

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	10610 225th Avenue E, Buckley, WA 98321	Order ID	6773441	Property ID	28558698
Inspection Date	07/20/2020	Date of Report	07/22/2020		
Loan Number	41252	APN	7001100180		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs

Order Tracking ID	20200719_BPOs	Tracking ID 1	20200719_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MCENEANY ANDREA N & SEAN R	Condition Comments	
R. E. Taxes	\$5,490	Home and landscaping seem to in average condition as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Home needs no repairs. Home has a 3 car garage. Home has a deck and fenced lot. Home has territorial views.	
Assessed Value	\$463,000		
Zoning Classification	Residential		
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

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
Sales Prices in this Neighborhood	Low: \$269,000 High: \$989,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10610 225th Avenue E	23118 113th St E	20312 91st Street Ct E	22308 114th St E
City, State	Buckley, WA	Buckley, WA	Bonney Lake, WA	Buckley, WA
Zip Code	98321	98321	98391	98321
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	1.60 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$515,000	\$479,000
List Price \$	--	\$469,950	\$525,000	\$479,000
Original List Date		05/06/2020	06/04/2020	06/25/2020
DOM · Cumulative DOM	-- · --	76 · 77	45 · 48	26 · 27
Age (# of years)	21	26	21	24
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	Beneficial ; Mountain	Neutral ; Residential
Style/Design	Split split entry	Split 14 - Split Entry	2 Stories 12 - 2 Story	2 Stories 12 - 2 Story
# Units	1	1	1	1
Living Sq. Feet	2,800	2,958	2,451	2,329
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 2 · 1	3 · 3
Total Room #	9	8	9	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.42 acres	0.37 acres	0.5 acres	0.34 acres
Other	fence deck	deck fence patio shed	fence patio	deck fence shed

* 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 Comp has superior amenities, a 4 car garage and a similar lot size. Comp has a larger home size. Comp has a similar age and views.

Listing 2 Comp has a superior condition, a 3 car garage, a larger lot size and the same condition. Comp has a smaller home size. Comp has the same age.

Listing 3 Comp has a similar condition, views and a smaller lot size. Comp has a smaller lot size and 3 bedrooms. Comp has a shed. Comp has a similar age.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10610 225th Avenue E	23803 109th Street Ct E	10908 206th Avenue Ct E	7419 222nd Avenue Ct E
City, State	Buckley, WA	Buckley, WA	Bonney Lake, WA	Buckley, WA
Zip Code	98321	98321	98391	98321
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	1.23 ¹	2.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$459,950	\$4,675,000	\$545,000
List Price \$	--	\$459,950	\$467,500	\$480,000
Sale Price \$	--	\$459,950	\$472,500	\$480,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	06/26/2020	07/06/2020	11/27/2019
DOM · Cumulative DOM	-- · --	43 · 43	65 · 65	83 · 83
Age (# of years)	21	21	28	15
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	Split split entry	2 Stories 12 - 2 Story	2 Stories 12 - 2 Story	2 Stories 12 - 2 Story
# Units	1	1	1	1
Living Sq. Feet	2,800	2,290	2,720	3,038
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	8	9	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.42 acres	0.42 acres	0.37 acres	0.28 acres
Other	fence deck	fence patio	deck fence shed patio	fence patio
Net Adjustment	--	+\$20,400	-\$4,800	-\$5,520
Adjusted Price	--	\$480,350	\$467,700	\$474,480

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Comp has a smaller home size, same 3 car garage and lot size. Comp has equal amenities. Comp has the same age and 3 brms/ 2.5 baths.

Sold 2 Comp has a similar lot size, same views, a similar home and superior amenities. Comp has a similar age and 3 car garage.

Sold 3 Comp has a 3 car garage, same views, equal amenities and the same condition. Comp has a smaller lot size. Comp has a similar age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No history found.				
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	\$479,000	\$479,000
Sales Price	\$474,000	\$474,000
30 Day Price	\$464,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the value. Used comps closest in size, condition, location and age available.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 2.05 miles and the sold comps closed within the last 8 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 23118 113th St E
Buckley, WA 98321



Front

L2 20312 91st Street Ct E
Bonney Lake, WA 98391



Front

L3 22308 114th St E
Buckley, WA 98321



Front

Sales Photos

S1 23803 109th Street Ct E
Buckley, WA 98321



Front

S2 10908 206th Avenue Ct E
Bonney Lake, WA 98391



Front

S3 7419 222nd Avenue Ct E
Buckley, WA 98321



Front

ClearMaps Addendum

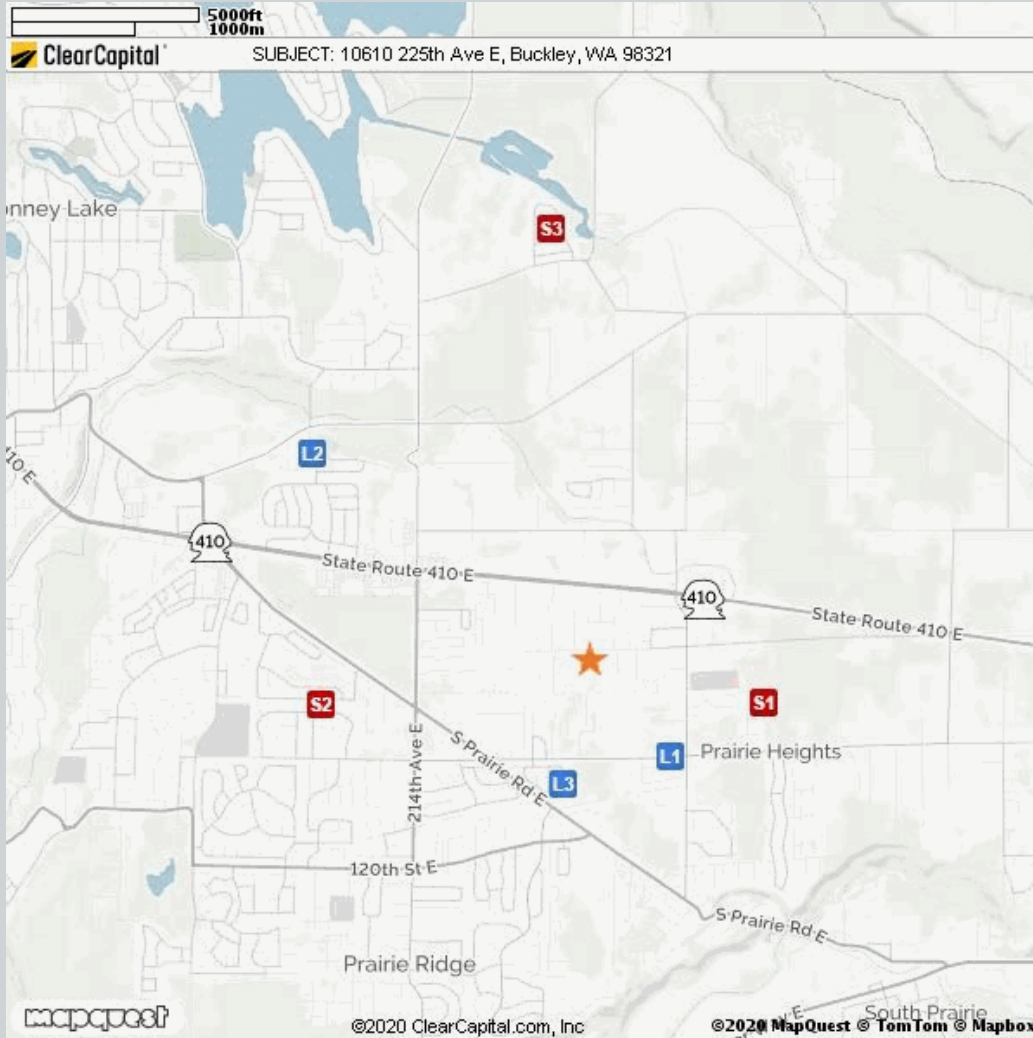
Address ★ 10610 225th Avenue E, Buckley, WA 98321

Loan Number 41252

Suggested List \$479,000

Suggested Repaired \$479,000

Sale \$474,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10610 225th Ave E, Buckley, WA	--	Parcel Match
L1 Listing 1	23118 113th St E, Buckley, WA	0.59 Miles ¹	Parcel Match
L2 Listing 2	20312 91st Street Ct E, Bonney Lake, WA	1.60 Miles ¹	Parcel Match
L3 Listing 3	22308 114th St E, Buckley, WA	0.55 Miles ¹	Parcel Match
S1 Sold 1	23803 109th Street Ct E, Buckley, WA	0.87 Miles ¹	Parcel Match
S2 Sold 2	10908 206th Avenue Ct E, Bonney Lake, WA	1.23 Miles ¹	Parcel Match
S3 Sold 3	7419 222nd Avenue Ct E, Buckley, WA	2.05 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	April Pabloff	Company/Brokerage	April Pabloff
License No	5883	Address	1319 5th Ave SW Puyallup WA 98371
License Expiration	01/02/2022	License State	WA
Phone	2532398761	Email	april.pabloff@gmail.com
Broker Distance to Subject	8.83 miles	Date Signed	07/21/2020

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:

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