

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>	398 Ne Max William Loop, Poulsbo, WA 98370	<b>Order ID</b>	6742159	<b>Property ID</b>	28463931
<b>Inspection Date</b>	06/15/2020	<b>Date of Report</b>	06/16/2020		
<b>Loan Number</b>	40985	<b>APN</b>	55330000760004		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kitsap		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200614_BPOs	<b>Tracking ID 1</b>	20200614_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Carter	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,783	No repairs or visible deferred maintenance were noted from exterior inspection. The property generally conforms to the surrounding area in terms of age, size, condition, and other	
<b>Assessed Value</b>	\$278,380		
<b>Zoning Classification</b>	SFD		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Suburban residential neighborhood. The area is located within 20 minutes of the Puget Sound Naval Shipyard, and 10 minutes from the Bangor Naval Submarine Base, two of the county's largest employers. This location has, thus far, limited the market impact of the COVID-19 crisis.	
<b>Sales Prices in this Neighborhood</b>	Low: \$315,000 High: \$581,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	398 Ne Max William Loop	214 Ne Max Williams Lp	412 Ne Max Williams Lp	2321 Temple Pl Nw
City, State	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA
Zip Code	98370	98370	98370	98370
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 <sup>1</sup>	0.03 <sup>1</sup>	2.86 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$369,000	\$335,000
List Price \$	--	\$397,500	\$369,000	\$335,000
Original List Date		05/08/2020	05/20/2020	06/08/2020
DOM · Cumulative DOM	-- · --	38 · 39	5 · 27	7 · 8
Age (# of years)	13	12	13	42
Condition	Average	Good	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 Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,230	1,436	1,290	1,272
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	.17 acres	.17 acres	.74 acres
Other	None	None	None	None

\* Listing 2 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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Superior square footage and condition. Comparable lot size, age, room count, floor plan, covered parking, and other amenities. No offers at present.

**Listing 2** Superior bed count. Comparable lot size, age, location, condition, room count, floor plan, covered parking, and other amenities. Current status is pending sale.

**Listing 3** Inferior due to age, location, and bath count. Superior due to lot size. Comparable floor plan condition, square footage, bed count, covered parking, and other amenities. No offers at present.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	398 Ne Max William Loop	356 Ne Ohenry	355 Ne Max William Lp	1507 Ne Mesford Rd
<b>City, State</b>	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA
<b>Zip Code</b>	98370	98370	98370	98370
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.14 <sup>1</sup>	0.12 <sup>1</sup>	1.91 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$318,000	\$353,000	\$310,000
<b>List Price \$</b>	--	\$318,000	\$353,000	\$310,000
<b>Sale Price \$</b>	--	\$330,000	\$370,000	\$315,000
<b>Type of Financing</b>	--	Conventional	Va	Other
<b>Date of Sale</b>	--	04/10/2020	04/17/2020	12/31/2019
<b>DOM · Cumulative DOM</b>	-- · --	4 · 57	7 · 39	5 · 56
<b>Age (# of years)</b>	13	3	12	15
<b>Condition</b>	Average	Average	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>	1 Story Rambler	2 Stories Two Story	2 Stories Two Story	2 Stories Two Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,230	1,233	1,388	1,323
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2 · 1	4 · 2	3 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
<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>	0 acres	.1 acres	.2 acres	.05 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$6,000	-\$16,000	+\$14,500
<b>Adjusted Price</b>	--	\$336,000	\$354,000	\$329,500

\* Sold 1 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** +\$2,500 for bed count, +\$3,500 for covered parking size. Comparable age, location, condition, lot size, square footage, and other amenities. Sold conventional with seller paying no closing costs.
- Sold 2** -\$2,500 for bed count, -\$3,000 for square footage. -\$10,000 for condition Comparable lot size, age, floor plan, covered parking, and other amenities. Sold VA with seller paying 3% towards buyer's closing costs.
- Sold 3** +\$7,500 for lot size, +\$7,000 for lack of covered parking. Comparable age, location, room count, floor plan, square footage, condition, and other amenities. Sales terms not disclosed.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Listed as short sale. Listing canceled without sale on 6/15/20			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
09/18/2019	\$313,000	01/02/2020	\$284,880	Cancelled	06/15/2020	\$284,880	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$350,000	\$350,000
<b>Sales Price</b>	\$350,000	\$350,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
Active inventory levels, combined with the subject's small GLA have limited the availability of the quality comps. The search radius was expanded to account. All comps used are the best available.		

## 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. The as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 214 NE Max Williams Lp  
Poulsbo, WA 98370



Front

**L2** 412 NE Max Williams Lp  
Poulsbo, WA 98370



Front

**L3** 2321 Temple Pl NW  
Poulsbo, WA 98370



Front



## Sales Photos

**S1** 356 NE OHenry  
Poulsbo, WA 98370



Front

**S2** 355 NE Max William Lp  
Poulsbo, WA 98370



Front

**S3** 1507 NE Mesford Rd  
Poulsbo, WA 98370



Front



### ClearMaps Addendum

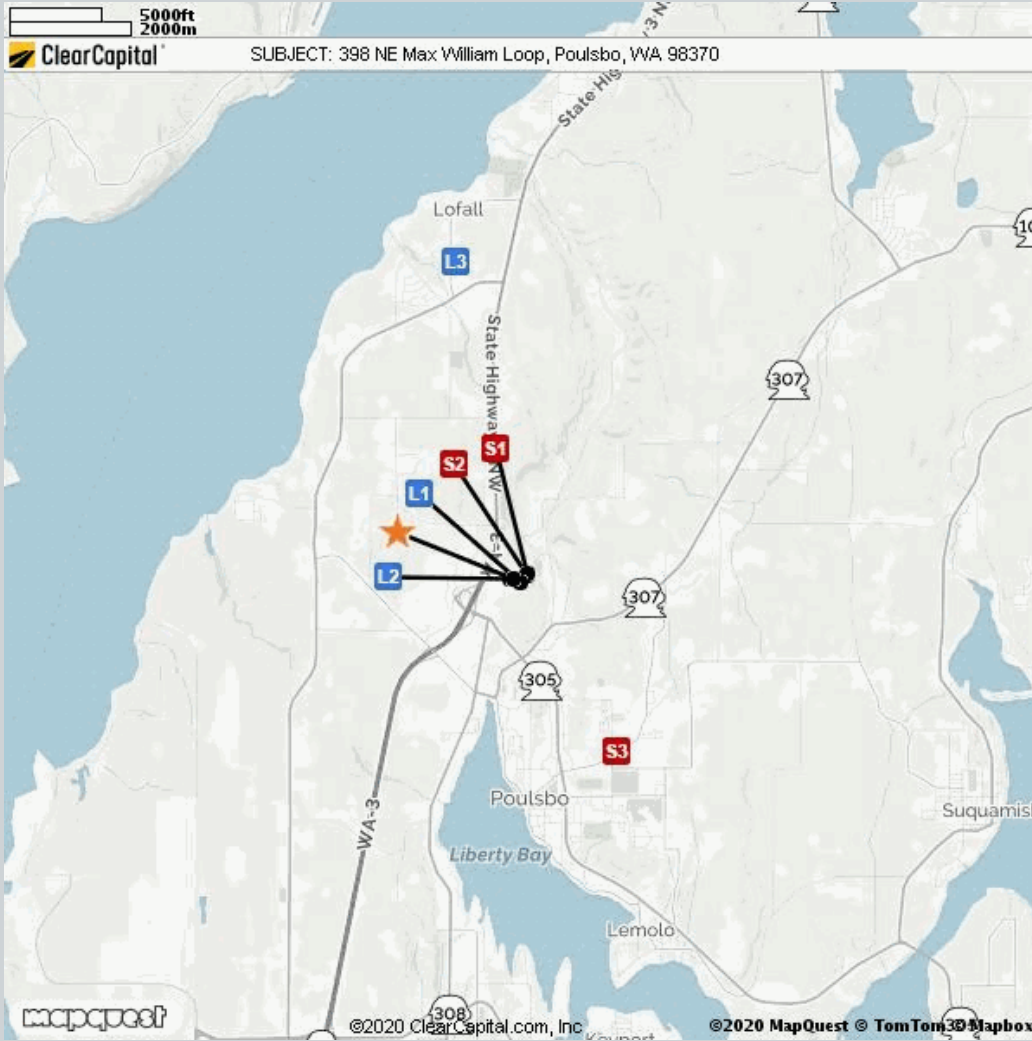
**Address** ★ 398 Ne Max William Loop, Poulsbo, WA 98370

**Loan Number** 40985

**Suggested List** \$350,000

**Suggested Repaired** \$350,000

**Sale** \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	398 Ne Max William Loop, Poulsbo, WA	--	Parcel Match
L1	214 Ne Max Williams Lp, Poulsbo, WA	0.07 Miles <sup>1</sup>	Parcel Match
L2	412 Ne Max Williams Lp, Poulsbo, WA	0.03 Miles <sup>1</sup>	Parcel Match
L3	2321 Temple Pl Nw, Poulsbo, WA	2.86 Miles <sup>1</sup>	Parcel Match
S1	356 Ne Ohenry, Poulsbo, WA	0.14 Miles <sup>1</sup>	Parcel Match
S2	355 Ne Max William Lp, Poulsbo, WA	0.12 Miles <sup>1</sup>	Parcel Match
S3	1507 Ne Mesford Rd, Poulsbo, WA	1.91 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>	Ron Bishop	<b>Company/Brokerage</b>	John L. Scott Real Estate, Inc.
<b>License No</b>	8952	<b>Address</b>	1954 Lund Ave. Port Orchard WA 98366
<b>License Expiration</b>	11/10/2021	<b>License State</b>	WA
<b>Phone</b>	3608955232	<b>Email</b>	ronhbishop@gmail.com
<b>Broker Distance to Subject</b>	16.83 miles	<b>Date Signed</b>	06/15/2020

*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.**

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