

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	924 27th Avenue, Seattle, WA 98122	Order ID	6994986	Property ID	29242051
Inspection Date	12/16/2020	Date of Report	12/22/2020		
Loan Number	41021	APN	1189001220		
Borrower Name	Catamount Properties 2018 LLC	County	King		

Tracking IDs

Order Tracking ID	1215_Citi_BPO_Update	Tracking ID 1	1215_Citi_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$6,980	Subject property appeared to be recently fully remodeled with new siding, paint, roof, windows, landscaping, fence. Condition assumed to be good.	
Assessed Value	\$703,000		
Zoning Classification	SF 5000		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	
Local Economy	Stable	Residential neighborhood with majority of presented constructions detached single family homes and condos. Homes different by style, condition, size, year built. Majority of the residential homes within subject neighborhood connected to the public water and sewer. Access, within 2 miles range to the schools, shopping, park.	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$900,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	924 27th Avenue	1611 26th Ave	2311 E Pine St	611 32nd Ave
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98122	98122	98122	98122
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.35 ¹	0.37 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$99,800	\$889,000	\$1,050,000
List Price \$	--	\$979,990	\$889,000	\$1,050,000
Original List Date		10/07/2020	10/04/2020	11/25/2020
DOM · Cumulative DOM	-- · --	70 · 76	73 · 79	21 · 27
Age (# of years)	43	109	119	40
Condition	Good	Good	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	Beneficial ; City Skyline	Neutral ; Residential
Style/Design	Split Split	Split Split	1.5 Stories 1.5 story	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,030	1,360	1,260	990
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2	3 · 3
Total Room #	9	9	6	8
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	680	920	--	710
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.08 acres	0.06 acres	0.07 acres
Other	Fence	Fence	Fence	Fence

* 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 Superior living area above ground, basement value. Inferior bathroom value, lot size, year built, garage value. Suitable style, condition, style, location, amenities, bedroom count.

Listing 2 Superior view value, living area above ground. Inferior bathroom count, lot size, year built, garage value, bedroom count, basement value. Suitable condition, appearance, amenities, location.

Listing 3 Superior basement value. Inferior lot size, living area above ground, bedroom count. Suitable year built, style, location, appearance, bathroom count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	924 27th Avenue	2111 E Columbia St	516 28th Ave	3105 E Pine St
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98122	98122	98122	98122
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.37 ¹	0.29 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$903,000	\$920,000	\$875,000
List Price \$	--	\$903,000	\$920,000	\$875,000
Sale Price \$	--	\$903,000	\$920,000	\$875,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/21/2020	12/08/2020	06/10/2020
DOM · Cumulative DOM	-- · --	65 · 65	47 · 47	91 · 91
Age (# of years)	43	36	69	43
Condition	Good	Good	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	Beneficial ; City Skyline	Neutral ; Residential
Style/Design	Split Split	Split Split	Split Split	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,030	910	1,180	1,030
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	3 · 2
Total Room #	9	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	680	700	980	640
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.08 acres	0.1 acres	0.1 acres
Other	Fence	Fence	Fence	Fence
Net Adjustment	--	+\$38,500	-\$2,800	+\$28,800
Adjusted Price	--	\$941,500	\$917,200	\$903,800

* 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** Superior year built -\$1400. Inferior bathroom count \$10000, bedroom count \$10000, lot size \$12000, living area \$12000. Suitable garage count, condition, style, location, amenities, basement value.
- Sold 2** Superior view value -\$20000, living area -\$15000, basement value -\$6000. Inferior year built \$5200, bedroom count \$10000, bathroom count \$10000, lot size \$8000. Suitable style, condition, appearance, location, amenities.
- Sold 3** Suitable appearance, condition, style, location, amenities, year built, garage count, living area. Inferior bedroom count \$10000, lot size \$8000, bathroom count \$10000, basement value \$800.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS sheet attached. Subject previously was listed as-is.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
07/15/2019	\$600,000	--	--	Cancelled	01/02/2020	\$600,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$922,000	\$922,000
Sales Price	\$917,000	\$917,000
30 Day Price	\$843,000	--
Comments Regarding Pricing Strategy		
<p>Subject prior listing as-is. Suggested value based on current superior and remodeled condition and supported by available inventory from subject immediate or similar neighborhood. Suggested sold comps #1,2 sold as-is with value in land. Subject property appeared fully remodeled with new roof, siding, paint, windows, landscaping, fence. Suggested sale #3 is townhouse and can not be used as comparison. Comps used within report are most suitable and best available and supports current subject condition and appearance. Revised 12/21/2020.</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



Other



Other

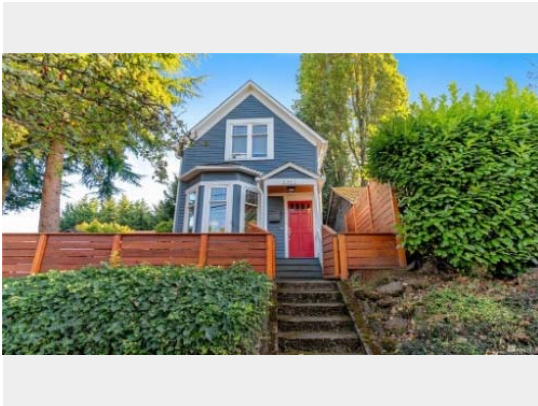
Listing Photos

L1 1611 26th Ave
Seattle, WA 98122



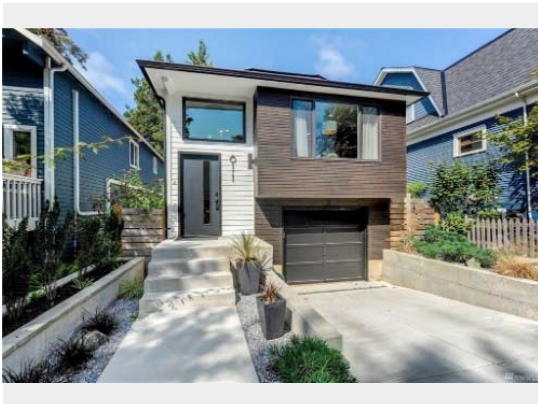
Front

L2 2311 E Pine St
Seattle, WA 98122



Front

L3 611 32nd Ave
Seattle, WA 98122



Front

Sales Photos

S1 2111 E Columbia St
Seattle, WA 98122



Front

S2 516 28th Ave
Seattle, WA 98122



Front

S3 3105 E Pine St
Seattle, WA 98122



Front

ClearMaps Addendum

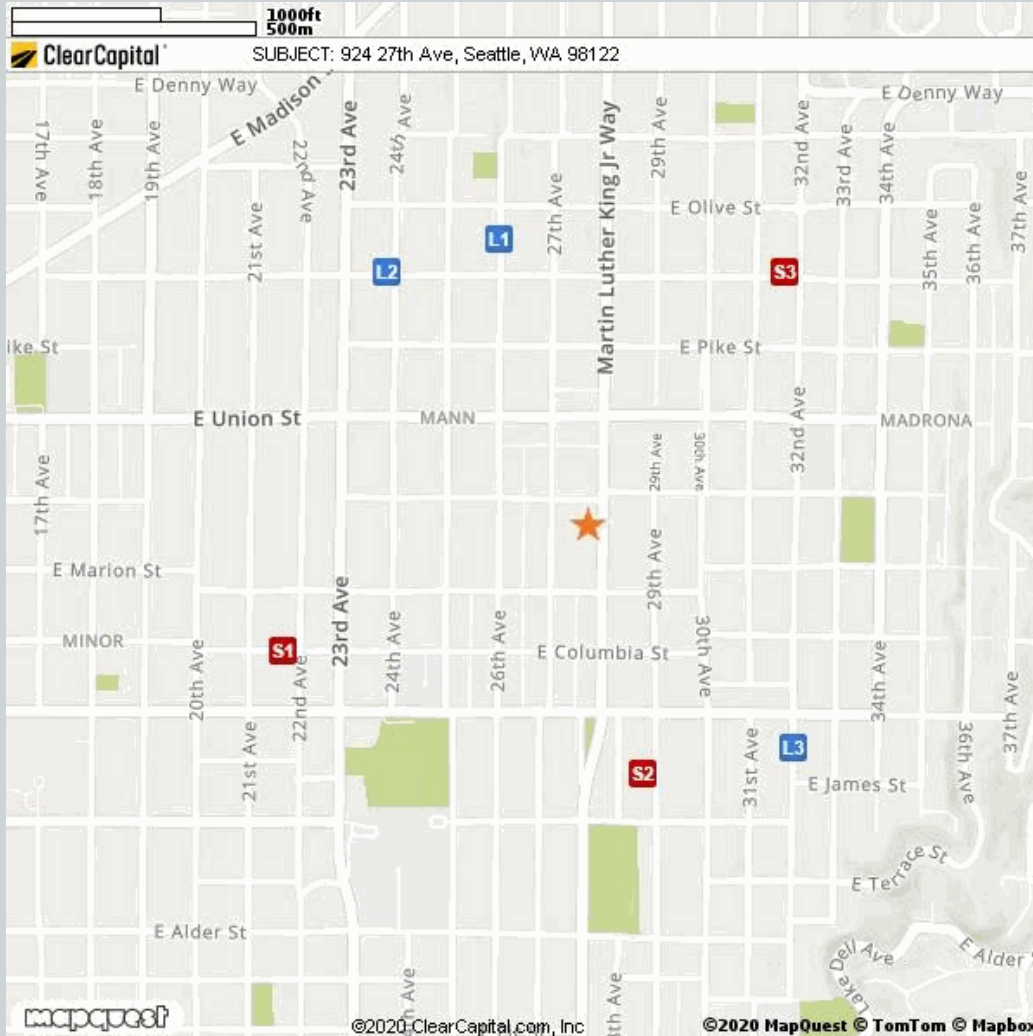
Address ★ 924 27th Avenue, Seattle, WA 98122

Loan Number 41021

Suggested List \$922,000

Suggested Repaired \$922,000

Sale \$917,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	924 27th Avenue, Seattle, WA 98122	--	Parcel Match
L1	1611 26th Ave, Seattle, WA 98122	0.35 Miles ¹	Parcel Match
L2	2311 E Pine St, Seattle, WA 98122	0.37 Miles ¹	Parcel Match
L3	611 32nd Ave, Seattle, WA 98122	0.35 Miles ¹	Parcel Match
S1	2111 E Columbia St, Seattle, WA 98122	0.37 Miles ¹	Parcel Match
S2	516 28th Ave, Seattle, WA 98122	0.29 Miles ¹	Parcel Match
S3	3105 E Pine St, Seattle, WA 98122	0.38 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	Ivan Semenov	Company/Brokerage	AGENCYONE
License No	77386	Address	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
License Expiration	09/24/2021	License State	WA
Phone	4252602963	Email	ivans5000@yahoo.com
Broker Distance to Subject	6.41 miles	Date Signed	12/21/2020

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:

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.