

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	144 Alameda Drive, Kelso, WA 98626	Order ID	6780889	Property ID	28583942
Inspection Date	07/28/2020	Date of Report	07/29/2020		
Loan Number	41316	APN	R047691		
Borrower Name	Catamount Properties 2018 LLC	County	Cowlitz		

Tracking IDs

Order Tracking ID	20200727_BPOs	Tracking ID 1	20200727_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LARSON THOMAS	Condition Comments	
R. E. Taxes	\$366,710	Subject is visible from the road. It is a single family residence with an attached 2 car garage. It is recessed on the lot.	
Assessed Value	\$229,570		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (LOCKED)		
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	Improving	Single family residences of varying age and conditions. There is no commercial or industrial influence. There is a functioning rail line close by.	
Sales Prices in this Neighborhood	Low: \$243,000 High: \$343,700		
Market for this type of property	Increased 7 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	144 Alameda Drive	158 Alturas Dr	2249 36th Ave	4311 Greenway Ct
City, State	Kelso, WA	Kelso, WA	Longview, WA	Longview, WA
Zip Code	98626	98626	98632	98632
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	3.73 ¹	3.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$320,000	\$329,900
List Price \$	--	\$285,000	\$320,000	\$329,900
Original List Date		06/12/2020	07/14/2020	07/09/2020
DOM · Cumulative DOM	-- · --	4 · 47	1 · 15	1 · 20
Age (# of years)	43	43	39	41
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	2 Stories CHALET	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,936	1,702	1,570	1,804
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 1	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.17 acres	0.15 acres	0.19 acres	0.15 acres
Other	--	--	--	--

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Inferior in size to subject 3bdrm 2 bath updated ranch. NEWER roof, HVAC, water heater and engineered hardwood flooring throughout. NEW backsplash in the kitchen, paint inside and out, landscaping and more. Private yard with mature landscaping is perfect for relaxing in your personal backyard oasis
- Listing 2** Inferior to subject in size 1 story home with 3 beds in great location close to amenities. Updated kitchen and bathroom and recently redone oak hw floors. 2 pane vinyl windows, newer attic insulation, newer roof, and heat pump for efficiency.
- Listing 3** Most similar listing to subject. This updated one-level on the west side of Longview is one you can't miss. Gorgeous kitchen remodel done in 2019. NEW roof Oct 2019. Brand new carpet in bedrooms. Laminate ooring throughout main living areas

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	144 Alameda Drive	104 Alturas Dr	126 Victoria St	146 Alturas Dr
City, State	Kelso, WA	Kelso, WA	Longview, WA	Kelso, WA
Zip Code	98626	98626	98632	98626
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.88 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$295,000	\$270,000
List Price \$	--	\$249,900	\$295,000	\$270,000
Sale Price \$	--	\$265,000	\$282,500	\$290,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/24/2019	01/02/2020	11/05/2019
DOM · Cumulative DOM	-- · --	9 · 35	20 · 57	4 · 4
Age (# of years)	43	43	47	43
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	2 Stories CHALET	1 Story RANCH	2 Stories SPLIT	2 Stories 2 STORY
# Units	1	1	1	1
Living Sq. Feet	1,936	1,829	2,152	2,286
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.17 acres	0.18 acres	0.2 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$4,489	-\$8,932	-\$10,750
Adjusted Price	--	\$269,489	\$273,568	\$279,250

* 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** Inferior to subject in size. Kelso / LEXINGTON -- 3 Bedroom / 3 Bathroom -- ONE LEVEL -- Living Room -- Kitchen w/ Dining Area & Pantry PLUS Formal Dining Room -- Master Bedroom w/ Bathroom & 2 Walk-in-Closets -- Laundry Room -- 2 Fireplace -- Vaulted -- Double Garage -- Corner Lot -- Patio -- OUTBUILDING -- Fenced -- LARGE LOT
- Sold 2** Most similar to subject Large windows showcase the Cowlitz River & territorial views from this 4 bdrm, 3 bath home in desirable Beacon Hill area! Two master suites - one on each level. All new lower level master w/extra big walk in closet, dual sink vanities, & sitting area w/wet bar.
- Sold 3** Superior to subject. 4bd/2.5bth 2286 sf home with fully fenced yard. is ready for some TLC! Custom built home from the 70's, with a large bright kitchen w/ SS appliances and tile floors, luxury vinyl plank in LR & Den. Vaulted wood ceilings in the living room with built in fireplace.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	MORE Realty, Inc	Subject has been listed and cancelled four times within the last twelve months at the same price point. It currently has a pending offer.					
Listing Agent Name	Marcus Koss						
Listing Agent Phone	503-539-5814						
# 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
06/24/2020	\$285,000	--	--	Pending/Contract	07/17/2020	\$285,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$290,000	\$290,000
Sales Price	\$279,000	\$279,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
Adjustments used, lot=10k/ac,br/ba/ga=3k, 1/2ba=1.5k, age=\$100/yr, gla=\$27/sq ft. Subject should not be a problem for resale.		

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 3.73 miles and the sold comps closed within the last 9 months. The market is reported as having increased 7% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 158 ALTURAS DR
Kelso, WA 98626



Front

L2 2249 36TH AVE
Longview, WA 98632



Front

L3 4311 GREENWAY CT
Longview, WA 98632



Front

Sales Photos

S1 104 ALTURAS DR
Kelso, WA 98626



Front

S2 126 VICTORIA ST
Longview, WA 98632



Front

S3 146 ALTURAS DR
Kelso, WA 98626



Front

ClearMaps Addendum

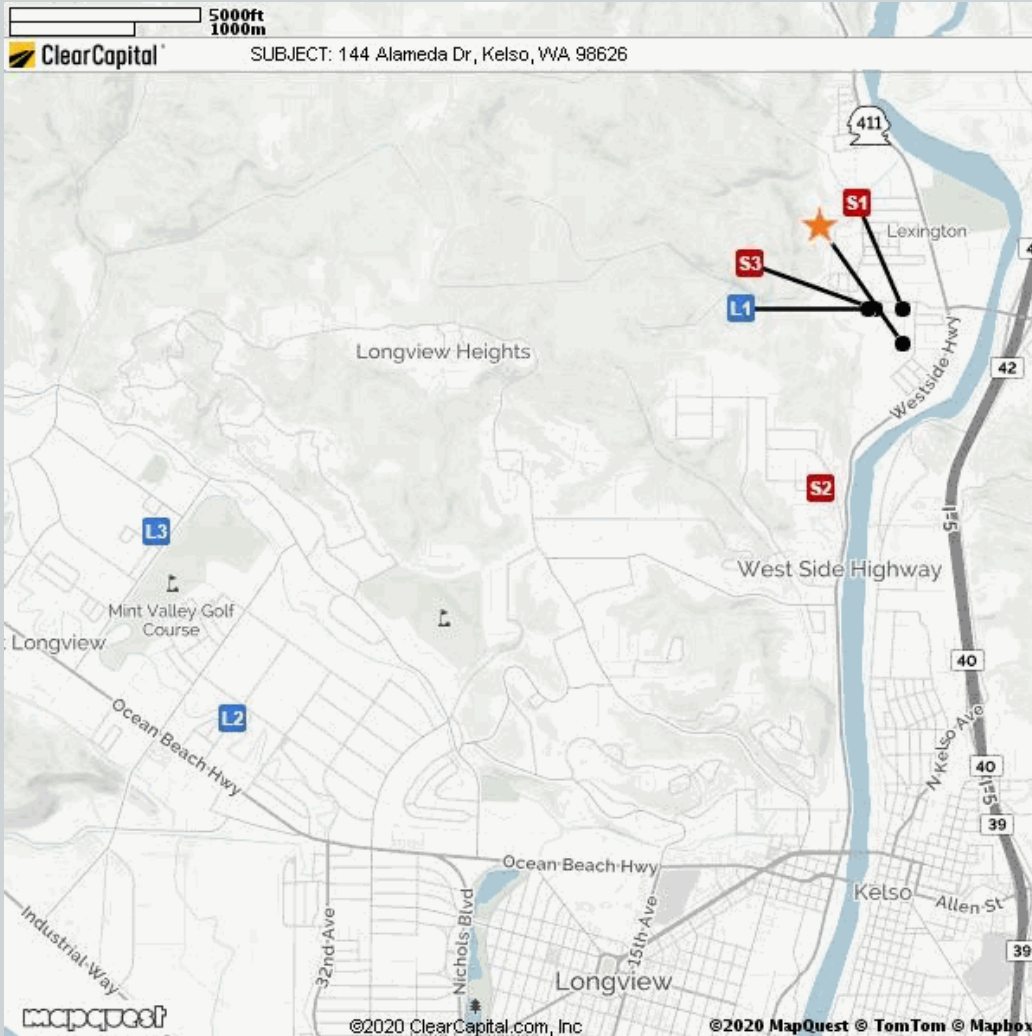
Address ★ 144 Alameda Drive, Kelso, WA 98626

Loan Number 41316

Suggested List \$290,000

Suggested Repaired \$290,000

Sale \$279,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	144 Alameda Dr, Kelso, WA	--	Parcel Match
L1 Listing 1	158 Alturas Dr, Kelso, WA	0.23 Miles ¹	Parcel Match
L2 Listing 2	2249 36th Ave, Longview, WA	3.73 Miles ¹	Parcel Match
L3 Listing 3	4311 Greenway Ct, Longview, WA	3.73 Miles ¹	Parcel Match
S1 Sold 1	104 Alturas Dr, Kelso, WA	0.16 Miles ¹	Parcel Match
S2 Sold 2	126 Victoria St, Longview, WA	0.88 Miles ¹	Parcel Match
S3 Sold 3	146 Alturas Dr, Kelso, WA	0.20 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	2.72 miles	Date Signed	07/29/2020

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:

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.