

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.

|                        |                                    |                       |            |                    |          |
|------------------------|------------------------------------|-----------------------|------------|--------------------|----------|
| <b>Address</b>         | 2100 Bloyd Street, Kelso, WA 98626 | <b>Order ID</b>       | 6624533    | <b>Property ID</b> | 28081194 |
| <b>Inspection Date</b> | 02/22/2020                         | <b>Date of Report</b> | 02/24/2020 |                    |          |
| <b>Loan Number</b>     | 40041                              | <b>APN</b>            | 23154      |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC      | <b>County</b>         | Cowlitz    |                    |          |

### Tracking IDs

|                          |                   |                      |                   |
|--------------------------|-------------------|----------------------|-------------------|
| <b>Order Tracking ID</b> | Citi_BPO_02.21.20 | <b>Tracking ID 1</b> | Citi_BPO_02.21.20 |
| <b>Tracking ID 2</b>     | --                | <b>Tracking ID 3</b> | --                |

### General Conditions

|                                       |              |  |
|---------------------------------------|--------------|--|
| <b>Owner</b>                          | Cyndi Rhodes | <b>Condition Comments</b><br>The subject property appears to be maintained in average condition, I didn't observe any necessary repairs or differed maintenance. It conforms well in style, age and sq footage to surrounding properties. The lot is fully fenced. |
| <b>R. E. Taxes</b>                    | \$1,999      |  |
| <b>Assessed Value</b>                 | \$197,262    |  |
| <b>Zoning Classification</b>          | R01          |  |
| <b>Property Type</b>                  | SFR          |  |
| <b>Occupancy</b>                      | Occupied     |  |
| <b>Ownership Type</b>                 | Fee Simple   |  |
| <b>Property Condition</b>             | Average      |  |
| <b>Estimated Exterior Repair Cost</b> | \$0          |  |
| <b>Estimated Interior Repair Cost</b> | \$0          |  |
| <b>Total Estimated Repair</b>         | \$0          |  |
| <b>HOA</b>                            | No           |  |
| <b>Visible From Street</b>            | Visible      |  |
| <b>Road Type</b>                      | Public       |  |

### Neighborhood & Market Data

|  |  |   |
|--|--|---|
| <b>Location Type</b>                     | Suburban                               | <b>Neighborhood Comments</b><br>The subject area is within a mile of schools and community parks. It is also the same distance from shopping and recreational opportunities. Medical and other necessary services are within two miles. The area has a low amount of vacant properties and a low amount of REO properties, there are no vacant or boarded up properties nearby. |
| <b>Local Economy</b>                     | Stable                                 |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$160,000<br>High: \$299,000      |   |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <90                                    |   |

## Current Listings

|                        | Subject               | Listing 1 *           | Listing 2             | Listing 3             |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 2100 Bloyd Street     | 1100 N 18th Ave       | 224 Haussler Rd       | 3309 Allen Street     |
| City, State            | Kelso, WA             | Kelso, WA             | Kelso, WA             | Kelso, WA             |
| Zip Code               | 98626                 | 98626                 | 98626                 | 98626                 |
| Datasource             | Tax Records           | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                    | 0.15 <sup>1</sup>     | 1.62 <sup>1</sup>     | 1.63 <sup>1</sup>     |
| Property Type          | SFR                   | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | \$                    | \$215,000             | \$225,000             | \$237,500             |
| List Price \$          | --                    | \$215,000             | \$225,000             | \$237,500             |
| Original List Date     |                       | 02/22/2020            | 01/21/2020            | 01/30/2020            |
| DOM · Cumulative DOM   | -- · --               | 1 · 2                 | 33 · 34               | 1 · 25                |
| Age (# of years)       | 62                    | 95                    | 82                    | 80                    |
| 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 Craftsman     |
| # Units                | 1                     | 1                     | 1                     | 1                     |
| Living Sq. Feet        | 1,152                 | 1,002                 | 1,152                 | 1,224                 |
| Bdrm · Bths · ½ Bths   | 3 · 1                 | 2 · 1                 | 3 · 1                 | 4 · 1 · 1             |
| Total Room #           | 6                     | 5                     | 6                     | 8                     |
| Garage (Style/Stalls)  | Carport 1 Car         | Carport 2 Car(s)      | Attached 1 Car        | Detached 1 Car        |
| Basement (Yes/No)      | No                    | No                    | No                    | No                    |
| Basement (% Fin)       | 0%                    | 0%                    | 0%                    | 0%                    |
| Basement Sq. Ft.       | --                    | --                    | --                    | --                    |
| Pool/Spa               | --                    | --                    | --                    | --                    |
| Lot Size               | .2537 acres           | .129 acres            | .38 acres             | .33 acres             |
| Other                  | none                  | none                  | none                  | none                  |

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 is on a similarly sized lot and has comparable covered parking. This is a fair market listing in the same area as the subject.

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

**Listing 3** Listing comparable #3 is also a fair market listing in the same area as the subject. It is similar in style, sq footage, room count as well as room types. It has similar covered parking and a comparable lot size.

## Recent Sales

|                        | Subject               | Sold 1                | Sold 2 *              | Sold 3                |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 2100 Bloyd Street     | 1805 Allen Street     | 705 Kiltie Place      | 1600 Burcham Street   |
| City, State            | Kelso, WA             | Kelso, WA             | Kelso, WA             | Kelso, WA             |
| Zip Code               | 98626                 | 98626                 | 98626                 | 98626                 |
| Datasource             | Tax Records           | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                    | 0.41 <sup>1</sup>     | 0.27 <sup>1</sup>     | 0.28 <sup>1</sup>     |
| Property Type          | SFR                   | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | --                    | \$190,000             | \$224,900             | \$229,000             |
| List Price \$          | --                    | \$190,000             | \$210,000             | \$229,000             |
| Sale Price \$          | --                    | \$195,000             | \$213,000             | \$230,000             |
| Type of Financing      | --                    | Fha                   | Fha                   | Fha                   |
| Date of Sale           | --                    | 11/15/2019            | 11/18/2019            | 11/22/2019            |
| DOM · Cumulative DOM   | -- · --               | 1 · 35                | 78 · 140              | 4 · 34                |
| Age (# of years)       | 62                    | 95                    | 42                    | 55                    |
| 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        | 1,152                 | 932                   | 1,136                 | 1,056                 |
| Bdrm · Bths · ½ Bths   | 3 · 1                 | 2 · 1                 | 3 · 1 · 1             | 2 · 1                 |
| Total Room #           | 6                     | 5                     | 7                     | 5                     |
| Garage (Style/Stalls)  | Carport 1 Car         | Attached 1 Car        | Carport 2 Car(s)      | Carport 1 Car         |
| Basement (Yes/No)      | No                    | No                    | No                    | No                    |
| Basement (% Fin)       | 0%                    | 0%                    | 0%                    | 0%                    |
| Basement Sq. Ft.       | --                    | --                    | --                    | --                    |
| Pool/Spa               | --                    | --                    | --                    | --                    |
| Lot Size               | .2537 acres           | .20 acres             | .149 acres            | .220 acres            |
| Other                  | none                  | none                  | none                  | none                  |
| Net Adjustment         | --                    | +\$11,600             | \$0                   | +\$7,800              |
| Adjusted Price         | --                    | \$206,600             | \$213,000             | \$237,800             |

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 has a similar lot size and also comparable covered parking. I adjusted +\$6,600 for the sq footage difference, \$5,000 for the bedroom count difference
- Sold 2** Comparable sale #2 is 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. This property also has a similar lot size and comparable covered parking.
- Sold 3** Comparable #3 is also similar in style, sq footage, room count as well as room types. It has a comparable lot size as well as comparable covered parking. This was also a fair market sale adjusted \$2,800 for the sq footage difference, +\$5,000 for the bedroom count difference.

## Subject Sales & Listing History

|  |                            |                        |                         |  |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>                                    |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | The most recent sale of this property was 03/14/2007 for \$153,000 |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |                         |  |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |                         |  |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> | 0                          |                        |                         |  |                    |                     |               |
| <b># of Sales in Previous 12 Months</b>            | 0                          |                        |                         |  |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b> | <b>Final List Price</b> | <b>Result</b>  | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |

## Marketing Strategy

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$215,000          | \$215,000             |
| <b>Sales Price</b>  | \$215,000          | \$215,000             |
| <b>30 Day Price</b>   | \$210,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| I searched the subject area for active listings and for properties that have closed within the last six months that have 852-1352 sq feet, 2 or more bedrooms, one or more bathrooms. I selected the most comparable available and adjusted each of the sold properties to help make them more comparable to the subject. I believe this property would sell in a normal marketing time for the area if priced competitively with recent sales. |                    |                       |

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Side



Street

## Listing Photos

**L1** 1100 N 18th ave  
Kelso, WA 98626



Front

**L2** 224 Haussler rd  
Kelso, WA 98626



Front

**L3** 3309 Allen street  
Kelso, WA 98626



Front



## Sales Photos

**S1** 1805 Allen street  
Kelso, WA 98626



Front

**S2** 705 Kiltie Place  
Kelso, WA 98626



Front

**S3** 1600 Burcham street  
Kelso, WA 98626



Front

## ClearMaps Addendum

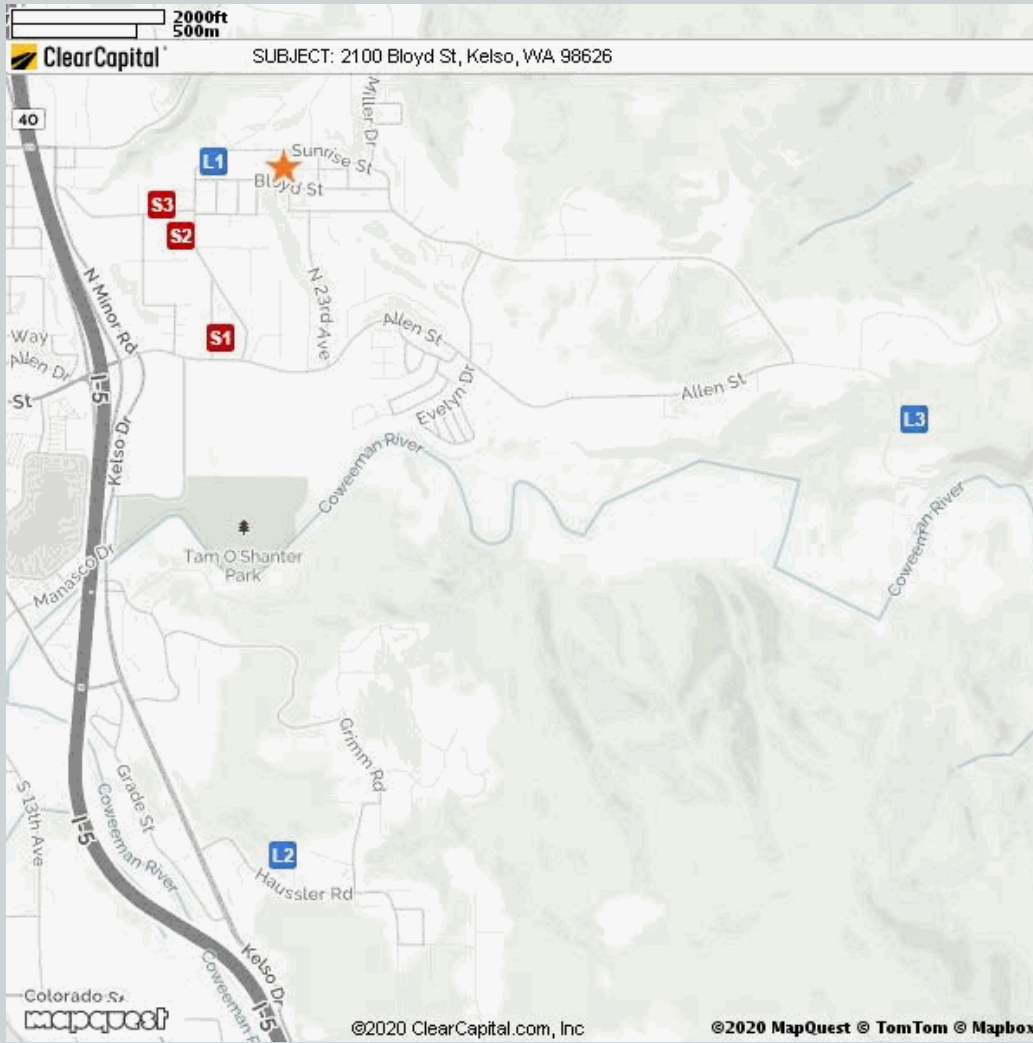
**Address** ★ 2100 Bloyd Street, Kelso, WA 98626

**Loan Number** 40041

**Suggested List** \$215,000

**Suggested Repaired** \$215,000

**Sale** \$215,000



### Comparable

| Comparable   | Address                        | Miles to Subject        | Mapping Accuracy |
|--------------|--------------------------------|-------------------------|------------------|
| ★ Subject    | 2100 Bloyd St, Kelso, WA       | --                      | Parcel Match     |
| L1 Listing 1 | 1100 N 18th Ave, Kelso, WA     | 0.15 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 224 Haussler Rd, Kelso, WA     | 1.62 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 3309 Allen Street, Kelso, WA   | 1.63 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 1805 Allen Street, Kelso, WA   | 0.41 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 705 Kiltie Place, Kelso, WA    | 0.27 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 1600 Burcham Street, Kelso, WA | 0.28 Miles <sup>1</sup> | Parcel Match     |

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

|                                   |                 |                          |   |
|-----------------------------------|-----------------|--------------------------|---|
| <b>Broker Name</b>                | Kimberly Caskey | <b>Company/Brokerage</b> | Century 21 RE Lund Realty               |
| <b>License No</b>                 | 92847           | <b>Address</b>           | 1801 1st ave suite 4C Longview WA 98632 |
| <b>License Expiration</b>         | 04/06/2020      | <b>License State</b>     | WA                                      |
| <b>Phone</b>                      | 3604252870      | <b>Email</b>             | k_caskey@hotmail.com                    |
| <b>Broker Distance to Subject</b> | 1.50 miles      | <b>Date Signed</b>       | 02/23/2020                              |

*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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