

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	311 Ne 194th Avenue, Portland, OR 97230	Order ID	6631228	Property ID	28104515
Inspection Date	02/27/2020	Date of Report	02/27/2020		
Loan Number	40233	APN	R241190		
Borrower Name	Catamount Properties 2018 LLC	County	Multnomah		

Tracking IDs

Order Tracking ID	Citi_BPO_02.26.20	Tracking ID 1	Citi_BPO_02.26.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	WIDEMAN CAROL A	Condition Comments	
R. E. Taxes	\$228,622	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$134,000		
Zoning Classification	LDR-5		
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 95 days.	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$340,000		
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	311 Ne 194th Avenue	17617 Se Pine St,	607 Ne 172nd Ave,	17037 Ne Glisan St
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97230	97233	97230	97230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	1.12 ¹	1.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,000	\$240,000	\$244,995
List Price \$	--	\$289,000	\$240,000	\$244,995
Original List Date		01/14/2020	02/23/2020	02/03/2020
DOM · Cumulative DOM	-- · --	10 · 44	3 · 4	22 · 24
Age (# of years)	63	46	73	68
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	1,200	1,248	1,150	1,270
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1
Total Room #	6	6	5	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	50%	0%	0%	0%
Basement Sq. Ft.	600	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.18 acres	0.22 acres	0.48 acres
Other	None	patio,porch	None	patio,porch,deck

* 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.

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

Listing 1 The home have kitchen cabinets and vanities ,ceilings, outdoor shed, central AC, dining room plus nook, laundry chute, large play structure.

Listing 2 2 bed, 1 bath home,7-room above grade residence scale rooms with spectacular light streaming from the living room windows and views. The entry leads to a large living room and dining and kitchen

Listing 3 It contains kitchen cabinets and bath vanities .Living room, family room and dinning room on the main floor. And also have laundry chute, central air, large yard with play structure.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	311 Ne 194th Avenue	18940 Ne Hassalo St	37 Se 192nd Ave	19238 Ne Glisan St
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97230	97230	97233	97230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.26 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$220,000	\$290,000
List Price \$	--	\$260,000	\$220,000	\$290,000
Sale Price \$	--	\$260,000	\$220,000	\$290,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/15/2020	11/14/2019	03/15/2019
DOM · Cumulative DOM	-- · --	99 · 99	96 · 96	92 · 92
Age (# of years)	63	60	65	66
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	1,200	1,416	1,210	1,263
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	50%	0%	0%	0%
Basement Sq. Ft.	600	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.17 acres	0.20 acres	0.13 acres
Other	None	Patio ,Porch,fence	Patio, Porch	Patio ,Porch,fence
Net Adjustment	--	-\$10,914	-\$5,410	-\$7,697
Adjusted Price	--	\$249,086	\$214,590	\$282,303

* Sold 1 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** -10584/gla, -30/lot, -300/age. This 3 bedroom 1 bathroom home has kitchen appliances, Gas range furnace and water heater, A/C, cool barn doors, Floors-Hardwood, Ceiling Fan, Floors-Hardwood, Ceiling Fan, Carpet, Hardwood, Vinyl.
- Sold 2** -490/gla, -120/lot, 200/age, -5000/garage. Master Bedroom, shower and garden tub. Tile floors throughout, carpeted bedrooms, and ceiling fans in every room.
- Sold 3** -3087/gla, 90/lot, 300/age, -5000/garage. Custom paint, carpet and tile, microwave, there are kitchen cabinets and vanities, ceilings, outdoor shed, central AC, dining room plus nook, laundry chute.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$269,000	\$269,000
Sales Price	\$256,000	\$256,000
30 Day Price	\$243,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. The market conditions are currently stable. Commercial presence for the subject would not affect the subject's condition or marketability .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, lot size, age 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.List 3 Comp were weighted the most and similar in bedrooms and close proximity. Sold comparable 1 was weighted the heaviest due to GLA.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.16 miles and the sold comps
Notes closed within the last 12 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 17617 SE Pine St,
Portland, OR 97233



Front

L2 607 NE 172nd Ave,
Portland, OR 97230



Front

L3 17037 NE Glisan St
Portland, OR 97230



Front

Sales Photos

S1 18940 NE Hassalo St
Portland, OR 97230



Front

S2 37 SE 192nd Ave
Portland, OR 97233



Front

S3 19238 NE Glisan St
Portland, OR 97230



Front

ClearMaps Addendum

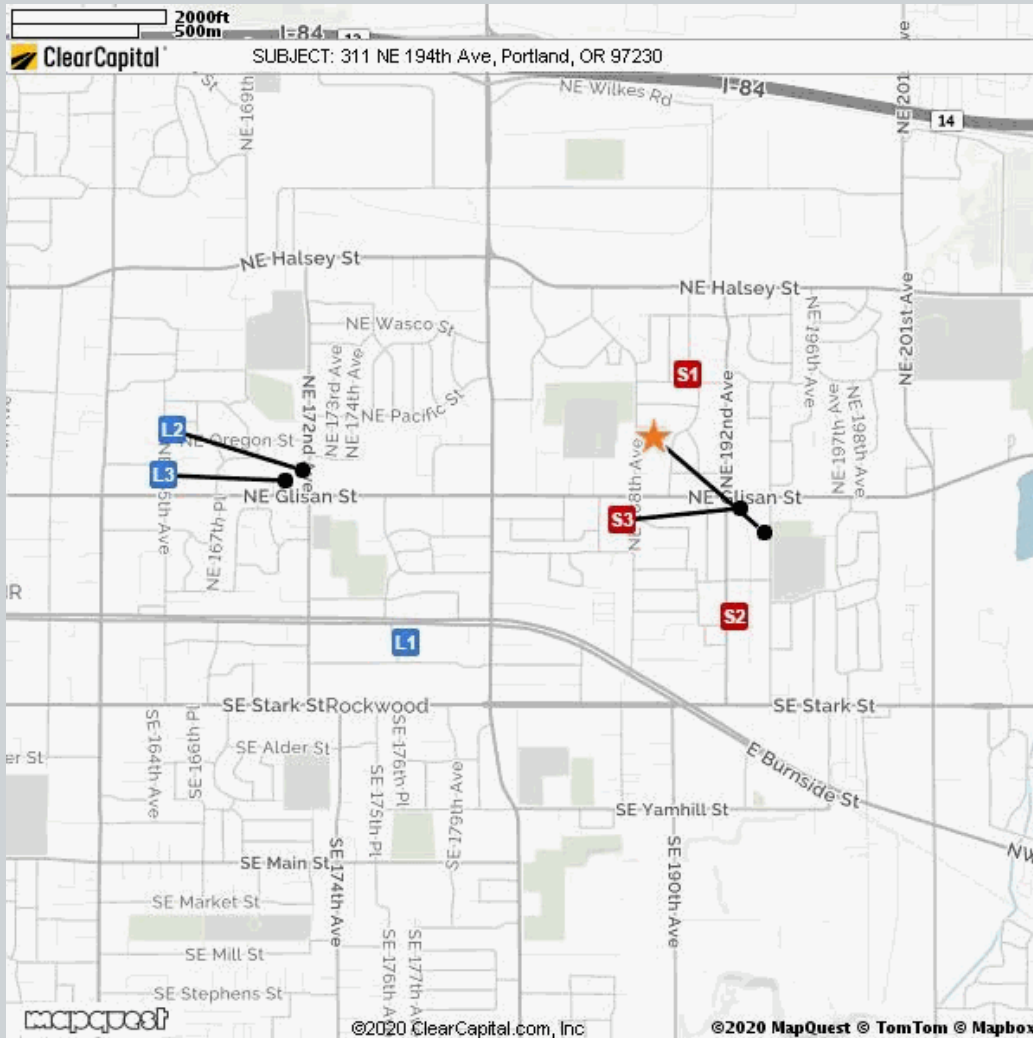
Address ★ 311 Ne 194th Avenue, Portland, OR 97230

Loan Number 40233

Suggested List \$269,000

Suggested Repaired \$269,000

Sale \$256,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	311 Ne 194th Ave, Portland, OR	--	Parcel Match
L1	17617 Se Pine St., Portland, OR	0.94 Miles ¹	Parcel Match
L2	607 Ne 172nd Ave., Portland, OR	1.12 Miles ¹	Parcel Match
L3	17037 Ne Glisan St, Portland, OR	1.16 Miles ¹	Parcel Match
S1	18940 Ne Hassalo St, Portland, OR	0.41 Miles ¹	Parcel Match
S2	37 Se 192nd Ave, Portland, OR	0.26 Miles ¹	Parcel Match
S3	19238 Ne Glisan St, Portland, OR	0.08 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	9.46 miles	Date Signed	02/27/2020

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

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.