

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	2414 E Hoffman Avenue, Spokane, WA 99207	Order ID	6831229	Property ID	28775549
Inspection Date	09/08/2020	Date of Report	09/09/2020		
Loan Number	41844	APN	35041.0604		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	20200908	Tracking ID 1	20200908		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Kinzler,Sandra L	Subject appears in average condition with no signs of deferred maintenance or repairs noted at time of inspection. Fenced yard, vinyl siding and newer roof. Detached garage needs roof and paint, detached and listed as repair. \$2500 for new garage roof, \$750 for garage paint and some minor gutter repair on house at \$250.*Property tax is senior exempt rate*
R. E. Taxes	\$1,181	
Assessed Value	\$107,900	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Doors and windows closed, locked and secure)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$3,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$3,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Older well established and fully built out neighborhood. Nearby schools, parks, shopping and public amenities.Diverse age, style and gla. Stable strong market with shortage of inventory. Most properties sell with in first week on market.All available comps are pending, no active/available comps
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$200,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2414 E Hoffman Avenue	241 8 E Hoffman	1111 E Princeton	3012 E Hoffman
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ²	0.88 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$194,900	\$169,900	\$165,000
List Price \$	--	\$199,500	\$169,900	\$165,000
Original List Date		07/28/2020	09/03/2020	08/17/2020
DOM · Cumulative DOM	-- · --	4 · 43	5 · 6	9 · 23
Age (# of years)	71	71	78	66
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	728	728	864	952
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	50%	50%	50%	0%
Basement Sq. Ft.	720	700	528	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.12 acres	0.14 acres
Other	Vinyl Sdg	Wood Sdg	Wood Sdg	Vinyl Sdg, cent air

* 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 Equal with adjustment for superior recent updates in 2020. Located next door, similar age, style, gla,bdrm/bath count and lot size. Adj for no garage. Updates inc electric panel/new wiring, plumbing, doors, window, roof, new kitchen...Pending sale

Listing 2 Equal with adjustments. Similar age, style and condition/features. Superior gla with consideration for inferior bsmt sq ft. Adj for inferior bath count.

Listing 3 Equal with adjustments. Superior GLA with consideration for inferior no basement, Inferior bath count. Similar age, style, lot size and location. Similar vinyl exterior sgd and newer metal roof. Adjustment for central air.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2414 E Hoffman Avenue	1327 E Hoffman	1307 E Hoffman	1323 E Rockwell
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.76 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$144,900	\$165,000	\$175,000
List Price \$	--	\$144,900	\$165,000	\$169,900
Sale Price \$	--	\$144,900	\$160,000	\$175,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	06/03/2020	06/29/2020	03/10/2020
DOM · Cumulative DOM	-- · --	3 · 26	27 · 64	17 · 56
Age (# of years)	71	73	74	73
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	728	672	711	747
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 4 Car(s)	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	25%	25%	25%
Basement Sq. Ft.	720	672	700	747
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.10 acres	0.10 acres	0.12 acres
Other	Vinyl Sdg	Vinyl Sdg	Asbestos sdg	Metal Sdg, fireplace
Net Adjustment	--	-\$3,600	+\$625	-\$5,475
Adjusted Price	--	\$141,300	\$160,625	\$169,525

* 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** Equal with adjustments. Similar age, style, condition and features. GLA adj at \$25 per sq ft/+\$1400, adj for inferior bath at +\$1000. Adj for superior garage/shop at -\$6000. Similar vinyl ext sdg.
- Sold 2** Equal with adjustments. Similar age, style, gla/adj at \$25 per sq ft/+\$425, adj for inferior bath at +\$1000. Inferior exterior sdg offset by superior recent upgraded kitchen bath.Adj -\$750 for superior sprinkler system. Similar fenced front and back
- Sold 3** Equal with adjustments. Similar age, style, condition and features. GLA adj at \$25 per sq ft, / -\$475, Adj for inferior bath count +\$1000, Adj _41000 for superior fireplace. Adj - \$5000 for buyers cost/concessions added to final sale price.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Windermere	Subject currently listed and was pending 1 dom . Sold/Closed today 9/8/2020. MLS sheet uploaded					
Listing Agent Name	Hollie Smith						
Listing Agent Phone	509-747-1015						
# 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
08/13/2020	\$142,500	09/08/2020	\$142,500	Sold	09/08/2020	\$140,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$155,000	\$159,500
Sales Price	\$155,000	\$159,500
30 Day Price	\$155,000	--
Comments Regarding Pricing Strategy		
Strong stable market, shortage of active comps, all active comps available are pending. Subject conforms to area homes in age, style, condition and features.		

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



Front



Address Verification



Address Verification



Side



Back

Subject Photos



Back



Street



Street



Garage

Listing Photos

L1 241 8 E Hoffman
Spokane, WA 99207



Front

L2 1111 E Princeton
Spokane, WA 99207



Front

L3 3012 E Hoffman
Spokane, WA 99207



Front

Sales Photos

S1 1327 E Hoffman
Spokane, WA 99207



Front

S2 1307 E Hoffman
Spokane, WA 99207



Front

S3 1323 E Rockwell
Spokane, WA 99207



Front

ClearMaps Addendum

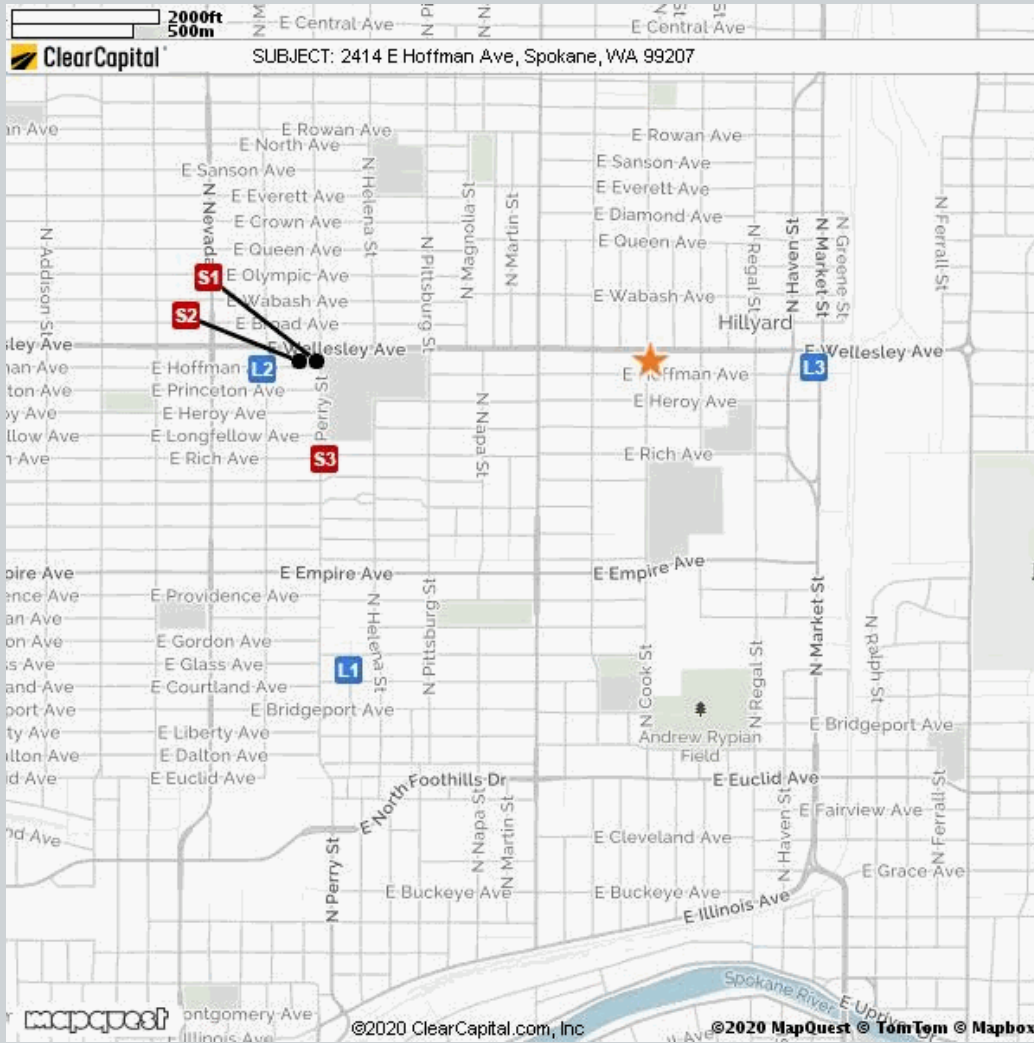
Address ★ 2414 E Hoffman Avenue, Spokane, WA 99207

Loan Number 41844

Suggested List \$155,000

Suggested Repaired \$159,500

Sale \$155,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2414 E Hoffman Ave, Spokane, WA	--	Parcel Match
L1 Listing 1	241 8 E Hoffman, Spokane, WA	0.05 Miles ²	Unknown Street Address
L2 Listing 2	1111 E Princeton, Spokane, WA	0.88 Miles ¹	Parcel Match
L3 Listing 3	3012 E Hoffman, Spokane, WA	0.40 Miles ¹	Parcel Match
S1 Sold 1	1327 E Hoffman, Spokane, WA	0.72 Miles ¹	Parcel Match
S2 Sold 2	1307 E Hoffman, Spokane, WA	0.76 Miles ¹	Parcel Match
S3 Sold 3	1323 E Rockwell, Spokane, WA	0.76 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	Joni Adkins	Company/Brokerage	Tomlinson Black
License No	9039	Address	8205 N Division Spokane WA 99208
License Expiration	11/15/2021	License State	WA
Phone	5094661234	Email	joniadkins@aol.com
Broker Distance to Subject	2.88 miles	Date Signed	09/09/2020

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.