

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	6101 Nyanza Park Drive Sw, Lakewood, WA 98499	Order ID	6714827	Property ID	28381621
Inspection Date	05/12/2020	Date of Report	05/13/2020		
Loan Number	40725	APN	5310000270		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs					
Order Tracking ID	20200512_Citi_BPO	Tracking ID 1	20200512_Citi_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Triple J Consulting LLC	<p>The subject is a one story home with an attached 1 car garage. It is on a corner lot, with streets on both sides and in front of the home. The lot appears to be larger than the average lot in the area. The home is not addressed, but I have done inspections, including an interior, in the past and know it to be correct home. The home appears to have new or newer windows and exterior paint, and a new roof. There is a dumpster in front of the home, indicating that some work is being done or has been done. The exterior appears to have all work completed. It is unknown what state the interior is in. For this reason the home is given an average condition.</p>
R. E. Taxes	\$3,947	
Assessed Value	\$291,700	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(standard doors and locks, no boarding)	
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		Neighborhood Comments
Location Type	Suburban	<p>e subject is located in a residential neighborhood of similar single family homes. The streets are paved and there are public utilities serving the home. The area is fully built out, with no room for additional new construction. The area is suburban. It is part of the city of Lakewood, WA which is a suburb of the city of Tacoma. Most needed amenities and resource can be found in a 1 to 5 mile radius. Joint Base Lewis McChord is a few miles to the Southeast and is the largest employer in the region. Inventory is extremely low and values are rising at a steady rate. The economy is s...</p>
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$214,500 High: \$1,625,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

The subject is located in a residential neighborhood of similar single family homes. The streets are paved and there are public utilities serving the home. The area is fully built out, with no room for additional new construction. The area is suburban. It is part of the city of Lakewood, WA which is a suburb of the city of Tacoma. Most needed amenities and resource can be found in a 1 to 5 mile radius. Joint Base Lewis McChord is a few miles to the Southeast and is the largest employer in the region. Inventory is extremely low and values are rising at a steady rate. The economy is strong and unemployment is very low. There are no adverse conditions in the area that would negatively effect the value of the home. The homes in the area are generally occupied and well maintained. REO levels are low.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6101 Nyanza Park Drive Sw	10908 Idlewood Rd Sw	10431 Glenwood Dr Sw	9018 Wildwood Ave Sw
City, State	Lakewood, WA	Lakewood, WA	Lakewood, WA	Lakewood, WA
Zip Code	98499	98498	98498	98498
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.46 ¹	1.90 ¹	1.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$304,000	\$330,000	\$334,900
List Price \$	--	\$304,000	\$330,000	\$334,900
Original List Date		03/25/2020	03/27/2020	04/10/2020
DOM · Cumulative DOM	-- · --	11 · 49	10 · 47	13 · 33
Age (# of years)	71	60	63	52
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	1,563	1,544	1,442	1,696
Bdrm · Bths · ½ Bths	4 · 1	3 · 2	3 · 1 · 1	3 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 1 Car	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	0.41 acres	0.33 acres	0.25 acres	0.24 acres
Other	--	--	hot tub	AC, carport

* 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** Home condition assumed similar, average interior, newer widow and roof. Home has second bath and 2 car garage, lot is a little smaller. Pending offer on home. MLS notes****Great Rambler on a corner homesite partially fenced in a cul-de-sac 3 bedroom 1.75 bath/ 2 car garage.Enjoy your oversized livingrm w wood fp, large updated picture windows.Your familyrm kitch/nook area offers an open concept w a wood fp to enjoy or convert to large dining.Your kitchen is fully appl for your convenience w plenty of cabinets & counter space.The nook offers an eating bar & slider off the back patio to yard.Lots of storage w large bdrms. Bths partially updated.Close to base/freeway
- Listing 2** Smaller lot, home has extra .5 bath, 2 car garage. Condition assumed a little better, has upgraded kitchen counters. Has hot tub under covered patio. Pending offer. MLS notes*****Welcome to this well kept, pre-inspected, 3 bed/1.5 bath rambler located on a corner lot in a quiet neighborhood! Close to JBLM and just around the corner from Steilacoom Park and Lakes High School; this home features 2 living rooms with wood burning fire places in both! The fully fenced back yard backs up to a wooded area and is great for relaxing and entertaining offering apple and plum fruit trees as well as a covered patio and hot tub! Come see today!
- Listing 3** Home has upgraded kitchen, newer wood flooring and a slightly better overall condition. Garage appears to be partially finished but not counted in GLA, so likely not permitted or finished. Home has pending offer. Lot is smaller, MLS notes*****harming updated rambler on huge Lake City lot. Enjoy open concept living w/brand new kitchen including energy star appliances. Stay warm w/cozy wood burning fireplace in the spacious bonus room and cool with AC in Summer. No HOA! Perfect backyard for entertainment or enjoy the fire pit on summer nights. Gardener's delight w/lots of outdoor storage. Newer 30 year roof, electrical and panel, chimney, flooring, bathroom vanity, interior paint & trim. Close to lake access/boat launch, welcome home! Ag

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6101 Nyanza Park Drive Sw	9021 Forest Ave Sw	12402 Glenwood Ave Sw	6009 119th St Sw
City, State	Lakewood, WA	Lakewood, WA	Lakewood, WA	Lakewood, WA
Zip Code	98499	98498	98499	98499
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.90 ¹	0.16 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$329,000	\$375,000
List Price \$	--	\$305,000	\$329,000	\$375,000
Sale Price \$	--	\$290,000	\$330,000	\$360,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	12/05/2019	03/31/2020	05/08/2020
DOM · Cumulative DOM	-- · --	5 · 140	3 · 26	7 · 47
Age (# of years)	71	55	73	65
Condition	Average	Average	Good	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	1,563	1,372	1,400	1,555
Bdrm · Bths · ½ Bths	4 · 1	3 · 1 · 1	3 · 2	3 · 1 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	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	0.41 acres	0.26 acres	0.38 acres	0.35 acres
Other	--	--	--	--
Net Adjustment	--	+\$16,888	-\$4,720	-\$9,020
Adjusted Price	--	\$306,888	\$325,280	\$350,980

* 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** Home is smaller but has extra .5 bath and 2 car garage. Condition assumed similar or a bit less. New roof, interior needs some updating but is in average / Livable condition. Adjust up for size \$11460 and for lot size \$5000 and then down for garage \$5000 and bath \$3500. Then up 3% for market increases. MLS notes****Welcome to this quaint 3 bedroom 1 1/2 bath move in ready rambler that is on a large lot in Lakewood. This originally custom built home with a brand new roof has tremendous potential for an investor or an owner that can envision the possibilities in the large front living room and open kitchen. The spacious fenced backyard has a garden area, fruit trees & even a enormous concord grape vine for the epicurean Buyer. Come take a look and see how the it can be transformed to the home of your dreams!
- Sold 2** Lot is just slightly smaller, value should be similar. Home is a little smaller with no garage, but with an extra bath, carport and a large covered deck. Value of deck and carport should be almost similar to garage value. Home has been upgraded inside. Adjust up for size \$9780 and garage difference \$1500, then down for bath \$4000 and upgraded interior \$12000. MLS notes***Updated rambler in a quiet neighborhood near Gravelly lake in Lakewood. Beautiful hardwood floors in living, wood burning fireplace. Master bedroom has walk-in closet, 3/4 bathroom. Updated kitchen has new stainless appliances, granite tiled countertops & backsplash. 2 spacious bedrooms with large closets. Updated full bathroom with tile surround & floors. Large covered deck with natural light. Huge level yard. 2 outbuildings. 1 carport. Gutters with leaf guard.
- Sold 3** Home is similar in size, has similar garage, similar overall condition and quality, interior has not been upgraded. has similar brick trim, Adjust up for size \$480 and then down for concessions \$6000 and for bath \$3500. MLS notes****Mid-Century Modern Rambler! Beautiful property on an estate sized manicured lot. Tastefully updated with newer furnace & heat pump, Millguard Windows, new white trim & baseboards, new roof & gutters w/gutter guard, new garage door & 2 Solartubes for a light, bright kitchen. Beautiful hardwood floors. Open kitchen w/eating area & French Doors to backyard. The living room boasts coved ceiling & brick fireplace. Bedrooms are large & a spacious rec room. Fully fenced backyard w/shed & playhouse.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listed and sold in 2015			
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	\$325,000	\$325,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
Value may go up if interior is upgraded or is in good condition. Assumed average condition.		

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.
-------------------------	--

Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Side



Side



Back



Street



Street



Street

Subject Photos



Other

Listing Photos

L1 10908 Idlewood RD SW
Lakewood, WA 98498



Front

L2 10431 Glenwood DR SW
Lakewood, WA 98498



Front

L3 9018 Wildwood AVE SW
Lakewood, WA 98498



Front

Sales Photos

S1 9021 Forest AVE SW
Lakewood, WA 98498



Front

S2 12402 Glenwood AVE SW
Lakewood, WA 98499



Front

S3 6009 119th ST SW
Lakewood, WA 98499



Front

ClearMaps Addendum

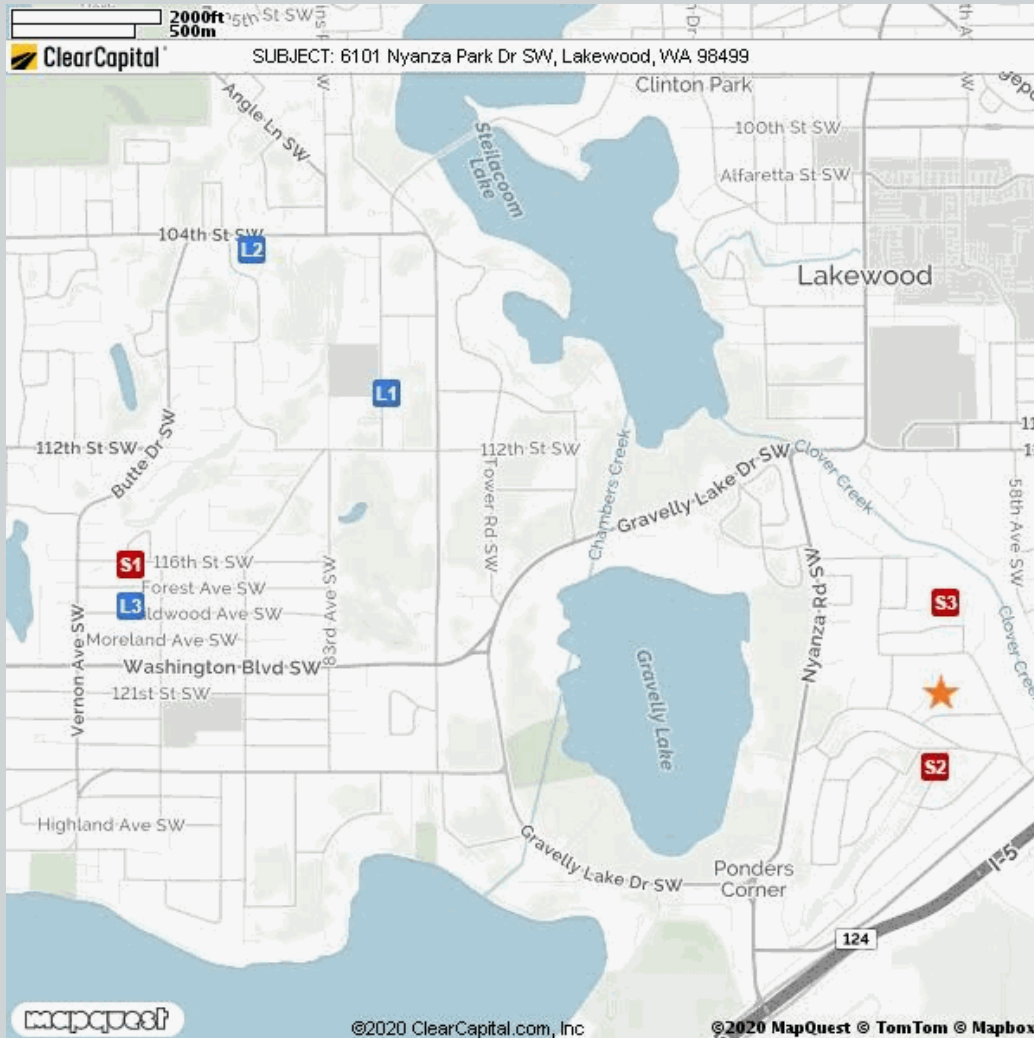
Address ★ 6101 Nyanza Park Drive Sw, Lakewood, WA 98499

Loan Number 40725

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6101 Nyanza Park Dr Sw, Lakewood, WA	--	Parcel Match
L1 Listing 1	10908 Idlewood Rd Sw, Lakewood, WA	1.46 Miles ¹	Parcel Match
L2 Listing 2	10431 Glenwood Dr Sw, Lakewood, WA	1.90 Miles ¹	Parcel Match
L3 Listing 3	9018 Wildwood Ave Sw, Lakewood, WA	1.88 Miles ¹	Parcel Match
S1 Sold 1	9021 Forest Ave Sw, Lakewood, WA	1.90 Miles ¹	Parcel Match
S2 Sold 2	12402 Glenwood Ave Sw, Lakewood, WA	0.16 Miles ¹	Parcel Match
S3 Sold 3	6009 119th St Sw, Lakewood, WA	0.23 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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817	Address	10717 south ainsworth Tacoma WA 98444
License Expiration	04/29/2021	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	3.09 miles	Date Signed	05/13/2020

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.