

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	940 Waverly Drive, Albany, OR 97322	Order ID	6732043	Property ID	28434668
Inspection Date	06/05/2020	Date of Report	06/06/2020		
Loan Number	40881	APN	0102612		
Borrower Name	Catamount Properties 2018 LLC	County	Linn		

Tracking IDs

Order Tracking ID	20200601_Citi_BPO	Tracking ID 1	20200601_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Kelley Theodore	Condition Comments C4 upon an exterior only inspection subject property appears to have had no updates or damages since last sold in 2018. Subject property sits right next door to a bread store and a convenience store across the street. . Cross street to Waverly is a main hwy that runs thru Albany. Is close to shopping and schools.
R. E. Taxes	\$2,447	
Assessed Value	\$122,300	
Zoning Classification	Res	
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 Subject property is on a busy road. Close to shopping, and schools , restaurants and banks. No REOs or boarded properties noticed at time of inspection.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$234,000 High: \$235,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	940 Waverly Drive	534 Chicago St Se	723 Fulton St Se	1440 Tudor Way Se
City, State	Albany, OR	Albany, OR	Albany, OR	Albany, OR
Zip Code	97322	97321	97322	97322
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.20 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$249,900	\$240,000
List Price \$	--	\$225,000	\$239,900	\$240,000
Original List Date		04/28/2020	02/05/2020	04/30/2020
DOM · Cumulative DOM	-- · --	35 · 39	118 · 122	33 · 37
Age (# of years)	72	70	74	64
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	2 Stories Cottage	1 Story Cottage	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,320	1,224	1,129	1,244
Bdrm · Bths · ½ Bths	4 · 1	3 · 1 · 1	2 · 1	3 · 1
Total Room #	9	8	6	7
Garage (Style/Stalls)	Detached 1 Car	Detached 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	0.13 acres	0.14 acres	0.13 acres	0.13 acres
Other	--	--	--	--

* Listing 3 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** Listing comp one is comparable is age being only 2 yrs younger then that of the subject property. Comp is located just .52 miles from the subject property. Comp is a 2 story cottage compared to the single story ranch style subject. Comp is 96 Sq. Ft less then subject in GLA and lot size is 435 Sq. Ft great in Sq. Ft.
- Listing 2** Listing comp 2 is closest in proximity being only .20 miles from subject property. Comp .Comp is inferior in GLA by 191 Sq. Ft and is a single story cottage, while subject is a single story ranch. Comp is a 2/1 with 191 Sq. Ft. less then that of subject in GLA. lot size is same as subject property.
- Listing 3** Listing comp 3 is .32 miles from that of subject property. Like that of subject it is a single story single family home. Comp has no garage or carport. GLA is 76 Sq. Ft less then that of subject property. Lot size is equal to subject property.Over all this is best comparable to subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	940 Waverly Drive	925 Ermine St Se	2310 8th Ave Se	1305 Shortridge St Se
City, State	Albany, OR	Albany, OR	Albany, OR	Albany, OR
Zip Code	97322	97322	97322	97322
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.24 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$238,000	\$267,900	\$255,000
List Price \$	--	\$233,000	\$267,900	\$249,000
Sale Price \$	--	\$240,000	\$265,000	\$239,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	05/18/2020	04/03/2020	12/06/2019
DOM · Cumulative DOM	-- · --	46 · 46	72 · 72	72 · 72
Age (# of years)	72	70	65	70
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	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	1,320	1,260	1,232	1,336
Bdrm · Bths · ½ Bths	4 · 1	3 · 1	3 · 1	3 · 1
Total Room #	9	8	7	7
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.13 acres	0.14 acres	0.20 acres
Other	--	None	RV, parking	2 story shop
Net Adjustment	--	\$0	-\$20,000	-\$5,000
Adjusted Price	--	\$240,000	\$245,000	\$234,000

* 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** SOLD comp one is a one story ranch style home. Being a 1 story single family ranch style home. All though this property is a 3/1 compared to the 4/1 of subject property. It appears that the subject property garage has been converted to a 4th bedroom. GLA is 90 Sq. Ft less than that of subject property, Lot size is equal to that of subject property. This property appears to be over most like that of the subject. No adjustments were needed for this comp. Sq. Ft and lot size were close to an identical match.
- Sold 2** Sold comp 2 also a single family home . Ranch style home located .24 miles from subject property. Comp is a 3/1 with an attached garage. Comp is only 88 Sq. ft less then that of subject property. I rated this property as good per MLS it has recently been updated. Lot size is 435 Sq, Ft less then that of subject property. I have made and adjustment of -\$20,000 for the updates of this property. I used it to show other homes in neighborhood are kept up and curb appeal. Proximity and recent sold date makes it a good comparison. Per the MLS here are the updates and amenities of this property. Enjoy this beautifully remodeled home, w/everything inside new!The kitchen is light & bright, white soft close cabinets, stone counter tops, new appliances, single bowl sink & open to the family room & dining area. Keep warm w/the wood burning fire place in the family room, while taking advantage of all the natural light.The bathroom has double sinks, new flooring, built in storage, gorgeous cabinets & stone counter tops.Laundry room is inside & doubles as a mud room.Added Bonus-RV parking & fenced backyard
- Sold 3** Sold comp 3 is a single family ranch style home. Curb appeal is comparable to subject property is GLA is 16 Sq, Ft greater than that of subject property. Lot size is 3049 greater than that of subject property. I have made a -\$5,000 adjustment for lot Size difference of subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property has not been listed or sold in last 12 months.			
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	\$235,000	\$235,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
<p>.Prevailing market consist of FHA,VA, and Conventional financing with available rates between 4:00% & 5:00%. Overall, the supply and demand of homes appears to be in balance at this time. Appropriately priced homes in the Albany area exhibit average marketing time of 2 to six months. It is very common to have older homes in this area as it sits in a historical part of Albany Oregon While using proximity as my first search criteria . I was able to find the above six comps. All listings were within the one mile radius preferred by client. Listing comps one and two were within a two yr age difference. All though there were no 4/1 comps available. I took in consideration it appeared that subject property garage had been converted to a fourth bed room. Listing comp 1 is least like that of subject property being a 2 story home. Listing come 3 is most like that of subject property a 1 story home. Listing #3 is most like that of subject property being a one story ranch style home with exact lit size . Sold comps were all very close to that of subject property in GLA . Sold comp 2 was least like subject property being updated recently per MLS. Sold comp 1 is most like subject property being closest in proximity,style and curb appeal. Lot size is exact no adjustment was needed for this comp. After taking the above comps in consideration. I have priced this home at a FMV of \$235,000 with an exterior inspection only it appears no repairs are needed so ' Repaired" price remains at \$235,00. With this price this home will sell well within the average market time in this area.</p>		

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.

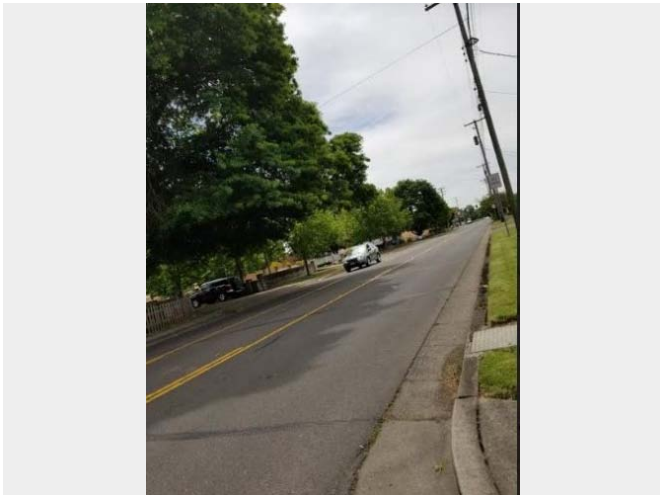
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 534 Chicago St SE
Albany, OR 97321



Front

L2 723 Fulton St SE
Albany, OR 97322



Front

L3 1440 Tudor Way SE
Albany, OR 97322



Front

Sales Photos

S1 925 Ermine St SE
Albany, OR 97322



Front

S2 2310 8th Ave SE
Albany, OR 97322



Front

S3 1305 Shortridge St SE
Albany, OR 97322



Front

ClearMaps Addendum

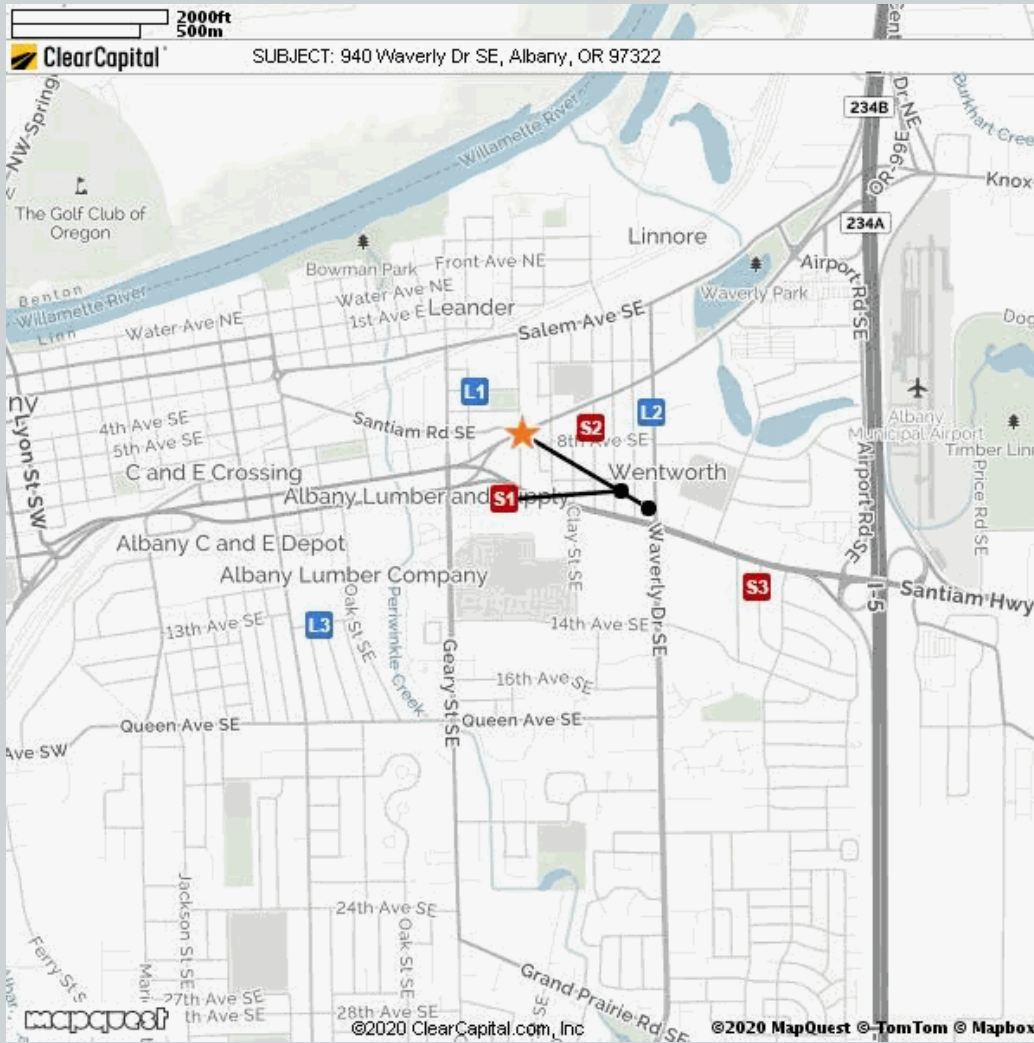
Address ★ 940 Waverly Drive, Albany, OR 97322

Loan Number 40881

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	940 Waverly Dr Se, Albany, OR	--	Parcel Match
L1 Listing 1	534 Chicago St Se, Albany, OR	0.52 Miles ¹	Parcel Match
L2 Listing 2	723 Fulton St Se, Albany, OR	0.20 Miles ¹	Parcel Match
L3 Listing 3	1440 Tudor Way Se, Albany, OR	0.89 Miles ¹	Street Centerline Match
S1 Sold 1	925 Ermine St Se, Albany, OR	0.08 Miles ¹	Parcel Match
S2 Sold 2	2310 8th Ave Se, Albany, OR	0.24 Miles ¹	Parcel Match
S3 Sold 3	1305 Shortridge St Se, Albany, OR	0.32 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	DeAnna Stofiel	Company/Brokerage	Premiere Propert Group LLC
License No	201208917	Address	3274 Hannah Ave. S.E. Albany ore OR 97322
License Expiration	07/31/2021	License State	OR
Phone	5412315054	Email	stofiel18@gmail.com
Broker Distance to Subject	0.84 miles	Date Signed	06/06/2020

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.