

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.

<b>Address</b>	65 Pacific Place, Longview, WA 98632	<b>Order ID</b>	7221768	<b>Property ID</b>	29925495
<b>Inspection Date</b>	04/08/2021	<b>Date of Report</b>	04/14/2021		
<b>Loan Number</b>	42184	<b>APN</b>	04858		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Cowlitz		

Tracking IDs					
<b>Order Tracking ID</b>	0407_BPO_Update	<b>Tracking ID 1</b>	0407_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject has a tarp on the roof. The whole roof looks like it is being repaired. The house is vacant.. It needs roof repair/replacement. It currently covered with tarp.
<b>R. E. Taxes</b>	\$337,339	
<b>Assessed Value</b>	\$333,308	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (LOCKED)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$10,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$10,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Properties in the area are similar in age but different conditions. It is in an area of town with larger lots.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$335,000 High: \$530,000	
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	65 Pacific Place	2675 N Pacific Ave	4048 Ocean Beach Hw	25 Jones Rd
<b>City, State</b>	Longview, WA	Kelso, WA	Longview, WA	Kelso, WA
<b>Zip Code</b>	98632	98626	98632	98626
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.86 <sup>1</sup>	1.10 <sup>1</sup>	3.74 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$420,000	\$442,900
<b>List Price \$</b>	--	\$375,000	\$420,000	\$442,900
<b>Original List Date</b>		03/25/2021	04/08/2021	01/21/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 20	3 · 6	45 · 83
<b>Age (# of years)</b>	86	94	80	42
<b>Condition</b>	Fair	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories CONTEMPORARY	1 Story RANCH	2 Stories COMTEMPORARY	2 Stories CONTEMPORARY
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,948	2,548	3,179	3,372
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	7	7	8
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Detached 2 Car(s)	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	Yes	No	Yes
<b>Basement (% Fin)</b>	0%	100%	0%	100%
<b>Basement Sq. Ft.</b>	--	1,092	--	984
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.0 acres	0.83 acres	0.55 acres	0.59 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Gorgeous 1920's charmer with lots of character and your own Romeo/Juliet balcony! Updated bathroom, beautiful flooring, cozy family room with fireplace.

**Listing 2** Landlords - 4048 and 4050 Ocean Beach Hwy will be sold together. 4048 is a 4 bed 1.5 bath home. 4050 is a 2 bed one bath home. Both are in need of updating. Both have renters in them now. Both renters would like to stay. The lots are big enough where you could get a third lot behind the 2 homes. Lots of potential. Walking distance to shopping, restaurant's and transit.

**Listing 3** Pacific NW contemporary home. 3 br, 3 ba 3372 sq ft on 0.59 acres with 1176 3 bay shop. Large deck leading to formal living room w/soaring beamed ceiling, fireplace, open concept, large kitchen w/breakfast area.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	65 Pacific Place	316 Nevada Dr	204 N 50th Ave	1622 7th 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.	--	1.81 <sup>1</sup>	1.80 <sup>1</sup>	2.66 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$359,000	\$369,900
List Price \$	--	\$335,000	\$359,000	\$369,900
Sale Price \$	--	\$335,000	\$370,000	\$370,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/16/2020	10/13/2020	11/24/2020
DOM · Cumulative DOM	-- · --	8 · 34	1 · 32	24 · 68
Age (# of years)	86	79	61	71
Condition	Fair	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	2 Stories CONTEMPORARY	2 Stories CONTEMPORARY	1 Story CONTEMPORARY	2 Stories CRAFTSMAN
# Units	1	1	1	1
Living Sq. Feet	2,948	2,444	3,444	2,934
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 1 · 1	4 · 2
Total Room #	6	8	8	7
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Carport 1 Car	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.0 acres	0.9 acres	1.33 acres	0.51 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,896	-\$39,704	-\$18,264
Adjusted Price	--	\$336,896	\$330,296	\$352,236

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Looking for Horse Property? 2.19 acres in the City. 2 separate tax lots with a small barn w/ electricity & water. Bring your tools, imagination and your critters. This home has 4 bedrooms plus an office or craft room with lots of built in drawers in all of the rooms.
- Sold 2** Need lots of room? Don't wait! This great house has tons of space & new roof! Main level features 3 bedrooms, dining & living room with hardwood floors.
- Sold 3** Don't miss this almost 3,000 square foot home on a large 1/2 acre lot. Home features an open kitchen with extra cabinet space. Master bedroom is on the main floor and three large bedrooms upstairs with a full bath and walk in closet.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was last sold 10/06/2020 for \$180000 It is not indicated if a foreclosure but is owned by CATAMOUNT PROPERTIES 2018 LLC as at that date.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$350,000	\$420,000
<b>Sales Price</b>	\$335,000	\$350,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
Assumptions for adjustment: lot=\$10k/ac, gla=\$24/sq ft, br/ba/ga=\$6k, Age=\$100/yr, condition=\$10k		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The difference in the as-is conclusion from the prior report is due primarily to the prior report utilizing comps that were superior in condition to the subject, as they had been remodeled/upgraded, skewing the as-is conclusion towards the top end of the market.
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## Subject Photos



Front



Address Verification



Street



Street



Other

## Listing Photos

**L1** 2675 N PACIFIC AVE  
Kelso, WA 98626



Front

**L2** 4048 OCEAN BEACH HW  
Longview, WA 98632



Front

**L3** 25 JONES RD  
Kelso, WA 98626



Front

## Sales Photos

**S1** 316 NEVADA DR  
Longview, WA 98632



Front

**S2** 204 N 50TH AVE  
Longview, WA 98632



Front

**S3** 1622 7TH AVE  
Longview, WA 98632

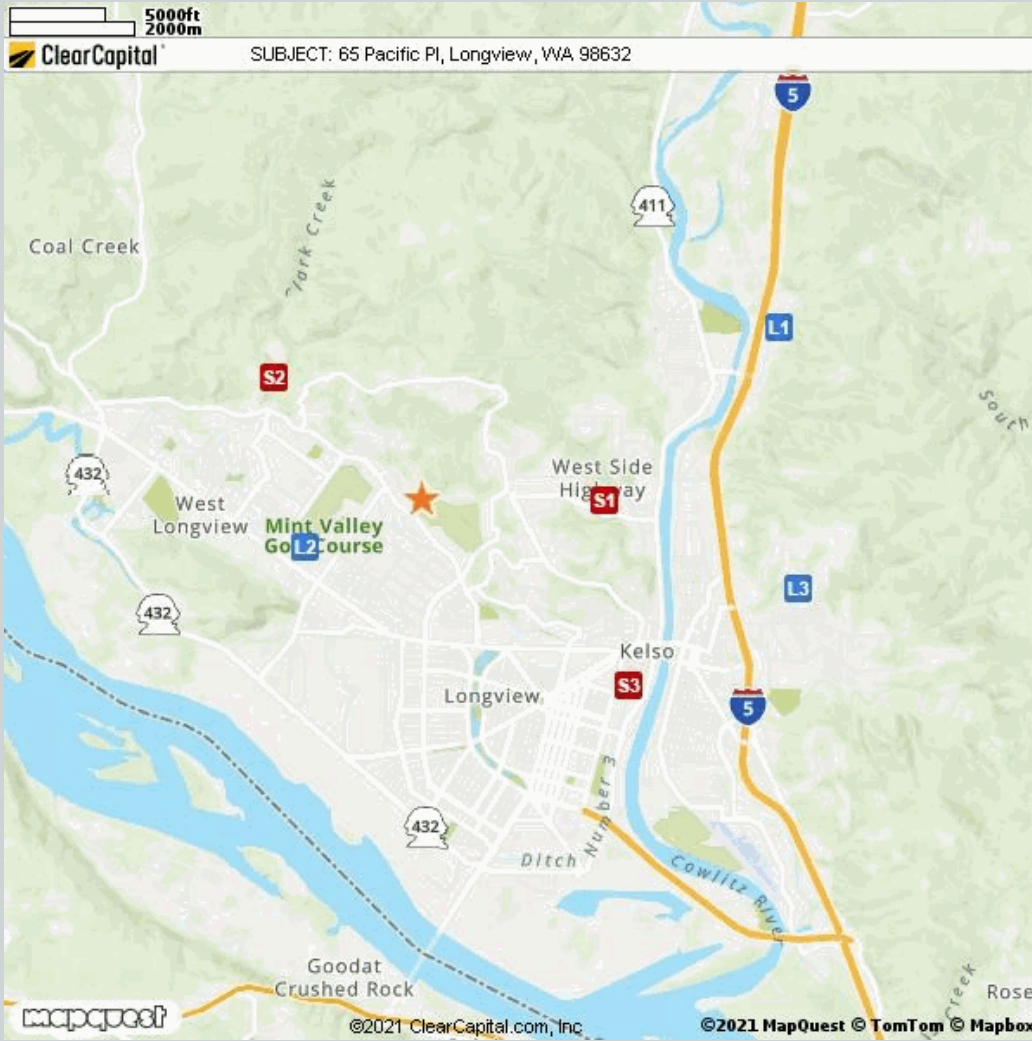


Front



## ClearMaps Addendum

**Address** ★ 65 Pacific Place, Longview, WA 98632  
**Loan Number** 42184      **Suggested List** \$350,000      **Suggested Repaired** \$420,000      **Sale** \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	65 Pacific Place, Longview, WA 98632	--	Parcel Match
L1 Listing 1	2675 N Pacific Ave, Kelso, WA 98626	3.86 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4048 Ocean Beach Hw, Longview, WA 98632	1.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	25 Jones Rd, Kelso, WA 98626	3.74 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	316 Nevada Dr, Longview, WA 98632	1.81 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	204 N 50th Ave, Longview, WA 98632	1.80 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1622 7th Ave, Longview, WA 98632	2.66 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Lawale Adewoyin	<b>Company/Brokerage</b>	1st Crown Realty Corporation
<b>License No</b>	24714	<b>Address</b>	4400 NE 77TH AVE SUITE 275 VANCOUVER WA 98662
<b>License Expiration</b>	10/18/2022	<b>License State</b>	WA
<b>Phone</b>	3602052100	<b>Email</b>	reobpo@1stcrown.com
<b>Broker Distance to Subject</b>	39.58 miles	<b>Date Signed</b>	04/14/2021

*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:**

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