

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>	6914 Glen Annie Lane Sw, Olympia, WA 98512	<b>Order ID</b>	6994986	<b>Property ID</b>	29242365
<b>Inspection Date</b>	12/16/2020	<b>Date of Report</b>	12/21/2020		
<b>Loan Number</b>	40933	<b>APN</b>	44020003000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Thurston		

<b>Tracking IDs</b>					
<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>	
<b>R. E. Taxes</b>	\$1,486	Subject is in average/good condition for a home of this age with no obvious signs of deferred maintenance. Since CMA in June, there is new exterior paint and roof and garage door.	
<b>Assessed Value</b>	\$191,400		
<b>Zoning Classification</b>	RESIDENTIAL		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(no doors & widows open)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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>	
<b>Local Economy</b>	Stable	Generally conforming homes on large lots with well landscaped yards free of debris.	
<b>Sales Prices in this Neighborhood</b>	Low: \$275,000 High: \$1,100,000		
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6914 Glen Annie Lane Sw	7712 Mazama St Sw	5333 80th Ave Sw	7119 Glen Annie Lane Sw
<b>City, State</b>	Olympia, WA	Olympia, WA	Olympia, WA	Olympia, WA
<b>Zip Code</b>	98512	98512	98512	98512
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.41 <sup>1</sup>	1.41 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$309,000	\$340,000	\$400,000
<b>List Price \$</b>	--	\$309,000	\$330,000	\$400,000
<b>Original List Date</b>		10/23/2020	09/24/2020	11/23/2020
<b>DOM · Cumulative DOM</b>	-- · --	5 · 59	57 · 88	2 · 28
<b>Age (# of years)</b>	41	29	27	43
<b>Condition</b>	Average	Average	Average	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>	Split NW CONTEMPORARY	2 Stories NW CONTEMPORARY	1 Story NW CONTEMPORARY	1.5 Stories NW CONTEMPORARY
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,520	1,114	1,568	1,866
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	2 · 1 · 1	3 · 2	3 · 1 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.25 acres	.30 acres	.33 acres	.41 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. remodeled rambler in Evergreen Shores! This house has a HUGE 1/4 acre lot that backs to the greenbelt, and is minutes from the Evergreen Shores boat launch. Community beach access year round, plus clubhouse and pool. The house is recently updated, with fresh kitchen cabs, qrtz counters, and new S/S appliances. New vanities with qrtz tops in both bathrooms. Designer tile in master bath shower.
- Listing 2** SIMILAR. remolded 3BR 2BA Home sits in the Black Lake area. This home boast a bedroom with 3 piece bath, ready for relaxing after a day at the lake. When it is too cold for the lake warm up in the living room next to the wood stove. The kitchen opens up to the dining area providing plenty room for entertaining. The well maintained yard
- Listing 3** SIMILAR. 3 bed, 1 3/4 bath 1886 s.f. rambler with loft on the 9th Fairway at Delphi Golf and Country Club! Covered rear patio for year long entertaining, Covered RV parking with dump, 50 yr roof, and an amazing detached office/playhouse/ studio! Lot is a shy half acre and has a basketball court and plenty of room for gardens. Additional outbuildings too! Updated kitchen

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6914 Glen Annie Lane Sw	6221 Neylon Dr Sw	7025 Glen Annie Lane Sw	6836 Glen Annie Lane Sw
<b>City, State</b>	Olympia, WA	Olympia, WA	Olympia, WA	Olympia, WA
<b>Zip Code</b>	98512	98512	98512	98512
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.13 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$395,000	\$385,000
<b>List Price \$</b>	--	\$359,950	\$395,000	\$385,000
<b>Sale Price \$</b>	--	\$359,950	\$381,000	\$385,000
<b>Type of Financing</b>	--	Va	Cash	Conventioanl
<b>Date of Sale</b>	--	06/08/2020	11/13/2020	07/13/2020
<b>DOM · Cumulative DOM</b>	-- · --	25 · 76	14 · 27	3 · 43
<b>Age (# of years)</b>	41	38	42	28
<b>Condition</b>	Average	Average	Average	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>	Split NW CONTEMPORARY	1 Story NW CONTEMPORARY	1 Story NW CONTEMPORARY	2 Stories NW CONTEMPORARY
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,520	1,821	2,130	1,999
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1 · 1	3 · 1 · 1	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.25 acres	.29 acres	.28 acres	.29 acres
<b>Other</b>	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
<b>Net Adjustment</b>	--	-\$8,275	-\$15,900	-\$16,725
<b>Adjusted Price</b>	--	\$351,675	\$365,100	\$368,275

\* Sold 3 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. -7525 for sq feet, -750 for acreage, maintained Delphi Country Club corner lot encircled with trees. Charming 1822sf, 3BR/2BA on sprawling .29ac corner lot in golf course community. Lovely wood retreat features skylights, vaulted ceiling and warm brick heath fireplace. Cheerful kitchen adjacent to family room w/ bay window seat. Newly fenced backyard with sandbox and garden space. Decks off master suite and living room. Attached garden shed and 2-car garage/workshop
- Sold 2** SIMILAR. -15250 for sq feet, -650 for acreage. Wonderfully maintained home with generously sized bedrooms. The lot is very private with extra gravel parking pad for RV or boat. Upgraded gas appliances, fireplace, furnace and hot water heater. Activities abound with easy access to Capitol Forest and McLane Nature Trail
- Sold 3** MOST SIMILAR. -11975 FOR SQ FEET, -750 FOR ACREAGE, -4000 FOR BATH. Built in '92 & lots of updates, 1999 sf, 3 bdrms & 2.5 baths on spacious .29 acre lot. Slate entry into formal LR w/gas frplc, vaulted ceiling & archway into formal DR w/EZ access to kitchen. Center island in kit. w/gas range & open to FR w/door to deck. Master is generously sized w/full bath, tile floors & granite vanity. Super private yard, great deck w/pergola & sited on the 9th hole of Delphi Country Club. 2 car gar + room for RV

## 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 06/08/2020 FOR 227,000.				
<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>	\$359,900	\$359,900
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$345,000	--
<b>Comments Regarding Pricing Strategy</b>		
Property will qualify for all types of financing. Low active inventory in area.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion is supported by the comparable data. It is noted that the current conclusion is higher than the prior report completed 6/08/2020; however the current broker provides fair market sales whereas the previous broker placed primary reliance on distressed comps to derive the subject's as-is conclusion. The current comp selection has been deemed an appropriate reflection of current market conditions. Therefore, the reviewer concurs with the current as-is conclusion.

### Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

### Subject Photos



Street



Other



## Listing Photos

**L1** 7712 Mazama St SW  
Olympia, WA 98512

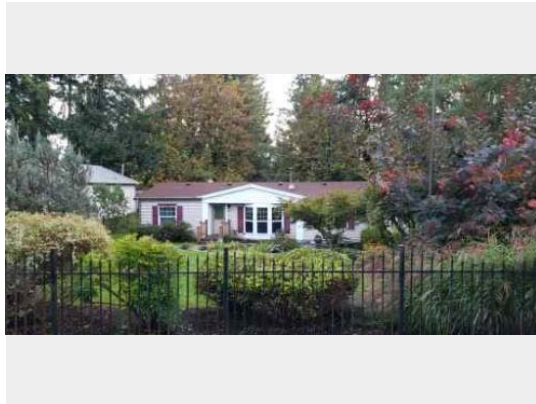


Front

**L2** 5333 80th Ave SW  
Olympia, WA 98512



Front



Front

## Sales Photos

**S1** 6221 Neylon Dr SW  
Olympia, WA 98512



Front

**S2** 7025 Glen Annie Lane SW  
Olympia, WA 98512



Front

**S3** 6836 Glen Annie Lane SW  
Olympia, WA 98512



Front

### ClearMaps Addendum

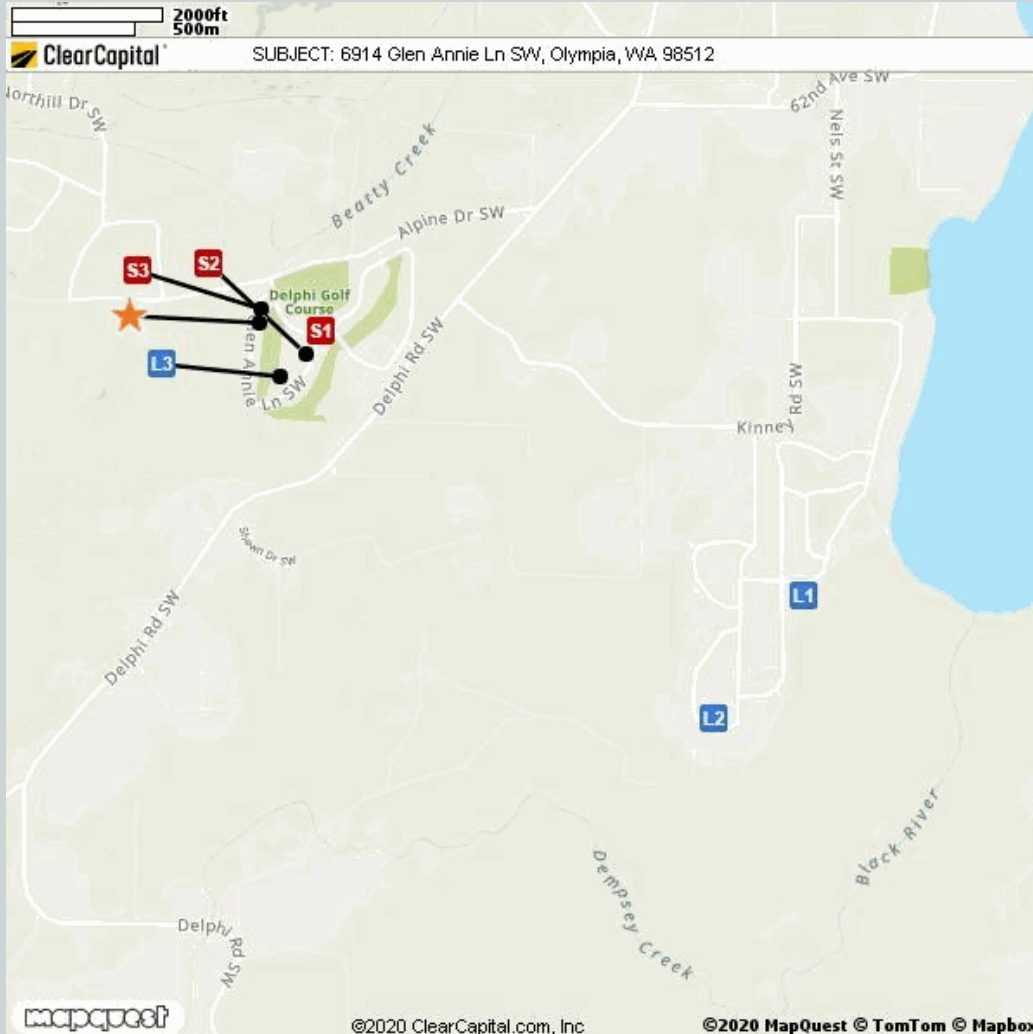
**Address** ★ 6914 Glen Annie Lane Sw, Olympia, WA 98512

**Loan Number** 40933

**Suggested List** \$359,900

**Suggested Repaired** \$359,900

**Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6914 Glen Annie Lane Sw, Olympia, WA 98512	--	Parcel Match
L1 Listing 1	7712 Mazama St Sw, Olympia, WA 98512	1.41 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5333 80th Ave Sw, Olympia, WA 98512	1.41 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7119 Glen Annie Lane Sw, Olympia, WA 98512	0.13 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6221 Neylon Dr Sw, Olympia, WA 98512	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7025 Glen Annie Lane Sw, Olympia, WA 98512	0.13 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6836 Glen Annie Lane Sw, Olympia, WA 98512	0.03 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>	9.43 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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