

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.

<b>Address</b>	705 Z Street, Olympia, WA 98501	<b>Order ID</b>	6994986	<b>Property ID</b>	29242172
<b>Inspection Date</b>	12/16/2020	<b>Date of Report</b>	12/21/2020		
<b>Loan Number</b>	40830	<b>APN</b>	44030001800		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Thurston		

### Tracking IDs

<b>Order Tracking ID</b>	1215_Citi_BPO_Update	<b>Tracking ID 1</b>	1215_Citi_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject appears to be in good condition. Subject is located on cul de sac in highly desirable area and school district. Long paved driveway with lots of off street parking & attached two car garage. Surrounded by mature landscaping. Since my last CMA, there is new exterior paint, new roof, some landscaping and new garage door.
<b>R. E. Taxes</b>	\$1,684	
<b>Assessed Value</b>	\$251,800	
<b>Zoning Classification</b>	RESIDENTIAL	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(No open doors or windows.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Generally conforming homes on large city lots surrounded by mature landscaping. Within minutes of most amenities.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$225,000 High: \$795,000	
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	705 Z Street	510 Bates St Se	3610 Rainbow Lane Se	1413 Fones Rd Se
<b>City, State</b>	Olympia, WA	Tumwater, WA	Olympia, WA	Olympia, WA
<b>Zip Code</b>	98501	98501	98501	98501
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.82 <sup>1</sup>	2.90 <sup>1</sup>	3.93 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$349,900	\$350,000	\$320,000
<b>List Price \$</b>	--	\$349,900	\$350,000	\$320,000
<b>Original List Date</b>		11/30/2020	11/27/2020	12/03/2020
<b>DOM · Cumulative DOM</b>	-- · --	9 · 21	1 · 24	9 · 18
<b>Age (# of years)</b>	41	86	32	7
<b>Condition</b>	Good	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY	1 Story NW CONTEMPORARY
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,316	1,685	1,519	1,399
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 1 · 1	3 · 2 · 1	3 · 1 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	Yes	Yes	No	No
<b>Basement (% Fin)</b>	100%	50%	0%	0%
<b>Basement Sq. Ft.</b>	658	417	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.91 acres	.14 acres	.26 acres	.30 acres
<b>Other</b>	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** MOST SIMILAR. Home features Entry, bright Living rm w/ bay window & intricately lay original wood floors, also French Doors into Office/Den facing backyard. Enjoy the spacious vintage-style kitchen with checkerboarded floors, glass-door cabinets and dining space w/ door to covered patio & fully fenced yard (perfect for entertaining)! Off Kitchen, French Doors lead to a cozy Bonus Rm w/ Closet (use as Dining, Bedroom or Office!). A half bath, Laundry, Garage complete the Main Floor. 2nd Floor has two nice sized bedrooms, full bathroom and nook at top of stairs. Also, Basement w/ Storage Space, Alley Access,
- Listing 2** SIMILAR. two-story home features a spacious family room, great room with 3 bedrooms and 2.5 baths. The home has vaulted ceilings and hardwood floors throughout! It also provides an open kitchen with large windows that bring in an abundance of natural light. The oversized deck features a covered area with a fully fenced backyard, great for entertaining! The forced air heat will keep you warm in the winter and A/C
- Listing 3** SIMILAR. 3 bedroom 1.5 bath rambler features a brand new roof, new water heater, new 15k water filtration stays with the home. home has been remodeled 2018. new water heater, furnace. new windows, All appliances stay with the home. updated kitchen. Fenced and down the end of the rd for your privacy. Well has been tested.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	705 Z Street	412 V St Se	237 Y St Se	410 T St Se
City, State	Olympia, WA	Tumwater, WA	Tumwater, WA	Tumwater, WA
Zip Code	98501	98501	98501	98501
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 <sup>1</sup>	0.36 <sup>1</sup>	0.47 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,800	\$295,000	\$339,900
List Price \$	--	\$295,800	\$295,000	\$339,900
Sale Price \$	--	\$300,000	\$325,000	\$356,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/11/2020	10/09/2020	06/24/2020
DOM · Cumulative DOM	-- · --	5 · 49	3 · 36	4 · 37
Age (# of years)	41	67	51	60
Condition	Good	Average	Good	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	2 Stories NW CONTEMPORARY	1 Story NW CONTEMPORARY	1 Story NW CONTEMPORARY	1 Story NW CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	1,316	1,042	1,154	1,637
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 1 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	658	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.91 acres	.10 acres	.16 acres	.22 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
Net Adjustment	--	+\$20,850	+\$11,550	-\$1,025
Adjusted Price	--	\$320,850	\$336,550	\$354,975

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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. +6850 FOR SQ FEET, +6000 FOR BED, +4000 FOR BATH, +4000 FOR ACREAGE. 2 bedroom, one full bath, one Half bath home in desirable Tumwater. Features a beautiful living room, beautiful hardwood floors and a wood burning fireplace, cute updated kitchen open to dining space and new laminate flooring, updated windows, brand new exterior paint, new roof and new gutters! Amazing outdoor space, private and fully fenced including a fire pit
- Sold 2** SIMILAR. +4050 FOR SQ FEET, +4000 FOR BATH, +3500 FOR ACREAGE. Rambler located in the heart of Tumwater. This home offers hardwood floors, new paint inside & out, vinyl windows, new roof in 2020, a tankless hot water heater & a gas fireplace. New stove & dishwasher too. Dining room with a built-in hutch. Laundry room & bathroom with tons of storage. Garage with shop space. Private, fully fenced, backyard with large covered patio.
- Sold 3** MOST SIMILAR. -8025 FOR SQ FEET, +3000 FOR ACREAGE, +4000 FOR BATH. This mid century beauty has been opened up into a modern classic. The new kitchen sizzles and is open to living and dining areas. From the freshness of the layout, this home boasts the beauty of the original hardwood floors,

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			LAST SOLD ON 05/18/2020 FOR 100,000.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$339,900	\$339,900
<b>Sales Price</b>	\$335,000	\$335,000
<b>30 Day Price</b>	\$325,000	--
<b>Comments Regarding Pricing Strategy</b>		
Property should qualify for most financing. Very low active inventory in area.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject now being in much better condition since the time of the prior report. Given this, the current report is providing an accurate value conclusion



## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 510 Bates St SE  
Tumwater, WA 98501



Front

**L2** 3610 Rainbow Lane SE  
Olympia, WA 98501



Front

**L3** 1413 Fones Rd SE  
Olympia, WA 98501



Front



## Sales Photos

**S1** 412 V St SE  
Tumwater, WA 98501



Front

**S2** 237 Y St SE  
Tumwater, WA 98501



Front

**S3** 410 T St SE  
Tumwater, WA 98501



Front

### ClearMaps Addendum

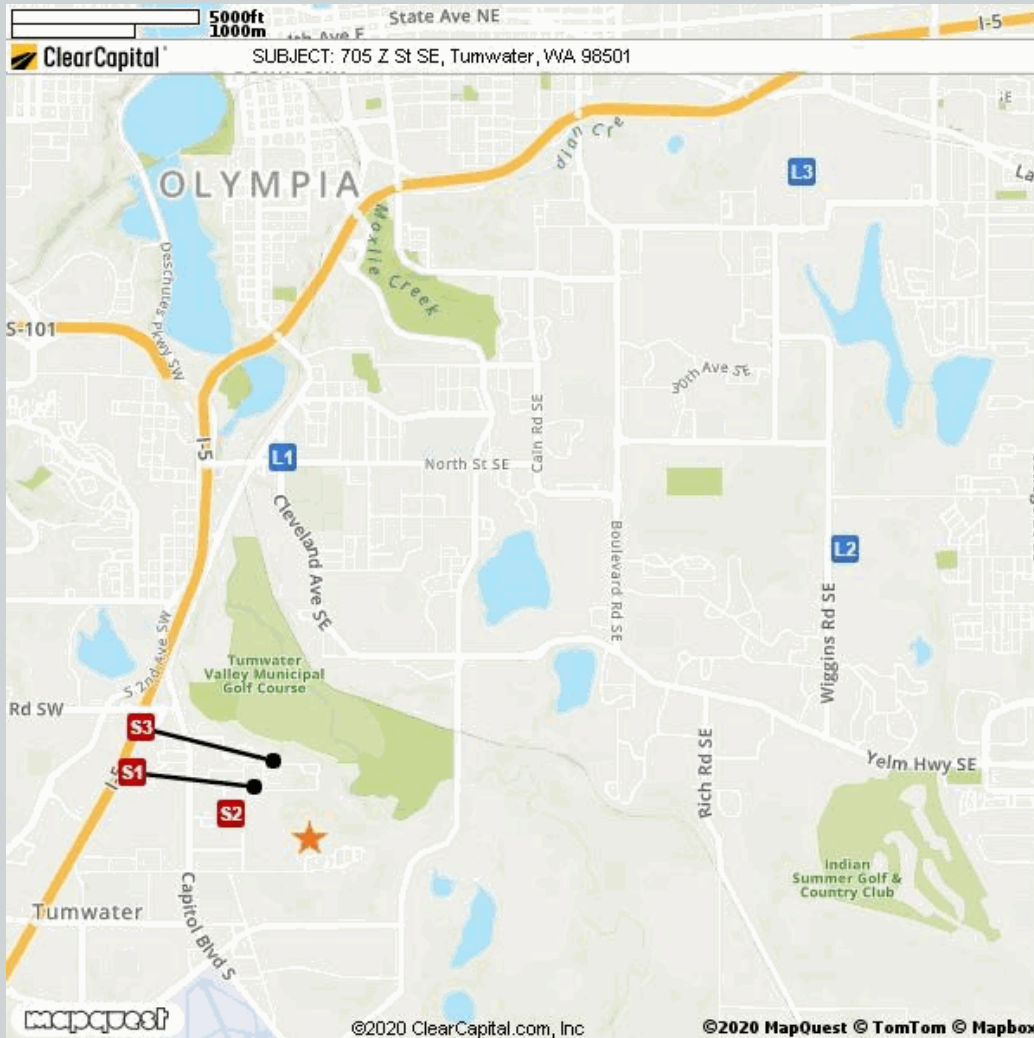
**Address** ★ 705 Z Street, Olympia, WA 98501

**Loan Number** 40830

**Suggested List** \$339,900

**Suggested Repaired** \$339,900

**Sale** \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	705 Z Street, Olympia, WA 98501	--	Parcel Match
L1 Listing 1	510 Bates St Se, Olympia, WA 98501	1.82 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3610 Rainbow Lane Se, Olympia, WA 98501	2.90 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1413 Fones Rd Se, Olympia, WA 98501	3.93 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	412 V St Se, Olympia, WA 98512	0.38 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	237 Y St Se, Olympia, WA 98501	0.36 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	410 T St Se, Olympia, WA 98501	0.47 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Heather Marti	<b>Company/Brokerage</b>	Coldwell Banker Voetberg RE
<b>License No</b>	114481	<b>Address</b>	4905 163rd Lane SW Rochester WA 98579
<b>License Expiration</b>	11/18/2021	<b>License State</b>	WA
<b>Phone</b>	3607892129	<b>Email</b>	heather.marti@coldwellbanker.com
<b>Broker Distance to Subject</b>	10.49 miles	<b>Date Signed</b>	12/19/2020

*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:**

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