

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	5620 Sw Riverside Lane 1, Portland, OR 97239	Order ID	6703048	Property ID	28348086
Inspection Date	04/29/2020	Date of Report	04/30/2020		
Loan Number	40677	APN	R308162		
Borrower Name	Catamount Properties 2018 LLC	County	Multnomah		

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		Condition Comments
Owner	US BK NA Series 2006-20	Subject information taken from tax records and visual inspection. The subject is condo that is approx 39 years old. The subject conforms to the area. The subject has 2 bedrooms, 2 bathrooms, and a 1 car garage. The subject is currently listed as an REO and interior inspection is recommended. The subject is located near the Willamette River but does not appear to have a river view. The subject is a condo and is only partially visible.
R. E. Taxes	\$6,933	
Assessed Value	\$273,910	
Zoning Classification	resid	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes (locked with lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	WILLAMETTE SHORES CONDOMINIUM HOA	
Association Fees	\$581 / Month (Landscaping,Insurance,Greenbelt,Other: maint)	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	This is an area of mixed size and age homes that is located near downtown Portland. The subject is conforming. There are no negative site influences noted. This area is not REO and short sale driven, and market values are increasing in this area. No concessions are needed to sell homes in this market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$202,125 High: \$569,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5620 Sw Riverside Lane 1	5624 Sw Riverside Ln Apt 14	025 Sw Slavin Rd Apt 3	5624 Sw Riverside Ln Apt 13
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97239	97239	97239	97239
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.43 ¹	0.04 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$329,900	\$369,000	\$324,900
List Price \$	--	\$299,000	\$369,100	\$275,000
Original List Date		11/23/2019	03/25/2020	11/06/2019
DOM · Cumulative DOM	-- · --	157 · 159	34 · 36	174 · 176
Age (# of years)	39	39	15	39
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story condo	1 Story condo	3 Stories condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,542	1,170	1,893	1,170
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 3 · 1	2 · 2
Total Room #	5	5	8	5
Garage (Style/Stalls)	Detached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	fireplace	fireplace	fireplace	fireplace

* 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 This listing comp is a condo that is located in the same HOA and is smaller, updated and similar in age with a river view when compared to the subject property. This comp was used due to lack of more similar comps being available.

Listing 2 This listing comp is a condo that is located in the same market area and is larger and newer when compared to the subject property. This comp was used due to lack of more similar comps being available.

Listing 3 This listing comp is a condo that is located in the same HOA and is smaller and similar in age when compared to the subject property. This comp was used due to lack of more similar comps being available.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5620 Sw Riverside Lane 1	5602 Sw Riverside Ln Apt 2	5624 Sw Riverside Lane #13	025 Sw Slavin Rd Apt 1
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97239	97239	97239	97239
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.04 ¹	0.43 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$345,000	\$324,900	\$369,900
List Price \$	--	\$299,000	\$3,150,000	\$369,900
Sale Price \$	--	\$285,000	\$310,000	\$369,900
Type of Financing	--	Conv	Cash	Fha
Date of Sale	--	06/20/2019	09/30/2019	12/13/2019
DOM · Cumulative DOM	-- · --	295 · 336	73 · 97	14 · 49
Age (# of years)	39	39	39	15
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story condo	1 Story condo	1 Story condo	3 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,542	1,170	1,170	1,828
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 3 · 1
Total Room #	5	5	5	8
Garage (Style/Stalls)	Detached 1 Car	Carport 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$25,800	+\$20,100	-\$31,700
Adjusted Price	--	\$310,800	\$330,100	\$338,200

* 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** This sold comp is a condo that is located in the same HOA and is smaller and similar in age when compared to the subject property. This comp was used due to lack of more similar and recently sold comps being available. Adjustments: GLA +\$18,600, Garage +\$1,500, Sold time/date adjustment +\$5,700.
- Sold 2** This sold comp is a condo that is located in the same HOA and is smaller and similar in age when compared to the subject property. This comp was used due to lack of more similar and recently sold comps being available. Adjustments: GLA +\$18,600, Garage +\$1,500.
- Sold 3** This sold comp is a condo that is located in the same market area and is larger and newer when compared to the subject property. This comp was used due to lack of more similar comps being available. Adjustments: GLA -\$14,300, Age -\$2,400, Condition -\$15,000.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Owners.com	The subject is currently as an REO.					
Listing Agent Name	Leslie						
Listing Agent Phone	Edw-ards						
# 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
12/02/2019	\$399,400	02/21/2020	\$321,200	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$320,000	\$320,000
Sales Price	\$315,000	\$315,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
<p>I went back 12 months, out in distance 1 mile, and even with relaxing distance, sold date, lot size, age and GLA search criteria I was unable to find any comps which fit the all requirements. Within 1 miles and back 6 months I found 5 listing and 5 sold comps of which I could only use 3 sold and 3 listing due to size, age and condition factors. The ones used are the best possible currently available comps within 1 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The value conclusion is accurate and reflects the current market for the subject. The selected comps are within a reasonable distance given comp availability, are relatively current, and accurately reflect the subject's defining characteristics. The report is deemed correct and well supported based on the current market conditions.

Notes

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 5624 SW Riverside Ln Apt 14
Portland, OR 97239



Front

L2 025 SW Slavin Rd Apt 3
Portland, OR 97239



Front

L3 5624 SW Riverside Ln Apt 13
Portland, OR 97239



Front

Sales Photos

S1 5602 SW Riverside Ln Apt 2
Portland, OR 97239



Front

S2 5624 SW Riverside Lane #13
Portland, OR 97239



Front

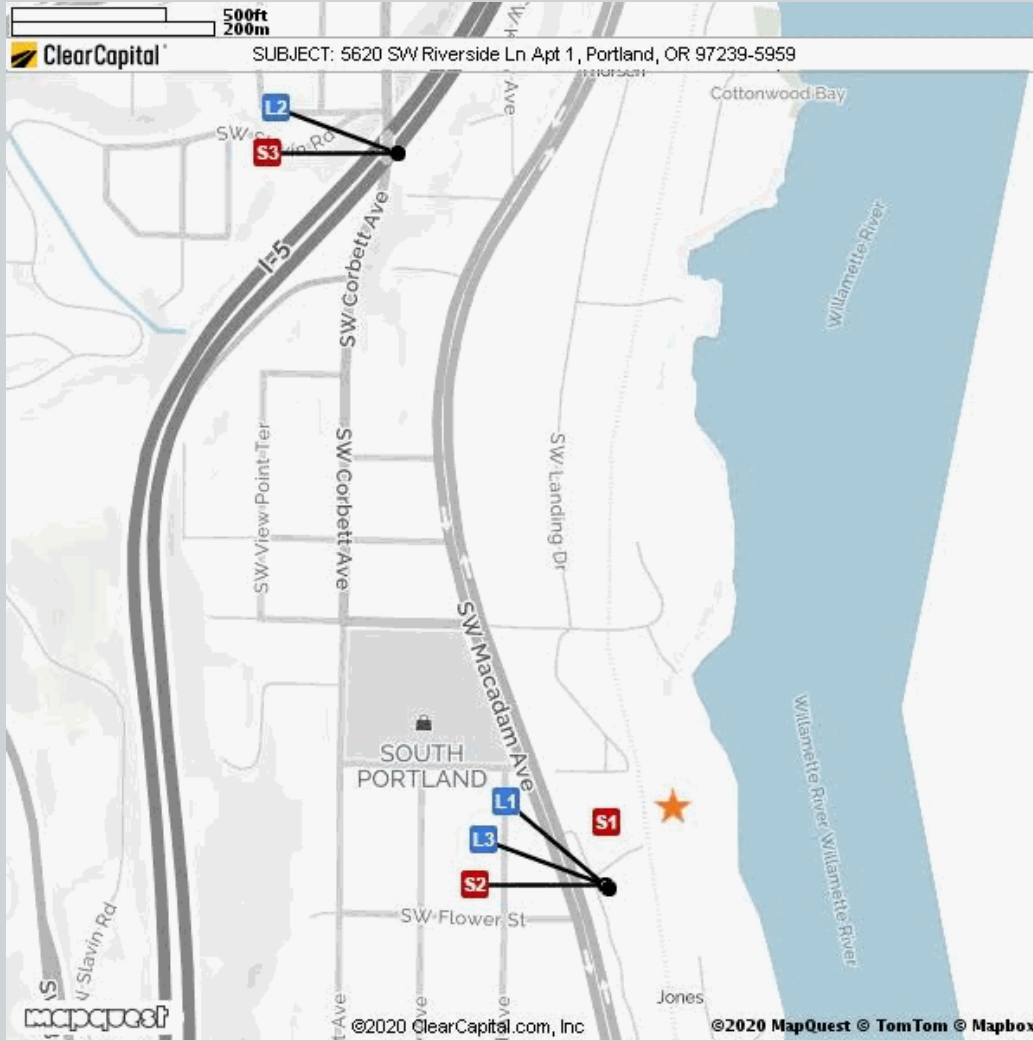
S3 025 SW Slavin Rd Apt 1
Portland, OR 97239



Front

ClearMaps Addendum

Address ★ 5620 Sw Riverside Lane 1, Portland, OR 97239
Loan Number 40677 **Suggested List** \$320,000 **Suggested Repaired** \$320,000 **Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5620 Sw Riverside Ln Apt 1, Portland, OR	--	Parcel Match
L1 Listing 1	5624 Sw Riverside Ln Apt 14, Portland, OR	0.04 Miles ¹	Parcel Match
L2 Listing 2	025 Sw Slavin Rd Apt 3, Portland, OR	0.43 Miles ¹	Street Centerline Match
L3 Listing 3	5624 Sw Riverside Ln Apt 13, Portland, OR	0.04 Miles ¹	Parcel Match
S1 Sold 1	5602 Sw Riverside Ln Apt 2, Portland, OR	0.03 Miles ¹	Parcel Match
S2 Sold 2	5624 Sw Riverside Lane #13, Portland, OR	0.04 Miles ¹	Parcel Match
S3 Sold 3	025 Sw Slavin Rd Apt 1, Portland, OR	0.43 Miles ¹	Street Centerline 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	Roger Newton	Company/Brokerage	Roger Newton Real Estate
License No	980300034	Address	873 NE 34th Ave Hillsboro OR 97124
License Expiration	06/30/2021	License State	OR
Phone	5035166558	Email	rogernewtonre@gmail.com
Broker Distance to Subject	13.74 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

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.