

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	5055 Sw Elm Avenue, Beaverton, OR 97005	Order ID	6824342	Property ID	28751915
Inspection Date	09/02/2020	Date of Report	09/02/2020		
Loan Number	41780	APN	R0109126		
Borrower Name	Catamount Properties 2018 LLC	County	Washington		

Tracking IDs

Order Tracking ID	09.02 BPOs	Tracking ID 1	09.02 BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SMITH CARTER W & SMITH TERRI L	Condition Comments Homes exterior appears to be in average condition form street view. Past MLS show photos that interior is in less then average condition along with broken windows and bad sewer line according to MLS.
R. E. Taxes	\$4,868	
Assessed Value	\$412,720	
Zoning Classification	R7	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Home appears to be vacant according to past MLS)		
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	Suburban	Neighborhood Comments Home is a single level ranch home. Home is located in a flood zone. Home has 3 bedrooms and 2 bathrooms with an attached 2 car garage. Home has easy access to major roadways and commercial area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325,000 High: \$425,000	
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	5055 Sw Elm Avenue	11925 Sw 7th St	6375 Sw Dale Ave	6770 Sw Princess Ave
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97005	97005	97008	97008
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	1.58 ¹	1.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$369,900	\$368,000
List Price \$	--	\$379,000	\$369,900	\$368,000
Original List Date		08/28/2020	08/26/2020	08/14/2020
DOM · Cumulative DOM	-- · --	5 · 5	4 · 7	3 · 19
Age (# of years)	60	55	53	62
Condition	Average	Good	Average	Good
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	1,338	1,128	1,501	1,008
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.37 acres	.18 acres	.16 acres	.17 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.

Current Listings - Cont.

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

- Listing 1** This beautiful 1950's ranch is on a oversized lot with a two car garage, perfect for a shop! Enjoy this recently remodeled home with bamboo floors, quartz, new stainless steel appliances, soft close cabinets, and a cozy fireplace. Fenced in large backyard is perfect for entertaining and gardening. New gas furnace, updated electrical and plumbing. 80 walk score! 5 minutes from Max/Transit. Solid investment with great cash flow!
- Listing 2** A 1960s Treasure w/Great Bones, Cool Layout & Full of Charm. The Sun Room greets you as you enter & runs the length of the Living Room & Outdoor Patio. Super Private Yard. Original Wood Floors, Parquet & Built-Ins. Being Sold As-Is, the house can be lived in, but will benefit from your vision & updates. Just a block from Fir Grove Nature Park and only 1 Mile to 217
- Listing 3** Incredibly cute one level ranch with updates and eye-pleasing finishing touches through-out!Hardwood floors, updated mill-work and designer paints turn this home into an adorable retreat. Living room features wood-burning fireplace with custom mantel, hardwoods and wainscoting. Dining room has hardwoods and wainscoting as well. Updated kitchen that features plenty of storage has a window into the large fenced backyard that offers so much opportunity for gardening and entertaining.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5055 Sw Elm Avenue	6250 Sw King Blvd	7980 Sw Obrien St	13965 Sw Berthold St
City, State	Beaverton, OR	Beaverton, OR	Portland, OR	Beaverton, OR
Zip Code	97005	97008	97223	97005
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	1.71 ¹	1.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$389,000	\$450,000	\$360,000
List Price \$	--	\$389,000	\$350,000	\$352,000
Sale Price \$	--	\$390,000	\$352,500	\$342,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	05/28/2020	04/23/2020	06/24/2020
DOM · Cumulative DOM	-- · --	26 · 55	96 · 105	36 · 63
Age (# of years)	60	59	65	46
Condition	Average	Good	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	1,338	1,596	1,327	1,391
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.37 acres	.22 acres	.35 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$19,760	+\$12,930	-\$1,590
Adjusted Price	--	\$370,240	\$365,430	\$340,410

* 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** Adjusted 2500 for bathroom count -7740 for sq ft -25000 for condition Enjoy easy living in this one lvl extensively remodeled rambler whether out on the front porch or on the back patio in a yard that is like an oasis in the suburbs! Backyard shares property line w/wooded neighborhood Wonderland Park complete w/playground. Great schools including new Voss Elem 4 blks away, newly remodeled, fireplace, laminate flrs, kitchen w/SS & Quartz, wall to wall crpt in bedrooms.Huge bedroom could be used for fam rm.
- Sold 2** Adjusted 2500 for bathroom count 10000 for garage size 330 for sq ft House is occupied, needs cosmetic updating and shall be sold as is. R5 zoning with many options for redevelopment...partition building lots, add ADU or rent existing house. Exceptional location & surrounding neighborhood. Wash Co. taxes, PDX address and Beav Schools! Feasibility study for future land use shall be the sole responsibility of the buyer. Developers package available upon request.
- Sold 3** Adjusted -1590 for sq ft Ranch style home in fabulous Beaverton location. Formal living and dining rooms. Newer roof, water heater and copper wiring. Large fenced backyard. Currently occupied by tenants in a lease thru 12/31/20. All Brokers & buyers to follow property safety procedures for any showings.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Homes expired listing 1/1/2020			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
08/30/2019	\$359,900	--	--	Expired	01/01/2020	\$359,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$355,000	\$355,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$341,000	--
Comments Regarding Pricing Strategy		
Home should sell for about 350k in as is condition		

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



Street

Listing Photos

L1 11925 SW 7TH ST
Beaverton, OR 97005



Front

L2 6375 SW DALE AVE
Beaverton, OR 97008



Front

L3 6770 SW PRINCESS AVE
Beaverton, OR 97008



Front

Sales Photos

S1 6250 SW KING BLVD
Beaverton, OR 97008



Front

S2 7980 SW OBRIEN ST
Portland, OR 97223



Front

S3 13965 SW BERTHOLD ST
Beaverton, OR 97005



Front

ClearMaps Addendum

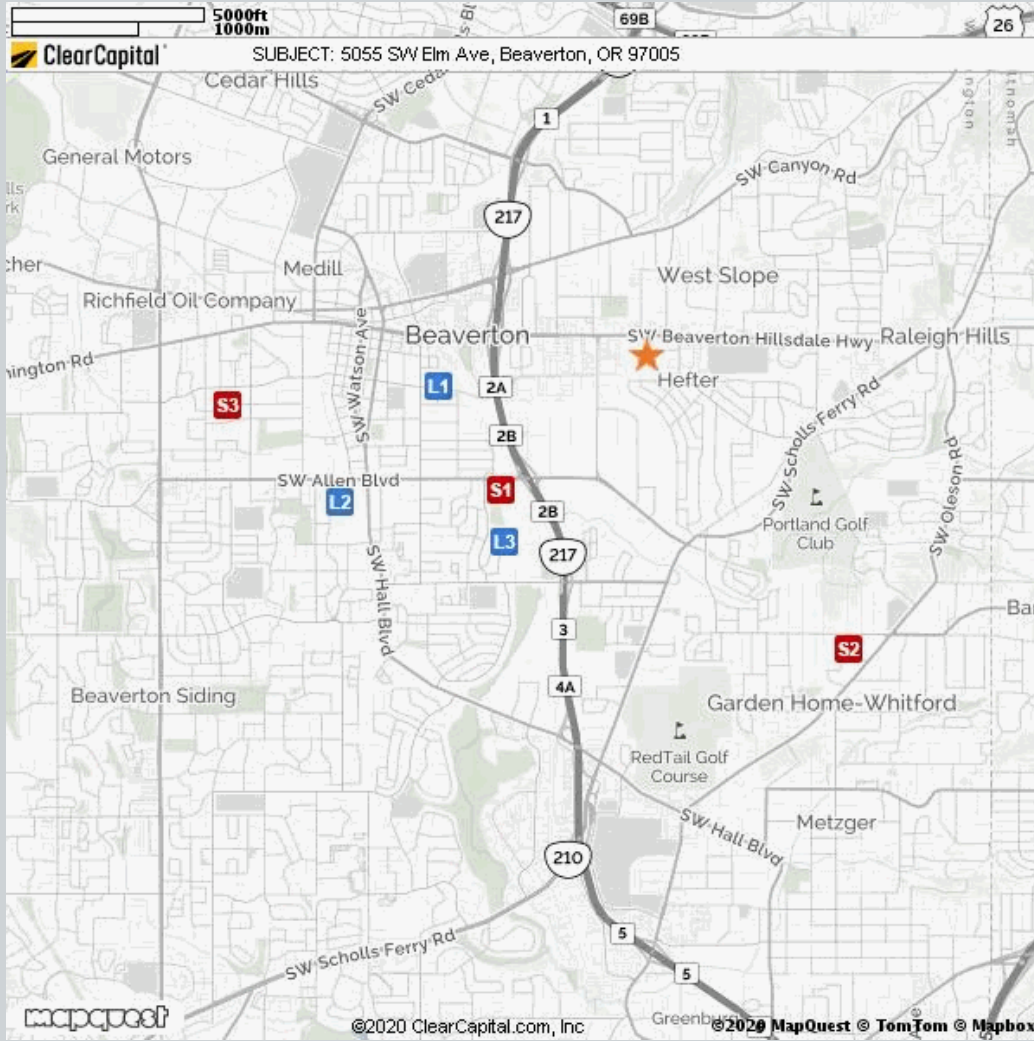
Address ★ 5055 Sw Elm Avenue, Beaverton, OR 97005

Loan Number 41780

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$350,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5055 Sw Elm Ave, Beaverton, OR	--	Parcel Match
L1 Listing 1	11925 Sw 7th St, Beaverton, OR	0.96 Miles ¹	Parcel Match
L2 Listing 2	6375 Sw Dale Ave, Beaverton, OR	1.58 Miles ¹	Parcel Match
L3 Listing 3	6770 Sw Princess Ave, Beaverton, OR	1.08 Miles ¹	Parcel Match
S1 Sold 1	6250 Sw King Blvd, Beaverton, OR	0.91 Miles ¹	Parcel Match
S2 Sold 2	7980 Sw O'Brien St, Portland, OR	1.71 Miles ¹	Parcel Match
S3 Sold 3	13965 Sw Berthold St, Beaverton, OR	1.99 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Darian Spittle	Company/Brokerage	Berkshire Hathaway Home Services
License No	200501126	Address	17121 SW Carlson ST Sherwood OR 97140
License Expiration	12/31/2020	License State	OR
Phone	5037306361	Email	dspittle@bhhsnw.com
Broker Distance to Subject	9.54 miles	Date Signed	09/02/2020

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.