

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	1025 Avenue A, Snohomish, WA 98290	Order ID	6703048	Property ID	28348082
Inspection Date	04/30/2020	Date of Report	04/30/2020		
Loan Number	40672	APN	00487700000409		
Borrower Name	Catamount Properties 2018 LLC	County	Snohomish		

Tracking IDs					
Order Tracking ID	CitiBOTW_BPO_04.27.20	Tracking ID 1	CitiBOTW_BPO_04.27.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Larry Hill	Condition Comments	
R. E. Taxes	\$3,796	The subject property appears to be in average condition and the subject is a split level in style.	
Assessed Value	\$333,400		
Zoning Classification	SFR		
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 neighborhood is made up mainly with SFR types of properties. They vary in ages, styles, GLA as well as improvements. Good location to schools, shopping as well as freeway access.	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$450,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1025 Avenue A	703 20th St	1610 Holly Vista Dr	7120 Sexton Rd
City, State	Snohomish, WA	Snohomish, WA	Snohomish, WA	Snohomish, WA
Zip Code	98290	98290	98290	98290
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.72 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$407,937	\$424,950
List Price \$	--	\$425,000	\$407,937	\$424,950
Original List Date		04/28/2020	04/16/2020	04/16/2020
DOM · Cumulative DOM	-- · --	1 · 2	6 · 14	5 · 14
Age (# of years)	41	39	64	26
Condition	Average	Average	Average	Good
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	Split split level	Other Tri level	1 Story 1 story	Split split level
# Units	1	1	1	1
Living Sq. Feet	1,212	1,240	1,508	1,122
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	576	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	0.16 acres	0.21 acres	0.38 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Attractive tri-level with peek a boo views of Blackmans Lake, minutes from historic downtown Snohomish! Be the first to live with the new paint and carpet. Roomy kitchen with maple shaker cabinets, quartz counters and S/S appliances. Main level living, sleeping quarters upstairs and a large family room downstairs
- Listing 2** Snohomish Rambler great location on a quiet and friendly street. Spacious living room has brick fireplace w/gas insert and sunny bay window. Family room or 4th bedroom has a Murphy bed. Gorgeous hardwood flooring, 4 panel doors, millwork trim, and updated main bathroom. Fully fenced sunny backyard w/shed and potting shed.
- Listing 3** Beautiful updated home w/ 62 ft. of waterfront on Pilchuck River & still just minutes to town. Lrg kitchen w/ SS appliances, quartz counters & beautiful cabinets. Lrg windows in the living rm, sliding glass doors leads to lrg deck for entertaining. Hard surface floors for easy maintenance. Master bdrm has en-suite, 2 additional bdrms & hall bath complete the upper level

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1025 Avenue A	803 20th St	1330 Park Ave	713 Lincoln Ave
City, State	Snohomish, WA	Snohomish, WA	Snohomish, WA	Snohomish, WA
Zip Code	98290	98290	98290	98290
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.35 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,950	\$415,000	\$414,000
List Price \$	--	\$399,950	\$415,000	\$414,000
Sale Price \$	--	\$415,000	\$415,000	\$431,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	03/05/2020	03/06/2020	02/18/2020
DOM · Cumulative DOM	-- · --	3 · 34	2 · 37	3 · 34
Age (# of years)	41	39	53	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	Split split level	Other Tri level	1 Story 1 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,212	1,240	1,288	1,539
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1 · 1	3 · 1 · 1	3 · 2 · 1
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	576	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	0.18 acres	0.24 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,400	+\$1,200	-\$11,350
Adjusted Price	--	\$413,600	\$416,200	\$419,650

* 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** Tri level on large corner lot with new fully fenced backyard. Kitchen features newer custom tile back splash and floors. Home features pergo flooring and tile thru out. Master bedroom is the only room with carpet. Classic Black and white tile in continental bathroom upstairs. I adjusted for GLA -\$1400
- Sold 2** Well cared for home in a quiet neighborhood. You will enjoy cooking in the spacious, modern kitchen. There are many updates to appreciate. There is RV parking and plenty of off street parking for you vehicles. The level lot is great for gardening. The home is close to downtown Snohomish and Hill Park. You are close to shopping and entertainment. I adjusted for GLA -\$3800 and garage \$5000
- Sold 3** 3 bedrooms, 2.5 bath 2-story w/excellent street appeal combined w/convenient close in location. Excellent private lot offering very quiet setting. Hardwood entry, sep. L/R w/gas fireplace & built-in bookshelves. D/R, cozy F/R off kitchen. Main level walk-in utility room w/1/2 bath. I adjusted for GLA -\$16350 and garage \$5000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no listing history available.				
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	\$419,000	\$419,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
I based this report on comparing all SFR types of homes to the subject and I considered all differences, when arriving at the subjects final values. I based this report on a fmv approach.		

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 703 20th St
Snohomish, WA 98290



Front

L2 1610 Holly Vista Dr
Snohomish, WA 98290



Front

L3 7120 Sexton Rd
Snohomish, WA 98290



Front

Sales Photos

S1 803 20th St
Snohomish, WA 98290



Front

S2 1330 Park Ave
Snohomish, WA 98290



Front

S3 713 Lincoln Ave
Snohomish, WA 98290



Front

ClearMaps Addendum

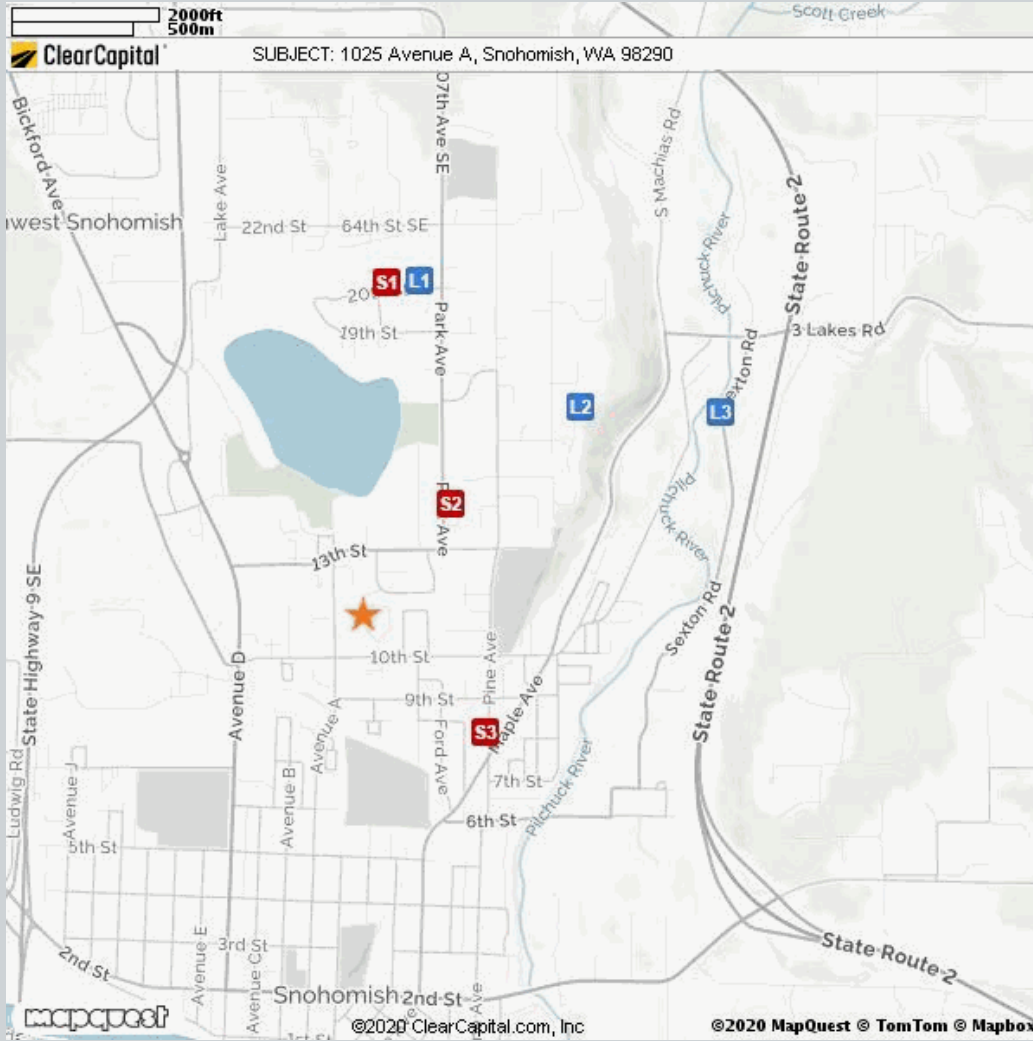
Address ★ 1025 Avenue A, Snohomish, WA 98290

Loan Number 40672

Suggested List \$419,000

Suggested Repaired \$419,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1025 Avenue A, Snohomish, WA	--	Parcel Match
L1 Listing 1	703 20th St, Snohomish, WA	0.80 Miles ¹	Parcel Match
L2 Listing 2	1610 Holly Vista Dr, Snohomish, WA	0.72 Miles ¹	Parcel Match
L3 Listing 3	7120 Sexton Rd, Snohomish, WA	0.97 Miles ¹	Parcel Match
S1 Sold 1	803 20th St, Snohomish, WA	0.78 Miles ¹	Parcel Match
S2 Sold 2	1330 Park Ave, Snohomish, WA	0.35 Miles ¹	Parcel Match
S3 Sold 3	713 Lincoln Ave, Snohomish, WA	0.39 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.

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

Broker Name	John Sved	Company/Brokerage	Williams Real Estate Brokers
License No	42035	Address	5523 67 th DR SE Snohomish WA 98290
License Expiration	09/19/2020	License State	WA
Phone	4253277266	Email	homehunterjohn@gmail.com
Broker Distance to Subject	2.67 miles	Date Signed	04/30/2020

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.