

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	32622 S Molalla Avenue, Molalla, OR 97038	Order ID	6735346	Property ID	28443611
Inspection Date	06/06/2020	Date of Report	06/06/2020		
Loan Number	40919	APN	01107554		
Borrower Name	Catamount Properties 2018 LLC	County	Clackamas		

Tracking IDs

Order Tracking ID	20200605_CitiBOTW_BPO	Tracking ID 1	20200605_CitiBOTW_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SELENE FIN LP	Condition Comments	
R. E. Taxes	\$1,158	<p>The house has a newer metal roof. I wasn't able to get a good look inside. It was very dark through the windows. The house didn't look like it was in bad shape in the outside. There is a shed that could use some paint, but the repairs should be minimal. The landscaping needs some attention. The plants and trees need to be trimmed.</p>	
Assessed Value	\$98,455		
Zoning Classification	RRFF5		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Property had a sign on it that it had been winterized. It looked like everything was locked up.)			
Ownership Type	Other		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,000		
Estimated Interior Repair Cost			
Total Estimated Repair	\$1,000		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Slow	<p>I included a one mile range when considering the neighborhood because the market is slow right now due to Covid 19. There isn't a large amount of sold homes in the immediate area.</p>	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$349,324		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	32622 S Molalla Avenue	207 E 3rd St	11130 S Norway Ct	11462 S Highway 211
City, State	Molalla, OR	Molalla, OR	Molalla, OR	Molalla, OR
Zip Code	97038	97038	97038	97038
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	3.88 ¹	2.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$459,900	\$474,900
List Price \$	--	\$279,900	\$439,900	\$449,000
Original List Date		11/08/2019	03/05/2020	12/19/2019
DOM · Cumulative DOM	-- · --	211 · 211	93 · 93	170 · 170
Age (# of years)	80	73	40	100
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Beneficial ; Other	Beneficial ; Other
View	Neutral ; Woods	Neutral ; Residential	Beneficial ; Woods	Beneficial ; Woods
Style/Design	1 Story Bungalow	2 Stories Bungalow	1 Story 1 stry	2 Stories Cottage
# Units	1	1	1	1
Living Sq. Feet	970	1,325	1,040	1,180
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 2	2 · 1
Total Room #	6	7	8	7
Garage (Style/Stalls)	Detached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.09 acres	1.90 acres	6.23 acres
Other	--	--	--	--

* 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 #1 is slightly superior because it has more room in the garage, the house is bigger and it has an extra bedroom and bathroom. The subject property size is superior.

Listing 2 Listing #2 is superior because the house is slightly bigger, the lot is much bigger, and it has an extra bedroom, bathroom and bigger garage..

Listing 3 Listing #3 is superior because the house is bigger and the lot is much bigger. The subject property does have a garage though.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	32622 S Molalla Avenue	124 Section St	301 Metzler St	287 Metzler St
City, State	Molalla, OR	Molalla, OR	Molalla, OR	Molalla, OR
Zip Code	97038	97038	97038	97038
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.82 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$305,000	\$282,900	\$254,900
List Price \$	--	\$305,000	\$282,900	\$254,900
Sale Price \$	--	\$314,150	\$285,000	\$265,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	05/04/2020	02/25/2020	02/06/2020
DOM · Cumulative DOM	-- · --	43 · 43	42 · 42	49 · 49
Age (# of years)	80	95	51	78
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Woods	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	970	1,293	792	1,096
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	2 · 1	3 · 1
Total Room #	6	8	5	6
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	0.19 acres	0.16 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$7,000	\$0	+\$5,000
Adjusted Price	--	\$307,150	\$285,000	\$270,000

* 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 home is superior to subject property because it has an extra bedroom and bathroom. The home is slightly bigger.

Sold 2 This home is very similar to the subject property. I would say it would be equal in value.

Sold 3 This home is very similar in value to the subject property. It would be equal in value, except the comp is a bit older, before the Covid 19 hit the market. Due to the lack of inventory, it is a seller's market and prices reflect that.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This home was not sold through the MLS, so I don't have this information.			
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	\$284,000	\$285,000
Sales Price	\$279,000	\$280,000
30 Day Price	\$279,000	--
Comments Regarding Pricing Strategy		
The home needs minimal repairs, as far as I could see. I wasn't inside the home though. It mostly just needs the landscaping trimmed and maybe a paint job on the garage. If it doesn't sell within 30 days, then I would lower the price a bit.		

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.
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Subject Photos



Front



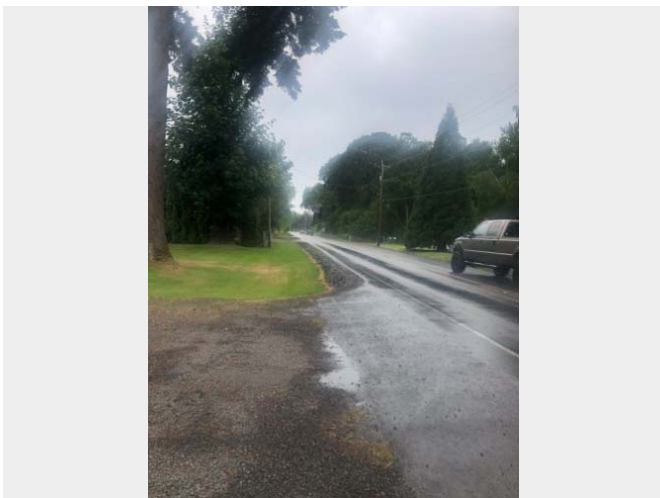
Address Verification



Side



Back



Street

Sales Photos

S1 124 SECTION ST
Molalla, OR 97038



Front

S2 301 METZLER ST
Molalla, OR 97038



Front

S3 287 METZLER ST
Molalla, OR 97038



Front

ClearMaps Addendum

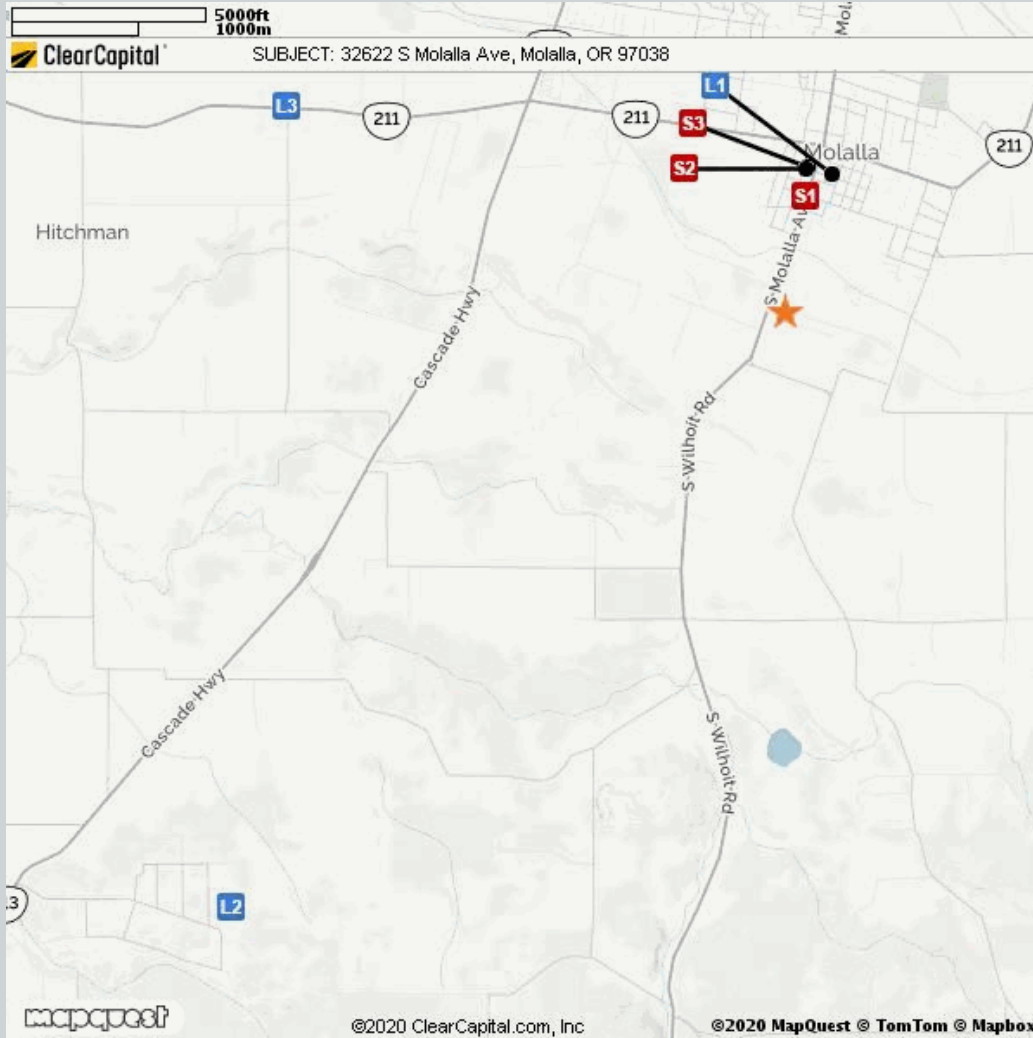
Address ★ 32622 S Molalla Avenue, Molalla, OR 97038

Loan Number 40919

Suggested List \$284,000

Suggested Repaired \$285,000

Sale \$279,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	32622 S Molalla Ave, Molalla, OR	--	Parcel Match
L1 Listing 1	207 E 3rd St, Molalla, OR	0.83 Miles ¹	Parcel Match
L2 Listing 2	11130 S Norway Ct, Molalla, OR	3.88 Miles ¹	Parcel Match
L3 Listing 3	11462 S Highway 211, Molalla, OR	2.59 Miles ¹	Parcel Match
S1 Sold 1	124 Section St, Molalla, OR	0.61 Miles ¹	Parcel Match
S2 Sold 2	301 Metzler St, Molalla, OR	0.82 Miles ¹	Parcel Match
S3 Sold 3	287 Metzler St, Molalla, OR	0.83 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	Christina Todd	Company/Brokerage	Mal & Seitz Real Estate
License No	201233859	Address	14777 Tannery St. Oregon City OR 97045
License Expiration	02/28/2021	License State	OR
Phone	5033818769	Email	christytodd1215@gmail.com
Broker Distance to Subject	12.71 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.