

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	2409 N Ella Road, Spokane Valley, WASHINGTON 99212	Order ID	7284897	Property ID	30114636
Inspection Date	05/10/2021	Date of Report	05/11/2021		
Loan Number	40697	APN	450721717		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	0507BPOupdate	Tracking ID 1	0507BPOupdate		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is in average condition, needing exterior painting of the garage. Curb appeal of the subject is average and favorable. Subject is comparable to homes in the neighborhood.
R. E. Taxes	\$3,669	
Assessed Value	\$245,900	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Subject is secured)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject is located in a neighborhood of homes comparable to the subject in condition, but diverse in year built and square footage. Subject is close to schools, shopping and commerce. There is no new growth near the subject. REO activity is low and there are no boarded up homes in the neighborhood of the subject.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$159,900 High: \$945,000	
Market for this type of property	Increased 17 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2409 N Ella Road	5411 E Commerce Ave	223 S Sargent Rd	707 N Mcdonald Rd
City, State	Spokane Valley, WASHINGTON	Spokane, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99212	99212	99212	99216
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.41 ¹	1.78 ¹	3.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$284,900	\$299,900
List Price \$	--	\$250,000	\$284,900	\$299,900
Original List Date		04/01/2021	04/15/2021	11/21/2020
DOM · Cumulative DOM	-- · --	18 · 40	4 · 26	113 · 171
Age (# of years)	69	107	74	69
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	1.5 Stories 1 1/2 Story	2 Stories 2 Story	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,858	1,878	2,126	1,700
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	7 · 2	3 · 2
Total Room #	6	6	10	6
Garage (Style/Stalls)	Detached 4 Car(s)	Detached 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	460	300	--	--
Pool/Spa	--	--	--	--
Lot Size	0.50 acres	.17 acres	.24 acres	.39 acres
Other	Patio	Deck	Patio	Patio

* 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 Listing comp 1 is equal to subject due to condition, square footage and proximity to the subject within the zip code.

Listing 2 Listing comp 2 is equal to the subject due to square footage, condition, age and location within the zip code of the subject.

Listing 3 Listing comp 3 is equal to the subject due to condition, square footage, year built and location within the area of the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2409 N Ella Road	3222 N Dick Rd	3017 N Girard Rd	2903 N Ella Dr
City, State	Spokane Valley, WASHINGTON	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99212	99212	99212	99212
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.53 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$249,900	\$195,000
List Price \$	--	\$242,500	\$249,900	\$195,000
Sale Price \$	--	\$265,000	\$260,000	\$195,000
Type of Financing	--	Conventional	Fha	08/10/2020
Date of Sale	--	11/16/2020	07/22/2020	09/14/2020
DOM · Cumulative DOM	-- · --	3 · 39	1 · 34	1 · 0
Age (# of years)	69	81	82	74
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	1.5 Stories 1 1/2 Story	1 Story Ranch	1.5 Stories 1 1/2 Story	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,858	1,616	1,609	1,736
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2 · 1	3 · 1
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 4 Car(s)	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	460	1,616	504	208
Pool/Spa	--	--	--	--
Lot Size	0.50 acres	.20 acres	.40 acres	.60 acres
Other	Patio	Patio	Deck	Porch
Net Adjustment	--	+\$10,200	+\$6,300	+\$8,000
Adjusted Price	--	\$275,200	\$266,300	\$203,000

* Sold 3 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** Sold comp 1 is equal to subject due to square footage, condition and proximity to the subject. Adjustment made for inferior age \$1200.00, inferior baths \$2000.00, inferior garage \$6000.00 and inferior lot size \$1000.00. Total \$10,200.00.
- Sold 2** Comp 2 is equal to subject due to style, condition, square footage and location. Adjustment made for inferior age \$1300.00, inferior garage \$6000.00 and superior baths -\$1000.00. Total \$6300.00.
- Sold 3** Sold comp 3 is equal to subject due to age, condition, square footage and location. Adjustment made for inferior baths \$2000.00 and inferior garage \$6000.00. Total \$8000.00.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject last sold 05/05/2020 \$126,188.00.			
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	\$210,000	\$212,000
Sales Price	\$210,000	\$212,000
30 Day Price	\$208,000	--
Comments Regarding Pricing Strategy		
<p>Due to subject's square footage, comps are limited within the neighborhood of the subject. Average square footage for the neighborhood is 900 to 1200 square feet. Therefore, search for comps was extended 5 miles and back 12 months resulted in 3 listing and 3 sold properties similar in characteristics and price. Extending distance beyond the distance noted would not provide good comps due to condition, square footage and year built. A wide range of prices is unavoidable, therefore primary reliance is placed on sold comps due to value.</p>		

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



Front



Address Verification



Street



Other

Listing Photos

L1 5411 E Commerce Ave
Spokane, WA 99212



Front

L2 223 S Sargent Rd
Spokane Valley, WA 99212



Front

L3 707 N McDonald Rd
Spokane Valley, WA 99216



Front

Sales Photos

S1 3222 N Dick Rd
Spokane Valley, WA 99212



Front

S2 3017 N Girard Rd
Spokane Valley, WA 99212



Front

S3 2903 N Ella Dr
Spokane Valley, WA 99212



Front

ClearMaps Addendum

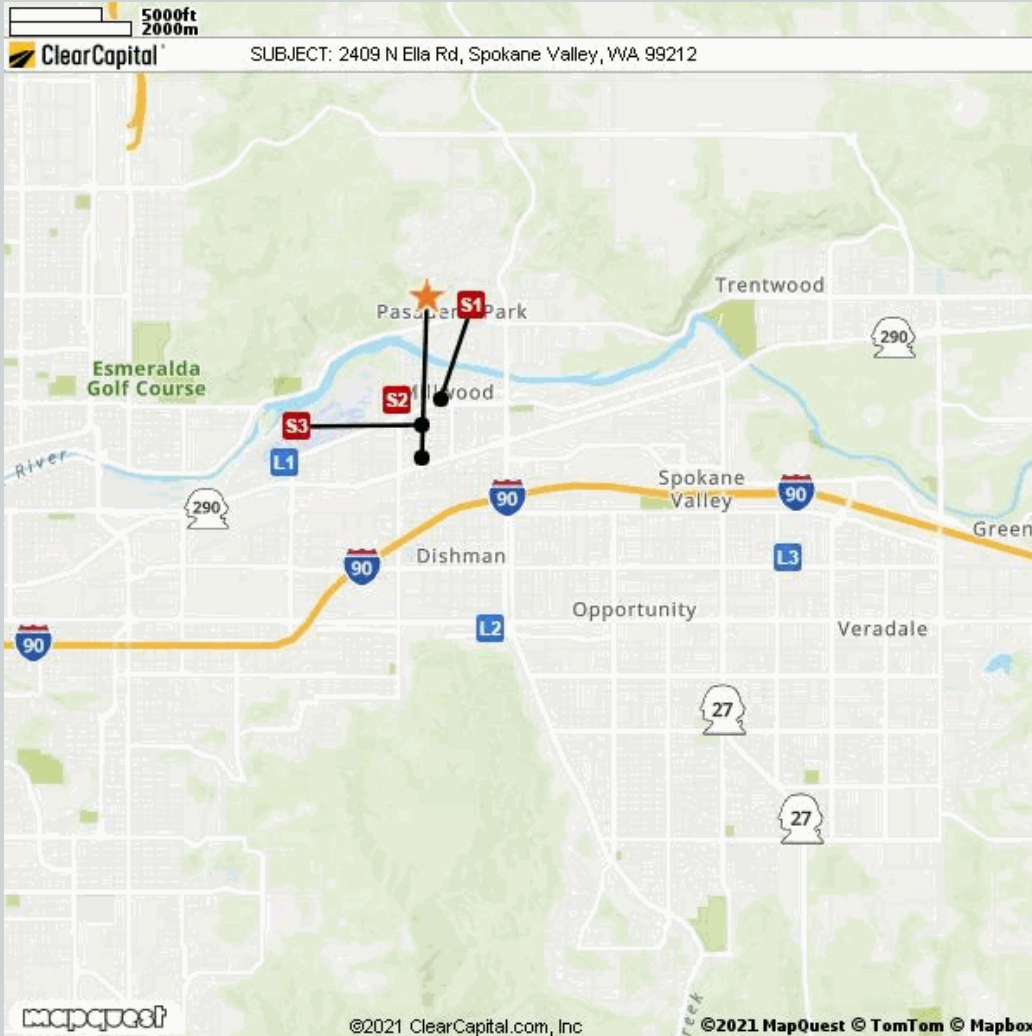
Address ★ 2409 N Ella Road, Spokane Valley, WASHINGTON 99212

Loan Number 40697

Suggested List \$210,000

Suggested Repaired \$212,000

Sale \$210,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2409 N Ella Road, Spokane Valley, Washington 99212	--	Parcel Match
L1 Listing 1	5411 E Commerce Ave, Spokane, WA 99212	1.41 Miles ¹	Parcel Match
L2 Listing 2	223 S Sargent Rd, Spokane, WA 99212	1.78 Miles ¹	Parcel Match
L3 Listing 3	707 N Mcdonald Rd, Spokane, WA 99206	3.43 Miles ¹	Parcel Match
S1 Sold 1	3222 N Dick Rd, Spokane, WA 99212	0.56 Miles ¹	Parcel Match
S2 Sold 2	3017 N Girard Rd, Spokane, WA 99212	0.53 Miles ¹	Parcel Match
S3 Sold 3	2903 N Ella Dr, Spokane, WA 99212	0.30 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	Sheila Biegler	Company/Brokerage	Sheila Biegler
License No	50375	Address	3812 N Indian Bluff Rd Spokane WA 99224
License Expiration	12/05/2022	License State	WA
Phone	5097145244	Email	sdbiegler@gmail.com
Broker Distance to Subject	9.48 miles	Date Signed	05/10/2021

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.