

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	646 Trinity Court, Molalla, OR 97038	Order ID	6664733	Property ID	28219407
Inspection Date	03/18/2020	Date of Report	03/19/2020		
Loan Number	40502	APN	05015324		
Borrower Name	Catamount Properties 2018 LLC	County	Clackamas		

Tracking IDs

Order Tracking ID	CS_BPO_Request_03.18.20	Tracking ID 1	CS_BPO_Request_03.18.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SMITH WILLIAM & TEEL BRANDI L	Condition Comments House looks to be in average condition for its age. No noticeable repairs seen.
R. E. Taxes	\$2,973	
Assessed Value	\$179,000	
Zoning Classification	sfr	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (looked closed up)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Trinity Estates	
Association Fees	\$120 / Year (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments in an area of like homes and similar subdivisions.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$315,000 High: \$358,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	646 Trinity Court	301 Trout St	653 Shenandoah Dr	1085 Cascade Ln
City, State	Molalla, OR	Molalla, OR	Molalla, OR	Molalla, OR
Zip Code	97038	97038	97038	97038
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.47 ¹	0.34 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,900	\$315,000	\$335,000
List Price \$	--	\$389,900	\$315,000	\$335,000
Original List Date		02/10/2020	01/16/2020	11/15/2019
DOM · Cumulative DOM	-- · --	36 · 38	58 · 63	116 · 125
Age (# of years)	9	16	16	19
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	REO	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 ramch
# Units	1	1	1	1
Living Sq. Feet	1,500	1,624	1,457	1,532
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
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	.14 acres	.19 acres	.14 acres	.2 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Superior - larger house and lot. Higher end finishes "Chef's dream kitchen includes brand new gas range, pot filler, apron front sink, Quartz counters, high end appliances and a huge island for food prep! Kitchen opens to the great room featuring a gas fireplace. Master suite has a walk-in closet & a stylish bathroom. 2 additional bedrooms with ship-lap feature walls, plus an office. The large backyard offers room for entertaining on the big composite deck, a storage shed, raised garden beds, berries and fruit trees galore!"
- Listing 2** Inferior - smaller and lower end finishes. "One level ranch style home with vaulted ceilings, 3 bedrooms with 2 full bath and a two-car garage. Home backs up to a seasonal creek with a low maintenance fenced backyard. "
- Listing 3** Older but similar size, larger lot. Most like subjeare find in Big Meadow with a large enough lot for one level home with R.V. Parking which also has sewer hookup.Great room plan with vaulted ceilings.Gas fireplace in living room.New carpet throughout.Kitchen has pantry,island microhood.Central A/C.Lamanite floors in kitchen and dining.Landscaped and fenced with Central A/C.ct. "

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	646 Trinity Court	588 West Ln	1041 Coho St	706 Trinity Ct
City, State	Molalla, OR	Molalla, OR	Molalla, OR	Molalla, OR
Zip Code	97038	97038	97038	97038
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	1.54 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$337,900	\$359,900	\$359,900
List Price \$	--	\$337,900	\$359,900	\$353,900
Sale Price \$	--	\$346,000	\$349,775	\$359,000
Type of Financing	--	Conv	Usda	Fha
Date of Sale	--	09/30/2019	03/17/2020	02/18/2020
DOM · Cumulative DOM	-- · --	7 · 53	14 · 1151	121 · 159
Age (# of years)	9	15	15	14
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	1,500	1,556	1,682	1,695
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
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	.14 acres	.17 acres	.15 acres	.14 acres
Other	--	1000	--	--
Net Adjustment	--	-\$1,000	-\$7,000	-\$11,000
Adjusted Price	--	\$345,000	\$342,775	\$348,000

* 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** Similar - slightly older but larger lot. "Beautiful single level newer home in Clark Estates. Open and bright floor plan. Open kitchen with island/breakfast bar. Newer dishwasher and range. Master bedroom w/walk in closet and Jacuzzi tub. New interior paint in bedrooms. Backyard is fully fenced and features a large, open, covered patio for entertaining. Room for toys with side RV parking and storage shed."
- Sold 2** Superior, slightly nicer finishes. "Beautiful spacious one level 3 bedroom 2 bath home. Spacious open floor plan with fabulous views of Mt Hood and Cascade foothills. Kitchen has oversized island & eating bar, hardwood flooring and dining area. Great room with gas fireplace. Living Room with carpet & storage closet. Master has walk in closet, Freestanding bathtub & walk in shower. A/C and Gas appliances. Refrigerator, Washer & Dryer Included. Low maintenance fenced in yard with large oversized patio area. Move in Ready. No HOA"
- Sold 3** Superior - larger than subject but same street "Molalla well maintained single level 3 bedroom 2 bath, 1695 Sq ft. built in 2006, Master suite with WIC, gas range, SS appliances, maple cabinets, kitchen island, gas fireplace in family room, large formal dining room, RV parking, fenced yard, hardwood flooring minus laundry and one bathroom. A/C Ready. "

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed and Sold in 2017 for \$315,000			
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	\$343,000	\$343,000
Sales Price	\$343,000	\$343,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
subject looks to have average finishes inside. price could go up or down slightly depending on the flooring, bathrooms and kitchen finishes.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 301 TROUT ST
Molalla, OR 97038



Front

L2 653 SHENANDOAH DR
Molalla, OR 97038



Front

L3 1085 CASCADE LN
Molalla, OR 97038



Front

Sales Photos

S1 588 WEST LN
Molalla, OR 97038



Front

S2 1041 COHO ST
Molalla, OR 97038



Front

S3 706 TRINITY CT
Molalla, OR 97038



Front

ClearMaps Addendum

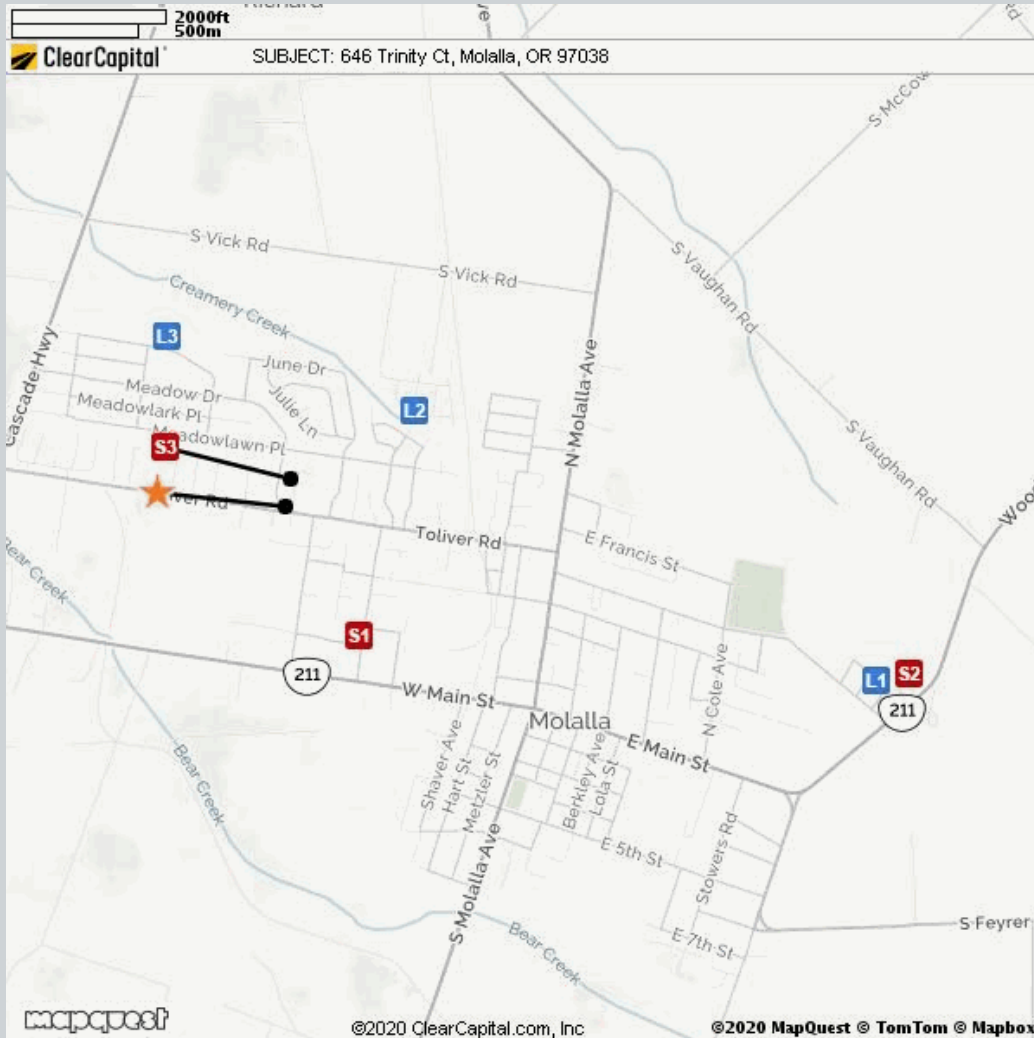
Address ★ 646 Trinity Court, Molalla, OR 97038

Loan Number 40502

Suggested List \$343,000

Suggested Repaired \$343,000

Sale \$343,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	646 Trinity Ct, Molalla, OR	--	Parcel Match
L1 Listing 1	301 Trout St, Molalla, OR	1.47 Miles ¹	Parcel Match
L2 Listing 2	653 Shenandoah Dr, Molalla, OR	0.34 Miles ¹	Parcel Match
L3 Listing 3	1085 Cascade Ln, Molalla, OR	0.50 Miles ¹	Parcel Match
S1 Sold 1	588 West Ln, Molalla, OR	0.37 Miles ¹	Parcel Match
S2 Sold 2	1041 Coho St, Molalla, OR	1.54 Miles ¹	Parcel Match
S3 Sold 3	706 Trinity Ct, Molalla, OR	0.07 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	Susan Hull	Company/Brokerage	Equity Oregon
License No	200604036	Address	654 S Ponderosa st canby OR 97013
License Expiration	05/31/2020	License State	OR
Phone	5039562552	Email	susanhullrealtor@gmail.com
Broker Distance to Subject	8.39 miles	Date Signed	03/18/2020

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.