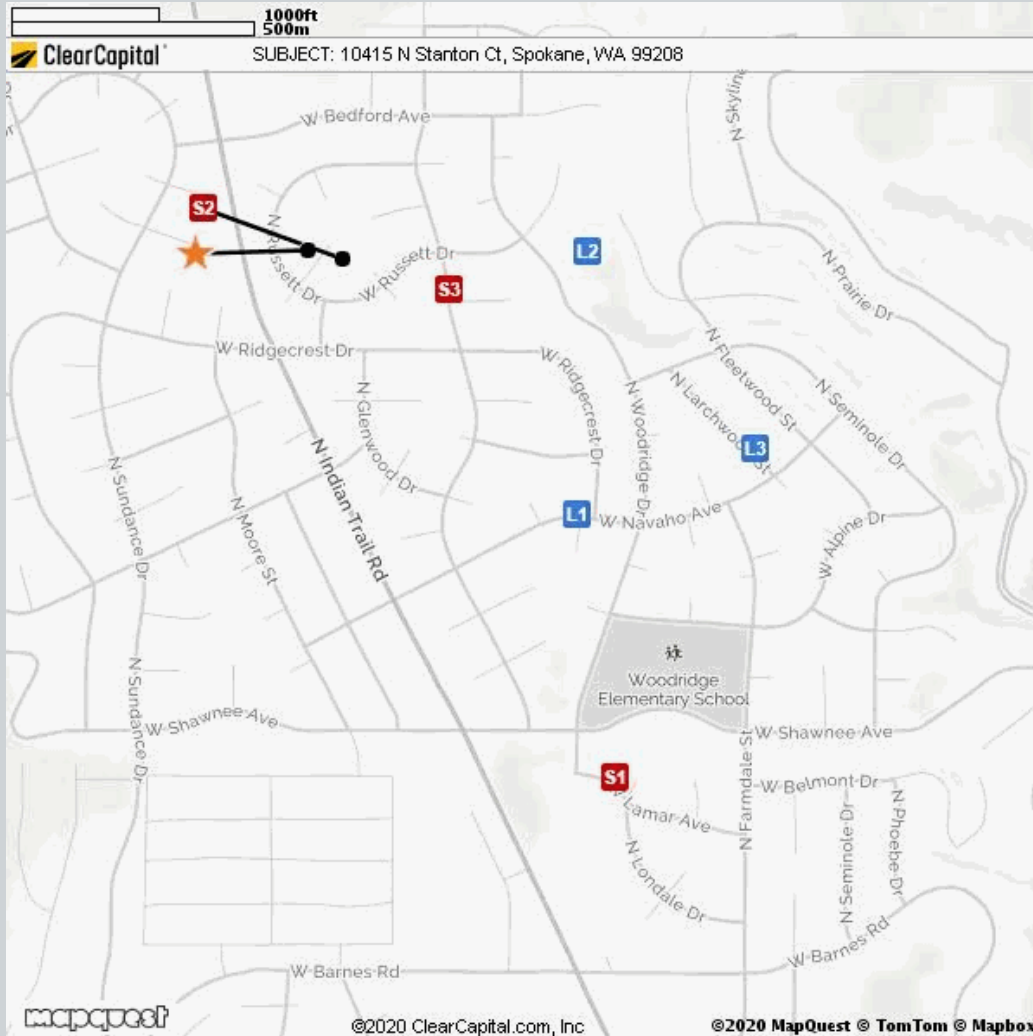
Address ★ 10415 N Stanton Court, Spokane, WA 99208

Loan Number 39763

Suggested List \$278,000

Suggested Repaired \$279,000

Sale \$278,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10415 N Stanton Ct, Spokane, WA	--	Parcel Match
L1	5223 N Myrtlewood, Spokane, WA	0.44 Miles ¹	Parcel Match
L2	10404 N Woodridge, Spokane, WA	0.31 Miles ¹	Parcel Match
L3	10011 N Larchwood, Spokane, WA	0.56 Miles ¹	Parcel Match
S1	5121 W Lamar, Spokane, WA	0.71 Miles ¹	Parcel Match
S2	10420 N Stanton, Spokane, WA	0.04 Miles ¹	Parcel Match
S3	10311 N Arrowhead, Spokane, WA	0.16 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	Joni Adkins	Company/Brokerage	Tomlinson Black
License No	9039	Address	8205 N Division Spokane WA 99208
License Expiration	11/15/2021	License State	WA
Phone	5094661234	Email	joniadkins@aol.com
Broker Distance to Subject	4.00 miles	Date Signed	04/24/2020

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.