

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>	106 W 9th Street, Newberg, OR 97132	<b>Order ID</b>	6918192	<b>Property ID</b>	29051957
<b>Inspection Date</b>	11/03/2020	<b>Date of Report</b>	11/04/2020		
<b>Loan Number</b>	42253	<b>APN</b>	56833		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Yamhill		

### Tracking IDs

<b>Order Tracking ID</b>	1102BPOsA	<b>Tracking ID 1</b>	1102BPOsA
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Wells Fargo Bank	<b>Condition Comments</b> I came to the conclusion that it is vacant from the MLS sheet. Home appears to be in average condition from the drive by and from what I could see, in marketable condition.
<b>R. E. Taxes</b>	\$2,497	
<b>Assessed Value</b>	\$313,034	
<b>Zoning Classification</b>	R2	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(It has door and windows that I assume lock.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Homes in the area differ in age, style, condition, size and lot size. Close to parks, schools, shopping and downtown.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$280,000 High: \$380,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	106 W 9th Street	815 E 3rd St	1415 E 9th St	515 S River St
<b>City, State</b>	Newberg, OR	Newberg, OR	Newberg, OR	Newberg, OR
<b>Zip Code</b>	97132	97132	97132	97132
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.60 <sup>1</sup>	0.71 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$370,000	\$345,000	\$310,000
<b>List Price \$</b>	--	\$370,000	\$325,000	\$310,000
<b>Original List Date</b>		09/25/2020	08/06/2020	08/20/2020
<b>DOM · Cumulative DOM</b>	-- · --	39 · 40	89 · 90	75 · 76
<b>Age (# of years)</b>	55	57	90	95
<b>Condition</b>	Average	Good	Good	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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,229	1,459	1,026	1,106
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 2	3 · 1
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.16 acres	0.10 acres	0.11 acres
<b>Other</b>	--	fireplace	--	--

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** e mid-century ranch in the heart of Newberg featuring an open layout and several designer updates throughout. You'll find wide plank hardwood floors, decorator paint colors, granite, subway tile, ss appliances, pantry, large laundry/mud room, vinyl windows, tankless water heater, gas stove, dual sinks in master bath, spacious & fenced front/back yards with sprinkler system, tool shed & stone patio. Great walkability to top rated dining, shops, pubs & amazing recreation
- Listing 2** 1930's Cottage! This single level home features wood beamed ceilings & laminate wood floors throughout w/ new carpet in all 3 bedrooms. The renovated kitchen w/ new cabinets, granite, subway tile & s/s appliances opens to a family room. 2 full baths & rare oversized 2 car garage w/ room for rv/boat parking on side of home. Roof 4 years old. New driveway, sidewalks & front path coming soon. Walkable to downtown Newberg w/ restaurants, coffee shops & pubs & close to parks & University.
- Listing 3** single-level bungalow offers great investment potential! Diamond-in-the-rough in fantastic location, ~5 blocks to Memorial Park & ~3 blocks to Newberg's charming downtown shops, dining & entertainment. Utilize your green thumb to landscape large, fenced yard, providing plentiful room for gardening w/fruit trees already in place.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	106 W 9th Street	407 S Harrison St	1301 E 5th St	111 W 4th St
City, State	Newberg, OR	Newberg, OR	Newberg, OR	Newberg, OR
Zip Code	97132	97132	97132	97132
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 <sup>1</sup>	0.70 <sup>1</sup>	0.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$309,750	\$315,000
List Price \$	--	\$329,900	\$289,900	\$315,000
Sale Price \$	--	\$333,900	\$289,000	\$315,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	10/09/2020	05/07/2020	11/20/2019
DOM · Cumulative DOM	-- · --	57 · 57	178 · 178	36 · 36
Age (# of years)	55	61	73	48
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	REO	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	2 Stories Cottage	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,229	1,221	1,394	1,280
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	4 · 1 · 1	3 · 1 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	None	Detached 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	0.18 acres	0.18 acres	0.11 acres	0.12 acres
Other	--	--	fireplace	fireplace
Net Adjustment	--	+\$10,000	-\$100	+\$1,250
Adjusted Price	--	\$343,900	\$288,900	\$316,250

\* 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** single-level w/beautifully updated interior! Natural light flows throughout w/formal dining & living offering space for entertaining. Bright kitchen boasts plentiful cabinet & counter space for meal prep w/lowered counter area for addtl convenience/access. Floor plan w/private master & 2nd bedrooms overlooking yard. Spacious lot w/shady deck overlooking amplesized, privacy fenced backyard w/plentiful room for garden, BBQs or play area (adjusted \$10,000 for garage)
- Sold 2** g two level home with four bedrooms, one bath on the main and half on the second. Situated on a corner lot. (-\$10,000 for bed count, -\$6600 for sq footage, \$15000 for REO, \$1500 for lot)
- Sold 3** 3 bedroom, 1.5 bath one-story home in the heart of Newberg. Move in ready with fresh interior paint, an open floor plan, covered patio, fenced backyard, and RV parking. Perfect for first time buyers, investors, and those simply craving to live in their own cozy, clean home. (Adjusted \$1250 for lot size)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Real Home Services	Last sold 7/1/2004 for \$143300					
<b>Listing Agent Name</b>	Leslie Edwards						
<b>Listing Agent Phone</b>	770-612-7097						
<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>
10/01/2020	\$244,400	--	--	Pending/Contract	10/16/2020	\$244,400	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$335,000	\$335,000
<b>Sales Price</b>	\$325,000	\$325,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to only seeing what I saw from the outside, which from what I saw conforms with the neighborhood condition. Plus with the search criteria I was forced to use due to low inventory, back 12 months, up to 1 mile, up to 4 beds and 2 baths, 1000-1400 sq feet 1955- 1980, these were the 6 best comps that I could come up with and list 2 was the only REO that was available in this range. Based on comps and adjustments, in my opinion this is a solid sale value for this subject.</p>		

## 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



Side



Street



Street



## Listing Photos

**L1** 815 E 3rd St  
Newberg, OR 97132



Front

**L2** 1415 E 9th St  
Newberg, OR 97132



Front

**L3** 515 S River St  
Newberg, OR 97132



Front

## Sales Photos

**S1** 407 S Harrison St  
Newberg, OR 97132



Front

**S2** 1301 E 5th St  
Newberg, OR 97132



Front

**S3** 111 W 4th St  
Newberg, OR 97132



Front

## ClearMaps Addendum

<b>Address</b>	★ 106 W 9th Street, Newberg, OR 97132			
<b>Loan Number</b>	42253	<b>Suggested List</b>	\$335,000	<b>Suggested Repaired</b> \$335,000 <b>Sale</b> \$325,000

## 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

<b>Broker Name</b>	Jefty Dean Metzdorf	<b>Company/Brokerage</b>	Weichert Realtors on Main Street
<b>License No</b>	201220442	<b>Address</b>	311 Kemper Crest Dr Newberg OR 97132-7460
<b>License Expiration</b>	08/31/2022	<b>License State</b>	OR
<b>Phone</b>	2088419912	<b>Email</b>	JEFTYMETZDORF@HOTMAIL.COM
<b>Broker Distance to Subject</b>	1.93 miles	<b>Date Signed</b>	11/03/2020

*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.**