

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 | 11580 Se Falbrook Drive, Clackamas, OR 97015 | Order ID | 6751334 | Property ID | 28487652 |
| Inspection Date | 06/25/2020 | Date of Report | 06/26/2020 | | |
| Loan Number | 41044 | APN | 00428022 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Clackamas | | |

| | | | | | |
|--------------------------|---------------|----------------------|---------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 20200624_BPOs | Tracking ID 1 | 20200624_BPOs | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | |
|---------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Owner | TRAVER NATHANIEL & TRAVER LAUREN | Condition Comments |
| R. E. Taxes | \$4,025 | Subject appears to be in average condition with signs of deferred maintenance visible from exterior inspection. |
| Assessed Value | \$188,124 | |
| Zoning Classification | SFR | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | | |
| Estimated Interior Repair Cost | | |
| Total Estimated Repair | | |
| HOA | No | |
| Visible From Street | Partially Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location Type | Suburban | Neighborhood Comments |
| Local Economy | Stable | The subject is located in suburban location that have close proximity to schools, shops and major highways. The market conditions are currently stable. The average marketing time for similar properties in the subject area is 120 days. |
| Sales Prices in this Neighborhood | Low: \$120,000 High: \$560,000 | |
| 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 | 11580 Se Falbrook Drive | 8734 Se Jefferson St | 14004 Se Summerfield Loop | 13262 Se Shannon Vw Loop |
| City, State | Clackamas, OR | Clackamas, OR | Happy Valley, OR | Clackamas, OR |
| Zip Code | 97015 | 97015 | 97086 | 97015 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.79 ¹ | 1.33 ¹ | 0.88 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$350,000 | \$389,900 | \$419,900 |
| List Price \$ | -- | \$350,000 | \$389,900 | \$419,900 |
| Original List Date | | 12/25/2019 | 02/25/2020 | 01/14/2020 |
| DOM · Cumulative DOM | -- · -- | 14 · 184 | 32 · 122 | 14 · 164 |
| Age (# of years) | 38 | 61 | 23 | 31 |
| Condition | Average | Average | 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 | Other townhouse | Other townhouse | Other townhouse | Other townhouse |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,544 | 1,216 | 1,634 | 1,576 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 | 3 · 2 | 4 · 2 |
| Total Room # | 7 | 7 | 7 | 8 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 1 Car | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.14 acres | 0.21 acres | 0.14 acres | 0.13 acres |
| Other | None | None | None | None |

* Listing 2 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 This freshly updated ranch home sits on a fenced .24 acre lot with RV PARKING, a 12x16 shed that matches the Just Painted home, plus a covered patio and a fire pit! Inside you'll find hardwood floors

Listing 2 Kitchen with bfast nook and tile countertops and built-ins. Living room with luxury vinyl tile flooring and gas fireplace. Newer windows.

Listing 3 This 4 bed 2.5 baths offers living plus dining room and a two-car garage. Beautiful private fenced backyard on oversized lot with mature trees and large extended deck. Award winning schools nearby

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 11580 Se Falbrook Drive | 13650 Se 116th Ct | 12670 Se 105th Ave | 12700 Se Majestic Ln |
| City, State | Clackamas, OR | Clackamas, OR | Clackamas, OR | Happy Valley, OR |
| Zip Code | 97015 | 97015 | 97015 | 97086 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.07 ¹ | 0.82 ¹ | 0.69 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$344,900 | \$375,000 | \$389,900 |
| List Price \$ | -- | \$344,900 | \$375,000 | \$389,900 |
| Sale Price \$ | -- | \$344,900 | \$375,000 | \$389,900 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 10/18/2019 | 06/03/2020 | 05/15/2020 |
| DOM · Cumulative DOM | -- · -- | 01 · 34 | 03 · 53 | 04 · 62 |
| Age (# of years) | 38 | 32 | 42 | 75 |
| Condition | Average | Average | 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 | Other townhouse | Other townhouse | Other townhouse | Other townhouse |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,544 | 1,401 | 1,440 | 1,260 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 7 | 7 | 7 | 7 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 1 Car | Attached 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 | 0.14 acres | 0.25 acres | 0.41 acres | 0.36 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | +\$4,140 | +\$3,170 | +\$12,120 |
| Adjusted Price | -- | \$349,040 | \$378,170 | \$402,020 |

* 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** 13650 SE 116th Ct, Clackamas, OR is a single family home that contains 1,401 sq ft and was built in 1988. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$344,900 in October 2019. 4290/gla, -550/lot, -600/age,1000/garage.
- Sold 2** home in a fantastic location! Remodeled from top to bottom in 2015. Light, bright open floor-plan with 3 bedrooms 2 baths and a bonus room. Kitchen features quartz. 3120/gla, -1350/lot, 400/age,1000/garage.
- Sold 3** 3 Bedroom,2 bath Ranch with charming floor plan! 24x24 SHOP w/220 power,concrete floors, loft and finished office space. Over 10K SqFt lot with sprinklers and fenced dog run. 8520/gla, -1100/lot, 3700/age,1000/garage.

Subject Sales & Listing History

| | | | | | | | |
|----------------------------------------------------|----------------------------|---------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | Remington Real Estate, LLC | None | | | | | |
| Listing Agent Name | Matthew Burgess | | | | | | |
| Listing Agent Phone | 541-408-6690 | | | | | | |
| # 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 |
| 07/26/2019 | \$364,900 | -- | -- | -- | -- | -- | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|--------------------------------------------------------------------------------------------|--------------------|-----------------------|
| Suggested List Price | \$410,000 | \$410,000 |
| Sales Price | \$390,000 | \$390,000 |
| 30 Day Price | \$371,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The subject should be sold in as-is condition. The market conditions are currently stable. | | |

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 8734 SE Jefferson St
Clackamas, OR 97015



Front

L2 14004 SE Summerfield Loop
Happy Valley, OR 97086



Front

L3 13262 SE Shannon Vw
Clackamas, OR 97015



Front

Sales Photos

S1 13650 SE 116th Ct
Clackamas, OR 97015



Front

S2 12670 SE 105th Ave
Clackamas, OR 97015



Front

S3 12700 SE Majestic Ln
Happy Valley, OR 97086



Front

ClearMaps Addendum

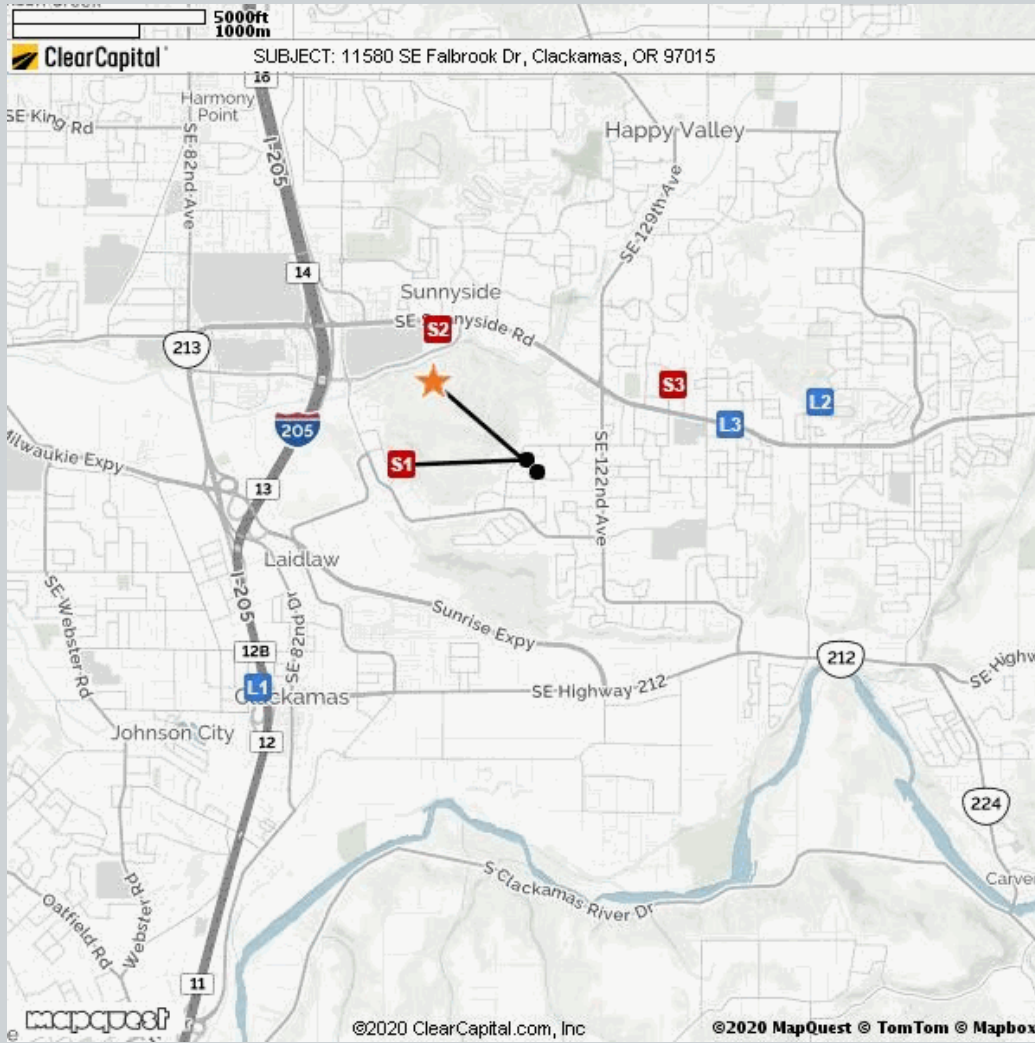
Address ★ 11580 Se Falbrook Drive, Clackamas, OR 97015

Loan Number 41044

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$390,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---------------------------------------------|-------------------------|------------------|
| ★ Subject | 11580 Se Falbrook Dr, Clackamas, OR | -- | Parcel Match |
| L1 Listing 1 | 8734 Se Jefferson St, Clackamas, OR | 1.79 Miles ¹ | Parcel Match |
| L2 Listing 2 | 14004 Se Summerfield Loop, Happy Valley, OR | 1.33 Miles ¹ | Parcel Match |
| L3 Listing 3 | 13262 Se Shannon Vw, Clackamas, OR | 0.88 Miles ¹ | Parcel Match |
| S1 Sold 1 | 13650 Se 116th Ct, Clackamas, OR | 0.07 Miles ¹ | Parcel Match |
| S2 Sold 2 | 12670 Se 105th Ave, Clackamas, OR | 0.82 Miles ¹ | Parcel Match |
| S3 Sold 3 | 12700 Se Majestic Ln, Happy Valley, OR | 0.69 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 | Vladimir Mazur | Company/Brokerage | Mount BPO LLC |
| License No | 201209205 | Address | 650 NE Holladay St #1600 Portland OR 97232 |
| License Expiration | 07/31/2021 | License State | OR |
| Phone | 3054322304 | Email | vladbpos@gmail.com |
| Broker Distance to Subject | 9.18 miles | Date Signed | 06/25/2020 |

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:

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