

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	7539 Highway 291, Ford, WA 99013	Order ID	6810886	Property ID	28690166
Inspection Date	08/21/2020	Date of Report	08/25/2020		
Loan Number	41663	APN	0896800		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	20200821_BPOs	Tracking ID 1	20200821_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DERR ANDREW	Condition Comments SUBJECT LOOKS TO BE IN GOOD CONDITION. IT IS VACANT, THERE ARE WEEDS AND LANDSCAPING THAT IS OVERGROWN
R. E. Taxes	\$1,274	
Assessed Value	\$135,068	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(SUBJECT LOOKS TO BE SECURE. UNKNOWN IF DOORS ARE LOCKED)		
Ownership Type	Leasehold	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Not Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments NEIGHBORHOOD IS EXTREME RURAL. SUBJECT IS OFF OF A BUSY HIGHWAY BUT IS TUCKED BACK IN OFF THE ROAD,
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$219,900 High: \$360,000	
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	7539 Highway 291	7796 Hwy 291	16618 N Bluebell Ct	3983 Hwy 231
City, State	Ford, WA	Ford, WA	Ford, WA	Springdale, WA
Zip Code	99013	99013	99013	99173
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.72 ¹	8.67 ¹	15.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$294,000	\$210,000	\$325,000
List Price \$	--	\$294,000	\$219,900	\$325,000
Original List Date		08/07/2020	07/27/2020	05/15/2020
DOM · Cumulative DOM	-- · --	4 · 18	4 · 29	72 · 102
Age (# of years)	11	52	45	115
Condition	Good	Good	Good	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Busy Road
View	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Residential	Beneficial ; Woods
Style/Design	1 Story RANCHER	1 Story RANCHER	3 Stories COMP	1 Story LOG
# Units	1	1	1	1
Living Sq. Feet	1,280	1,600	1,752	1,650
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	3 · 2	2 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.74 acres	55.80 acres	1.35 acres	10.89 acres
Other	--	--	--	--

* 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 LIST 1 IS MOST SIMILAR TO SUBJECT IN PROXIMITY, BED COUNT AND SQUARE FEET. IT IS DISSIMILAR IN THE AMOUNT OF ACREAGE. ACREAGE -80,000. SQUARE FEET -23800 = 190200

Listing 2 LIST 2 IS SIMILAR TO SUBJECT IN PROXIMITY. IT IS DISSIMILAR IN BED COUNT, SQUARE FEET, AND ACREAGE. THIS COMP NEEDS SOME REPAIRS AND SWEAT EQUITY BUT WAS STILL SOLD ON THE FAIR MARKET. ACREAGE 4000, SQUARE FEET - 16520 = 206480

Listing 3 LIST 3 IS SIMILAR TO SUBJECT IN SQUARE FEET AND BED AND BATH COUNT. THIS COMP IS 15 MILES FROM SUBJECT BECAUSE OF A LACK OF LISTINGS WITHIN 10 MILES. IT WAS THE CLOSEST LISTING THAT WAS SIMILAR TO SUBJECT. THIS COMP HAS BEEN COMPLETELY UPDATED WITH EXCELLENT FINISHES. ACREAGE -24000, CONDITION -50000, SQUARE FEET -38850 = 212150

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7539 Highway 291	6696 Hwy 291	6735 Hwy 291	5694 Jergens Rd
City, State	Ford, WA	Nine Mile Falls, WA	Nine Mile Falls, WA	Nine Mile Falls, WA
Zip Code	99013	99026	99026	99026
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	6.70 ¹	6.48 ¹	9.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$243,000	\$499,000	\$275,000
List Price \$	--	\$238,000	\$360,000	\$275,000
Sale Price \$	--	\$241,000	\$325,000	\$250,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	08/05/2020	08/07/2020	04/10/2020
DOM · Cumulative DOM	-- · --	63 · 80	108 · 163	4 · 69
Age (# of years)	11	33	50	119
Condition	Good	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Beneficial ; Waterfront	Beneficial ; Waterfront	Neutral ; Other
View	Beneficial ; Woods	Beneficial ; Water	Beneficial ; Water	Beneficial ; Woods
Style/Design	1 Story RANCHER	1.5 Stories CONTEMP	1 Story RANCHER	2 Stories OTHER
# Units	1	1	1	1
Living Sq. Feet	1,280	1,226	945	1,600
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	3 · 2
Total Room #	6	5	5	7
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.74 acres	0.00 acres	0.44 acres	3 acres
Other	--	--	--	--
Net Adjustment	--	-\$42,500	-\$117,500	-\$50,000
Adjusted Price	--	\$198,500	\$207,500	\$200,000

* Sold 3 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 SOLD 1 IS COMPARABLE TO SUBJECT IN PROXIMITY. IT IS SUPERIOR TO SUBJECT IN THAT ITS WATERFRONT. ADJUSTMENTS WERE MADE - WATERFRONT -50000, ACREAGE 7500.

Sold 2 SOLD 2 IS COMPARABLE TO SUBJECT IN PROXIMITY. IT IS SUPERIOR TO SUBJECT IN THAT ITS 100% PRIMARY WATERFRONT. ADJUSTMENTS WERE MADE - WATERFRONT -125000, ACREAGE 7500

Sold 3 SOLD 3 IS COMPARABLE TO SUBJECT IN CONDITION, SQUARE FEET AND ACREAGE. ITS THE SAME FARMHOUSE STYLE AS SUBJECT. ADJUSTMENTS WERE MADE - SQUARE FEET -40000, BEDROOM -10000,

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RH COOKE & ASSOCIATES	SUBJECT WAS LISTED 7/27/2020 AND IS NOW PENDING INSPECTION 8/6/2020					
Listing Agent Name	MARCY MARTIN						
Listing Agent Phone	509-999-4205						
# 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
07/27/2020	\$189,000	--	--	Pending/Contract	08/06/2020	\$189,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$199,000	\$199,000
Sales Price	\$199,000	\$199,000
30 Day Price	\$199,000	--
Comments Regarding Pricing Strategy		
PRICING IS BASED ON THE AVAILABLE COMPS. THIS WAS AN EXTERIOR INSPECTION SO IT IS UNKNOWN IF THE INTERIOR IS IN NEED OF REPAIRS.		

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



Back



Street

Subject Photos



Street



Garage



Other

Listing Photos

L1 7796 HWY 291
Ford, WA 99013



Front

L2 16618 N BLUEBELL CT
Ford, WA 99013



Front

L3 3983 HWY 231
Springdale, WA 99173



Front

Sales Photos

S1 6696 HWY 291
Nine Mile Falls, WA 99026



Front

S2 6735 HWY 291
Nine Mile Falls, WA 99026



Front

S3 5694 JERGENS RD
Nine Mile Falls, WA 99026



Front

ClearMaps Addendum

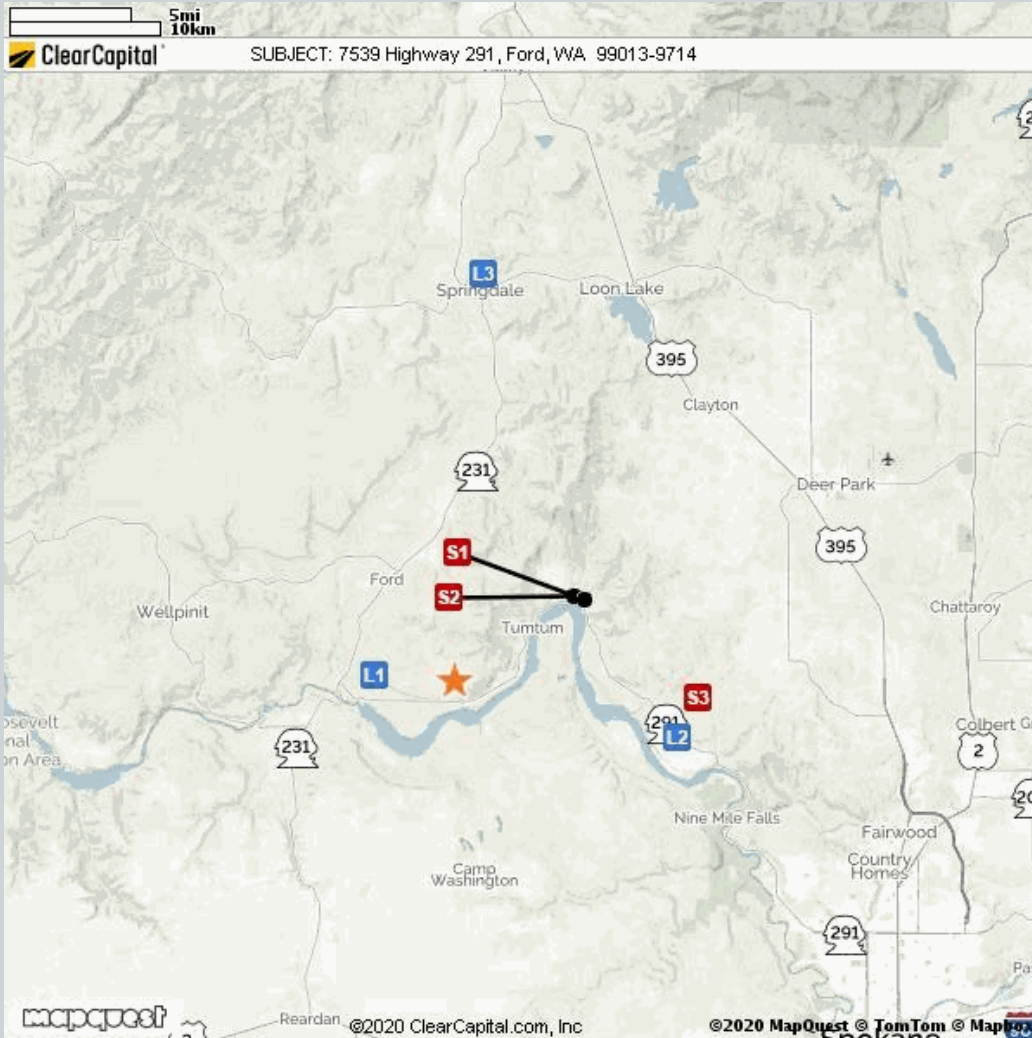
Address ★ 7539 Highway 291, Ford, WA 99013

Loan Number 41663

Suggested List \$199,000

Suggested Repaired \$199,000

Sale \$199,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7539 Highway 291, Ford, WA	--	Parcel Match
L1 Listing 1	7796 Hwy 291, Ford, WA	2.72 Miles ¹	Parcel Match
L2 Listing 2	16618 N Bluebell Ct, Ford, WA	8.67 Miles ¹	Parcel Match
L3 Listing 3	3983 Hwy 231, Springdale, WA	15.22 Miles ¹	Parcel Match
S1 Sold 1	6696 Hwy 291, Nine Mile Falls, WA	6.70 Miles ¹	Parcel Match
S2 Sold 2	6735 Hwy 291, Nine Mile Falls, WA	6.48 Miles ¹	Parcel Match
S3 Sold 3	5694 Jergens Rd, Nine Mile Falls, WA	9.25 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	Ashley Bucklin	Company/Brokerage	Synergy Properties, LLC
License No	135397	Address	706 W Garland Ave Spokane WA 99205
License Expiration	06/20/2022	License State	WA
Phone	5093425995	Email	ashley@509s.com
Broker Distance to Subject	19.36 miles	Date Signed	08/23/2020

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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