

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	2030 46th Avenue, Longview, WA 98632	Order ID	7142930	Property ID	29701376
Inspection Date	03/04/2021	Date of Report	03/09/2021		
Loan Number	41740	APN	03138		
Borrower Name	Catamount Properties 2018 LLC	County	Cowlitz		

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 Single level home in neighborhood of similar age, value, and condition homes. Home is located on level lot. Investor owned home undergoing renovation. Appears to only need exterior paint to finish remodel. Home has newer windows and is cleaned up. New ductless heatpump unit has been installed.
R. E. Taxes	\$2,042	
Assessed Value	\$183,463	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Appeared secured from exterior.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$3,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$3,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Dead end street of similar age, value, and condition homes. Located on west end of city limits, but easy access to all amenities from this location.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$210,000 High: \$369,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2030 46th Avenue	3349 Pennsylvania St	45 Pacific Pl	2101 40th 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.	--	1.69 ¹	1.68 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$299,000	\$304,900
List Price \$	--	\$279,900	\$299,000	\$304,900
Original List Date		03/03/2021	01/30/2021	02/19/2021
DOM · Cumulative DOM	-- · --	1 · 6	1 · 38	3 · 18
Age (# of years)	63	48	72	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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,196	1,056	1,120	1,234
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 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	0.9621 acres	0.139 acres	0.573 acres	0.143 acres
Other	0	0	0	0

* 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 bedrooms and 1 bathroom. Many updates throughout, including laminate flooring in the main living spaces, interior paint, and recessed lighting.

Listing 2 Three bedrooms, 2-3/4 baths, new ductless heat pump, central vacuum and newer roof. Enjoy the half acre lot with walnut, peach and apple trees. Detached garage has a big bay and a entertainment room

Listing 3 1234 sq ft home have 3 bedrooms, 2 baths and a spacious backyard. Large family room, functional kitchen with nook. French sliding doors to patio. New paint, carpets, appliances and floors

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2030 46th Avenue	2303 37th Ave	2404 46th Ave	2103 35th 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.	--	1.14 ¹	0.54 ¹	1.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$275,000	\$279,000
List Price \$	--	\$270,000	\$275,000	\$279,000
Sale Price \$	--	\$274,000	\$275,000	\$285,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	11/30/2020	12/11/2020	12/04/2020
DOM · Cumulative DOM	-- · --	16 · 76	8 · 60	5 · 57
Age (# of years)	63	50	71	53
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	1,196	1,208	1,152	1,338
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1 · 1
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.9621 acres	0.138 acres	0.51 acres	0.159 acres
Other	0	concessions	concessions	0
Net Adjustment	--	-\$3,000	-\$3,000	\$0
Adjusted Price	--	\$271,000	\$272,000	\$285,000

* 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 3 bedroom, 1 bath, 1208 sq ft. Light and bright kitchen with Corian countertops. Hardwoods throughout home. Pellet stove

Sold 2 corner lot, 0.51 acre, Surrounded by green Laurel hedge fencing for maximum privacy. Sliding glass door of second bedroom opens up to wooden deck

Sold 3 large bay window to back yard, wood fireplace, Newer roof & plumbing

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Not listed on MLS. Home appears that it was purchased at foreclosure sale. Sale price is not recorded during private party sales in this county.			
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
--	--	--	--	Sold	09/23/2020	\$1	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$280,000	\$284,500
Sales Price	\$278,000	\$282,500
30 Day Price	\$278,000	--
Comments Regarding Pricing Strategy		
Market is very strong with high demand and little inventory.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to the prior report providing comps in a different market than the subject that are inferior in GLA and at the bottom of the market. 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



Address Verification



Side



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 3349 Pennsylvania St
Longview, WA 98632



Front

L2 45 Pacific Pl
Longview, WA 98632



Front

L3 2101 40th Ave
Longview, WA 98632



Front

Sales Photos

S1 2303 37th Ave
Longview, WA 98632



Front

S2 2404 46th Ave
Longview, WA 98632



Front

S3 2103 35th Ave
Longview, WA 98632



Front

ClearMaps Addendum

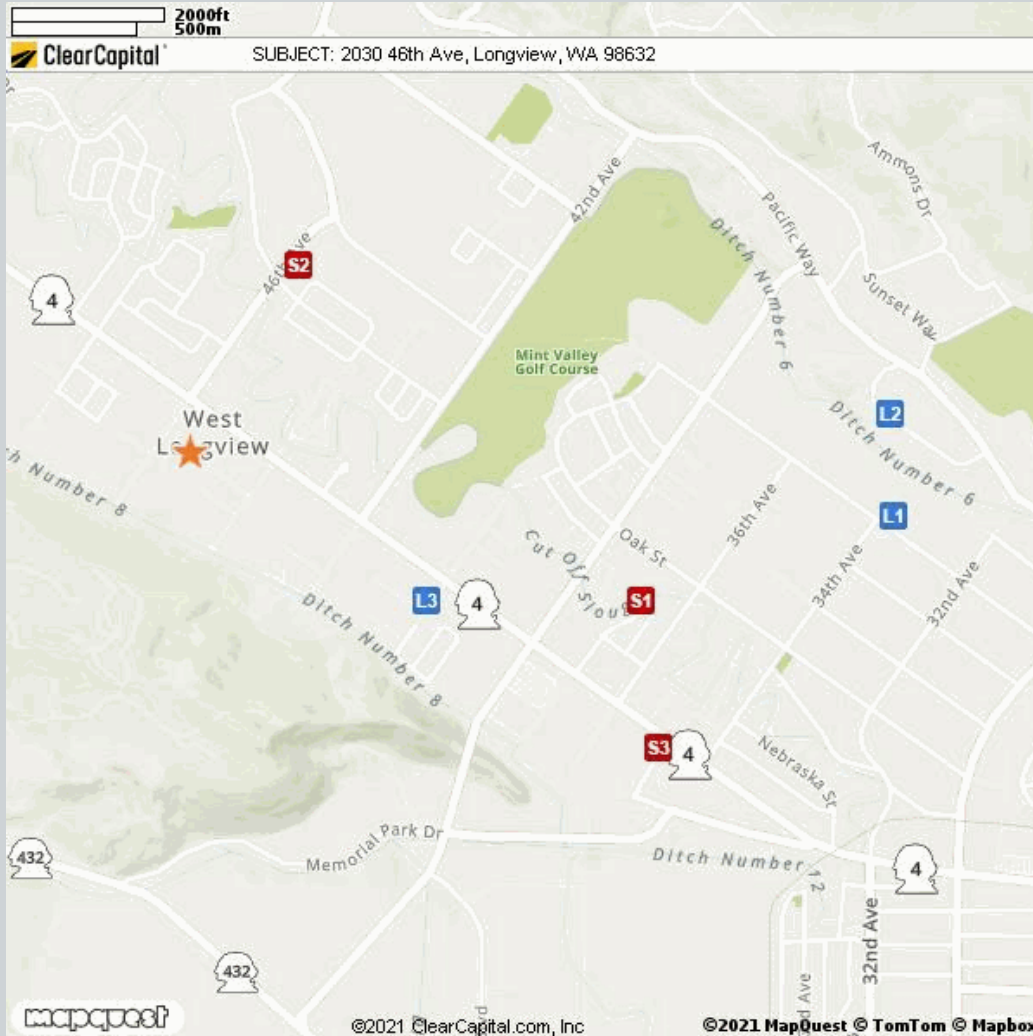
Address ★ 2030 46th Avenue, Longview, WA 98632

Loan Number 41740

Suggested List \$280,000

Suggested Repaired \$284,500

Sale \$278,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2030 46th Avenue, Longview, WA 98632	--	Parcel Match
L1 Listing 1	3349 Pennsylvania St, Longview, WA 98632	1.69 Miles ¹	Parcel Match
L2 Listing 2	45 Pacific Pl, Longview, WA 98632	1.68 Miles ¹	Parcel Match
L3 Listing 3	2101 40th Ave, Longview, WA 98632	0.67 Miles ¹	Parcel Match
S1 Sold 1	2303 37th Ave, Longview, WA 98632	1.14 Miles ¹	Parcel Match
S2 Sold 2	2404 46th Ave, Longview, WA 98632	0.54 Miles ¹	Parcel Match
S3 Sold 3	2103 35th Ave, Longview, WA 98632	1.32 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	Ryan Robbins	Company/Brokerage	Blue Line Real Estate Service
License No	27580	Address	175 Bootleg Hill Rd Kelso WA 98626
License Expiration	05/07/2021	License State	WA
Phone	3604301233	Email	robbinsrealestate@email.com
Broker Distance to Subject	8.15 miles	Date Signed	03/09/2021

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.