

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	202 E Liberty Avenue, Spokane, WA 99207	Order ID	7142930	Property ID	29701577
Inspection Date	03/04/2021	Date of Report	03/09/2021		
Loan Number	41675	APN	350533506		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject is an average condition and appears to have had some recent updating most notably it appears to have been painted. The subject is a typical Improvement for the area.
R. E. Taxes	\$1,459	
Assessed Value	\$122,100	
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	Urban	Neighborhood Comments The subject area has seen steady appreciation over the last several years. The subject area has access to services and schools within half a mile. The area has limited REO activity which is not affecting the overall market.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$175000 High: \$280000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	202 E Liberty Avenue	3004 N Cincinnati St	407 E Glass Ave	317 E Providence Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.23 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$199,000	\$224,900
List Price \$	--	\$160,000	\$199,000	\$224,900
Original List Date		02/15/2021	03/02/2021	10/08/2020
DOM · Cumulative DOM	-- · --	18 · 22	3 · 7	148 · 152
Age (# of years)	91	81	112	110
Condition	Average	Fair	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/Rambler	1 Story Bungalow	1 Story Bungalow	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	728	800	1,188	1,892
Bdrm · Bths · ½ Bths	3 · 1	2 · 2	3 · 1	3 · 2
Total Room #	5	5	5	7
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	50%	0%	0%
Basement Sq. Ft.	728	800	--	235
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.15 acres	.12 acres	0.11 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 Listing 1 Is in inferior condition to the subject. Similar GLA and basement to the subject but is a cash only sale due to condition.

Listing 2 Listing 2 is overall most similar it has a larger GLA but this is offset by the lack of a basement. Matching room count to the subject.

Listing 3 Much larger GLA and superior room count to the subject. Similar overall condition with the square footage being the primary adjustment.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	202 E Liberty Avenue	208 E Gordon Ave	327 E Courtland Ave	617 E Gordon Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.18 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$184,500	\$195,000	\$189,900
List Price \$	--	\$184,500	\$195,000	\$189,900
Sale Price \$	--	\$185,000	\$197,000	\$200,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	10/06/2020	09/18/2020	08/21/2020
DOM · Cumulative DOM	-- · --	70 · 70	30 · 30	2 · 0
Age (# of years)	91	97	76	96
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/Rambler	1 Story Bungalow	1 Story Ranch/Rambler	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	728	728	642	816
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 1 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Detached 1 Car	None	Detached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	100%	50%
Basement Sq. Ft.	728	398	602	500
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.13 acres	0.12 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,400	-\$1,800	-\$2,200
Adjusted Price	--	\$193,400	\$195,200	\$197,800

* 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 Sale 1 has an inferior room count, garage and basement compared to the subject. Overall similar condition.

Sold 2 Sale 2 is overall most similar it has some similar updating and is slightly smaller in GLA and basement. Matching room count to the subject.

Sold 3 Slightly larger GLA compared to the subject, 1 less bedroom but an additional half bath and overall a similar comp.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was sold in August of last year.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/07/2020	\$150,000	08/19/2020	\$120,000	Sold	08/27/2020	\$120,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$199,000	\$199,000
Sales Price	\$195,000	\$195,000
30 Day Price	\$192,500	--
Comments Regarding Pricing Strategy		
<p>The sales and listings bracket the subject tightly and produce a reliable value conclusions with minimal adjustment. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to a 16.3% market increase over the past 12 months. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 3004 N Cincinnati St
Spokane, WA 99207



Front

L2 407 E Glass Ave
Spokane, WA 99207



Front

L3 317 E Providence Ave
Spokane, WA 99207



Front

Sales Photos

S1 208 E Gordon Ave
Spokane, WA 99207



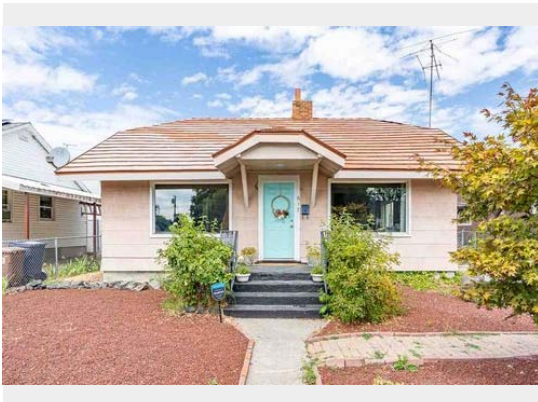
Front

S2 327 E Courtland Ave
Spokane, WA 99207



Front

S3 617 E Gordon Ave
Spokane, WA 99207



Front

ClearMaps Addendum

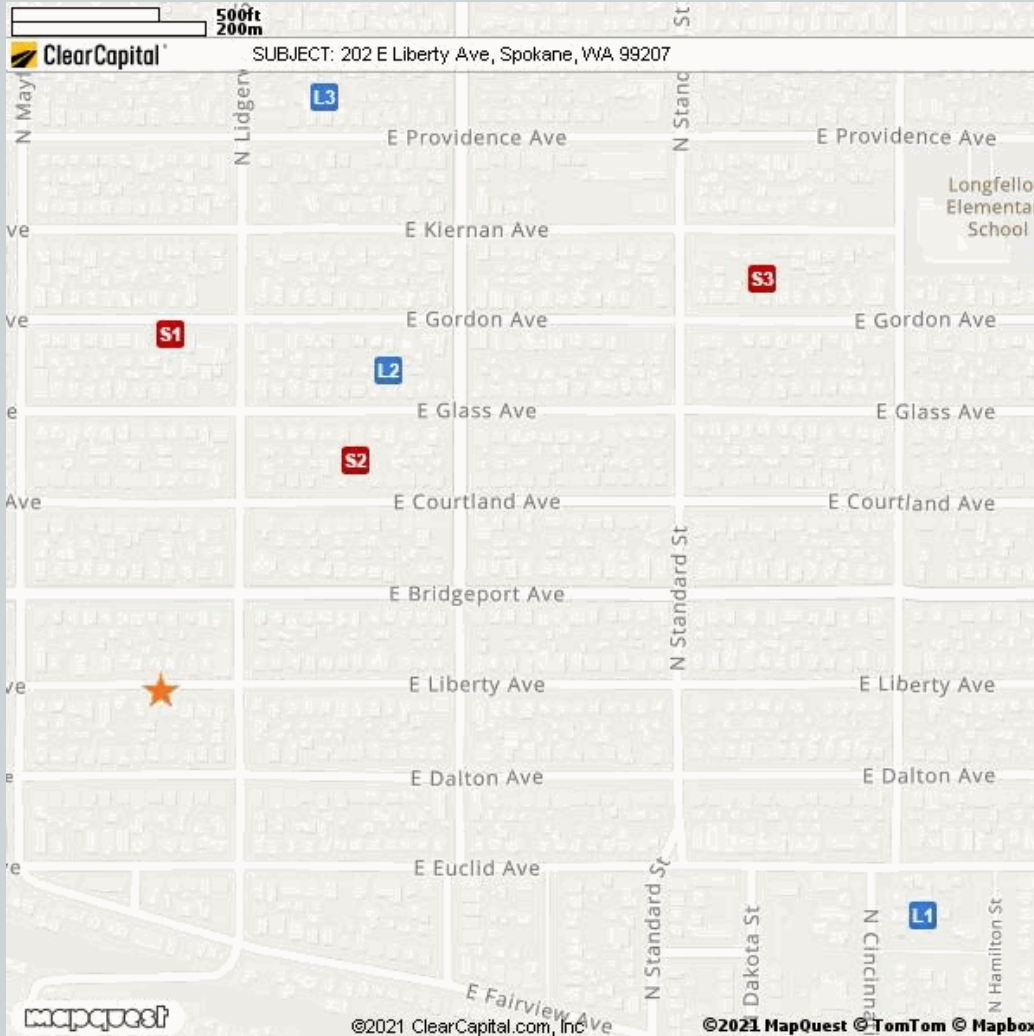
Address ★ 202 E Liberty Avenue, Spokane, WA 99207

Loan Number 41675

Suggested List \$199,000

Suggested Repaired \$199,000

Sale \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	202 E Liberty Avenue, Spokane, WA 99207	--	Parcel Match
L1 Listing 1	3004 N Cincinnati St, Spokane, WA 99207	0.46 Miles ¹	Parcel Match
L2 Listing 2	407 E Glass Ave, Spokane, WA 99207	0.23 Miles ¹	Parcel Match
L3 Listing 3	317 E Providence Ave, Spokane, WA 99207	0.36 Miles ¹	Parcel Match
S1 Sold 1	208 E Gordon Ave, Spokane, WA 99207	0.21 Miles ¹	Parcel Match
S2 Sold 2	327 E Courtland Ave, Spokane, WA 99207	0.18 Miles ¹	Parcel Match
S3 Sold 3	617 E Gordon Ave, Spokane, WA 99207	0.43 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2023	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	2.08 miles	Date Signed	03/05/2021

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.