

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	4486 Constitution Lane 1307, Longview, WA 98632	Order ID	6754179	Property ID	28495359
Inspection Date	06/28/2020	Date of Report	06/30/2020		
Loan Number	41072	APN	R021972		
Borrower Name	Catamount Properties 2018 LLC	County	Cowlitz		

Tracking IDs					
Order Tracking ID	20200627_BPOs	Tracking ID 1	20200627_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	CONNOR PATRICK L	Subject looks maintained. It does not appear to have any repair concerns from the exterior.
R. E. Taxes	\$46,556	
Assessed Value	\$180,510	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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

		Neighborhood Comments
Location Type	Rural	Similar style homes on similar sized lots. It is more than a quarter mile from commerce.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$233,500 High: \$303,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4486 Constitution Lane 1307	1205 N 2nd Ave	3974 Estate Dr	8 Shelly Pl
City, State	Longview, WA	Kelso, WA	Longview, WA	Longview, WA
Zip Code	98632	98626	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.19 ¹	0.90 ¹	1.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,990	\$259,900	\$285,000
List Price \$	--	\$299,990	\$259,900	\$285,000
Original List Date		06/10/2020	06/08/2020	06/06/2020
DOM · Cumulative DOM	-- · --	19 · 20	2 · 22	5 · 24
Age (# of years)	39	26	28	46
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,329	1,251	1,460	1,536
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1 · 1	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.17 acres	0.17 acres	0.26 acres
Other	--	--	--	--

* 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 Large lot. New windows and new roof. Extremely well cared for inside and out. Amazing landscaping. New paint inside and out. One owner home. New floors. New High end stainless appliances. 3 bedroom 2 bathrooms with a shed.

Listing 2 4bd 2ba single story home in west longview! Home has new cabinets, counters, floor coverings, fixtures, paints, and more! Backyard is fenced and there is plenty of room for parking.

Listing 3 Looking for Cul-de-sac, large level backyard with outbuilding, needing fenced backyard w/patio and deck? Newer roof, new gutters, fresh exterior paint, new ooring, dishwasher and carpeting.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4486 Constitution Lane 1307	467 21st Ave	3246 Nebraska St	2246 34th Ave
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.53 ¹	1.83 ¹	1.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$265,000	\$264,900
List Price \$	--	\$247,500	\$265,000	\$264,900
Sale Price \$	--	\$247,500	\$262,500	\$267,750
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	03/31/2020	05/07/2020	12/30/2019
DOM · Cumulative DOM	-- · --	86 · 141	18 · 70	3 · 38
Age (# of years)	39	39	31	48
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,329	1,200	1,307	1,582
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 1 · 1	4 · 2
Total Room #	6	6	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.18 acres	0.14 acres	0.18 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,302	+\$10,056	-\$10,114
Adjusted Price	--	\$252,802	\$272,556	\$257,636

* 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** 3bed/2bath home all on one level. Master suite with walk in closet and full bath. Spacious kitchen. Two car attached garage and a 780 sf detached Shop. Low Maintenance yard. Convenient location to Lake Sacajawea park and just a few minutes to the I-5 corridor.
- Sold 2** Two bedrooms with and extra bonus room, office or guest roo. Bonusroom has a 1/2 bath. Oversized one car garage.
- Sold 3** 4 bedroom, 2 bath home has been recently remodeled and is ready for someone to call it home! Features a spacious living room with beautiful new laminate FLoors throughout the main living areas. The kitchen features a breakfast nook, newer appliances, and newer counter tops. The master bedroom has a walk in closet and atrium door leading to the back patio.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				It does not have any sales record from 2003 where it indicates an Equity or Credit line.			
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	\$280,000	\$280,000
Sales Price	\$259,000	\$259,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
Assumptions:lot=10k/ac, GLA=38/sq ft, br/ba=3k, age=\$100/yr		

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



Street



Street

Listing Photos

L1 1205 N 2ND AVE
Kelso, WA 98626



Front

L2 3974 ESTATE DR
Longview, WA 98632



Front

L3 8 SHELLY PL
Longview, WA 98632



Front

Sales Photos

S1 467 21ST AVE
Longview, WA 98632



Front

S2 3246 NEBRASKA ST
Longview, WA 98632



Front

S3 2246 34th AVE
Longview, WA 98632



Front

ClearMaps Addendum

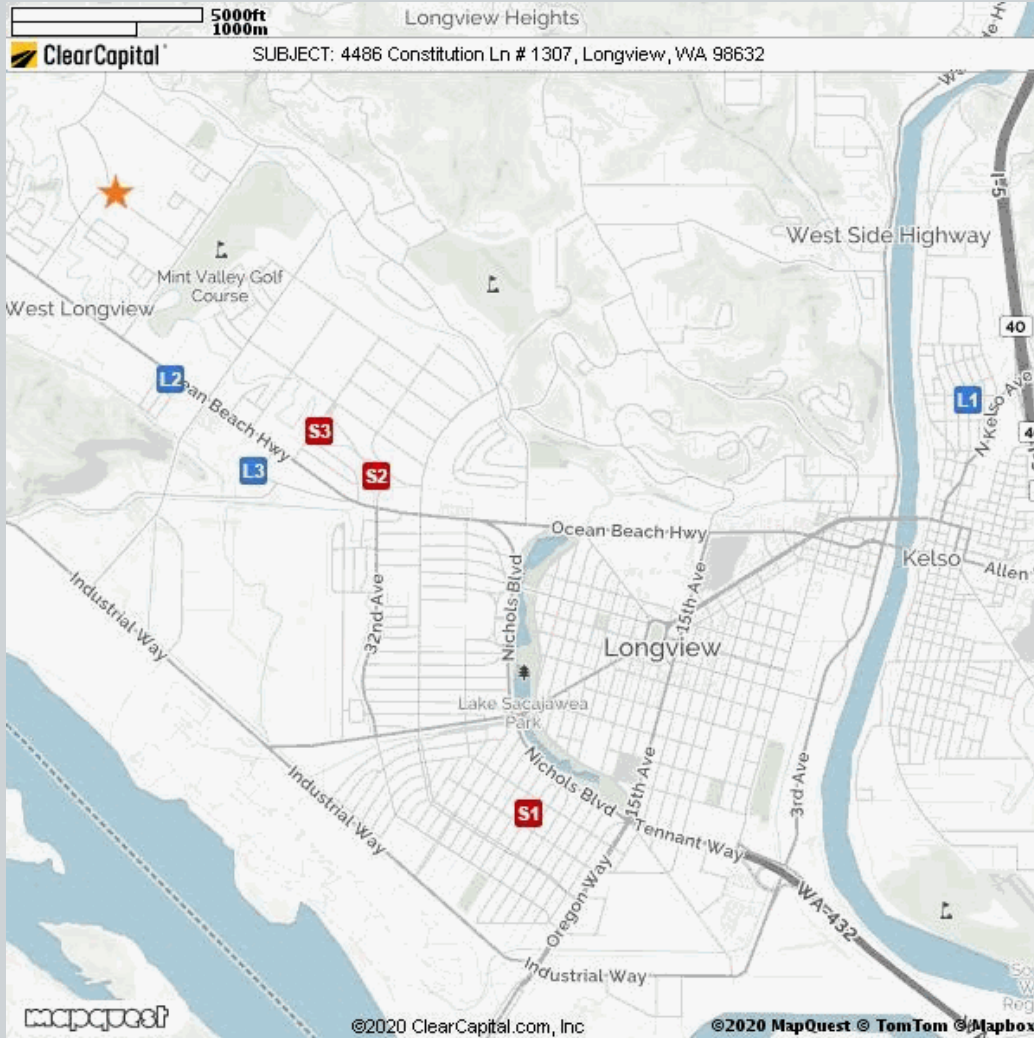
Address ★ 4486 Constitution Lane 1307, Longview, WA 98632

Loan Number 41072

Suggested List \$280,000

Suggested Repaired \$280,000

Sale \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4486 Constitution Ln # 1307, Longview, WA	--	Parcel Match
L1 Listing 1	1205 N 2nd Ave, Kelso, WA	4.19 Miles ¹	Parcel Match
L2 Listing 2	3974 Estate Dr, Longview, WA	0.90 Miles ¹	Parcel Match
L3 Listing 3	8 Shelly Pl, Longview, WA	1.46 Miles ¹	Parcel Match
S1 Sold 1	467 21st Ave, Longview, WA	3.53 Miles ¹	Parcel Match
S2 Sold 2	3246 Nebraska St, Longview, WA	1.83 Miles ¹	Parcel Match
S3 Sold 3	2246 34th Ave, Longview, WA	1.49 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	Lawale Adewoyin	Company/Brokerage	1st Crown Realty Corporation
License No	24714	Address	803 Vandercook Way Unit 10 Longview WA 98632
License Expiration	10/18/2020	License State	WA
Phone	3602052100	Email	reobpo@1stcrown.com
Broker Distance to Subject	3.74 miles	Date Signed	06/29/2020

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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