

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>	755 134th Street, Tacoma, WA 98444	<b>Order ID</b>	6977230	<b>Property ID</b>	29200641
<b>Inspection Date</b>	12/07/2020	<b>Date of Report</b>	12/09/2020		
<b>Loan Number</b>	42264	<b>APN</b>	26950000382		
<b>Borrower Name</b>	Catamount Properties 2018, LLC	<b>County</b>	Pierce		

### Tracking IDs

<b>Order Tracking ID</b>	1207BPO	<b>Tracking ID 1</b>	1207BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,874	Home and landscaping seem to in fair condition as noted from doing an exterior drive by inspection. Subject has a worn and aged roof that is covered with a tarp.	
<b>Assessed Value</b>	\$297,700		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$9,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$9,000		
<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>	
<b>Local Economy</b>	Stable	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
<b>Sales Prices in this Neighborhood</b>	Low: \$149,000 High: \$650,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	755 134th Street	14318 C St S	217 170th St E	1640 Wheeler St S
City, State	Tacoma, WA	Tacoma, WA	Spanaway, WA	Tacoma, WA
Zip Code	98444	98444	98387	98444
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 <sup>1</sup>	2.38 <sup>1</sup>	1.04 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$320,000	\$314,900
List Price \$	--	\$375,000	\$288,000	\$314,900
Original List Date		12/06/2020	09/01/2020	10/09/2020
DOM · Cumulative DOM	-- · --	3 · 3	99 · 99	61 · 61
Age (# of years)	43	50	56	66
Condition	Fair	Good	Fair	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 10 - 1 Story	1 Story 10 - 1 Story	1 Story 10 - 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,360	1,154	1,306	1,432
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 1 · 1	3 · 1 · 1	3 · 1
Total Room #	7	8	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	0.25 acres	0.36 acres	0.17 acres
Other	fence patio	fence	fence patio	fence patio

\* 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** Comp has a superior condition, same style, views and a 1 car garage. Comp has a similar lot size and a smaller home size. Comp has 4 bedrooms.

**Listing 2** Comp has the same condition, style, views and a 2 car garage. Comp has a larger lot size, a similar home size and a similar age. Comp has same bedrooms/baths.

**Listing 3** Comp has a superior condition and a 1 car carport. Comp has a smaller lot size and a larger home size. Comp is older. Comp has 1 baths.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	755 134th Street	915 119th St S	321 S 128th St	620 Tule Lake Rd S
<b>City, State</b>	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
<b>Zip Code</b>	98444	98444	98444	98444
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.96 <sup>1</sup>	0.48 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$295,000	\$289,000	\$350,000
<b>List Price \$</b>	--	\$295,000	\$269,000	\$350,000
<b>Sale Price \$</b>	--	\$275,000	\$265,000	\$350,000
<b>Type of Financing</b>	--	Conventional	Va	Va
<b>Date of Sale</b>	--	05/07/2020	12/13/2019	08/04/2020
<b>DOM · Cumulative DOM</b>	-- · --	30 · 30	178 · 178	41 · 41
<b>Age (# of years)</b>	43	69	44	78
<b>Condition</b>	Fair	Fair	Fair	Good
<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 10 - 1 Story	1 Story 10 - 1 Story	1 Story 10 - 1 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,360	1,248	1,320	1,500
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	7	7	6	7
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	None	Detached 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>	.27 acres	0.23 acres	0.17 acres	0.2 acres
<b>Other</b>	fence patio	carport deck fence	sheds	fence patio
<b>Net Adjustment</b>	--	+\$980	+\$17,500	-\$29,600
<b>Adjusted Price</b>	--	\$275,980	\$282,500	\$320,400

\* 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** Comp has a similar lot size, views, condition and an inferior age. Comp has a smaller home size and 2 baths. Comp has a carport and a 2 car garage.
- Sold 2** Comp has a similar age, style and condition. Comp has no garage. Comp has equal amenities and a 1 bath. Comp has a smaller lot size.
- Sold 3** Comp has a superior condition, same style, views and a 1 car garage. Comp has a slightly smaller lot size and larger home size. Comp is older.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Not sold in MLS 10/14/2020-\$255,500 as per county records			
<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>	1						
<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>
--	--	--	--	Sold	10/14/2020	\$255,500	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$280,000	\$298,000
<b>Sales Price</b>	\$276,000	\$294,000
<b>30 Day Price</b>	\$266,000	--
<b>Comments Regarding Pricing Strategy</b>		
Search for active listings had to be expanded out to find a fair condition comp similar in size to the subject. Market volumes are extremely low in this area. I looked at the Sold comps as well as the assessed value of the subject property to help determine the value. Used comps closest in size, condition, location and age available.		

## 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



Side



Street

## Listing Photos

**L1** 14318 C St S  
Tacoma, WA 98444



Front

**L2** 217 170th St E  
Spanaway, WA 98387



Front

**L3** 1640 Wheeler St S  
Tacoma, WA 98444



Front



## Sales Photos

**S1** 915 119th St S  
Tacoma, WA 98444



Front

**S2** 321 S 128th St  
Tacoma, WA 98444



Front

**S3** 620 Tule Lake Rd S  
Tacoma, WA 98444



Front

## ClearMaps Addendum

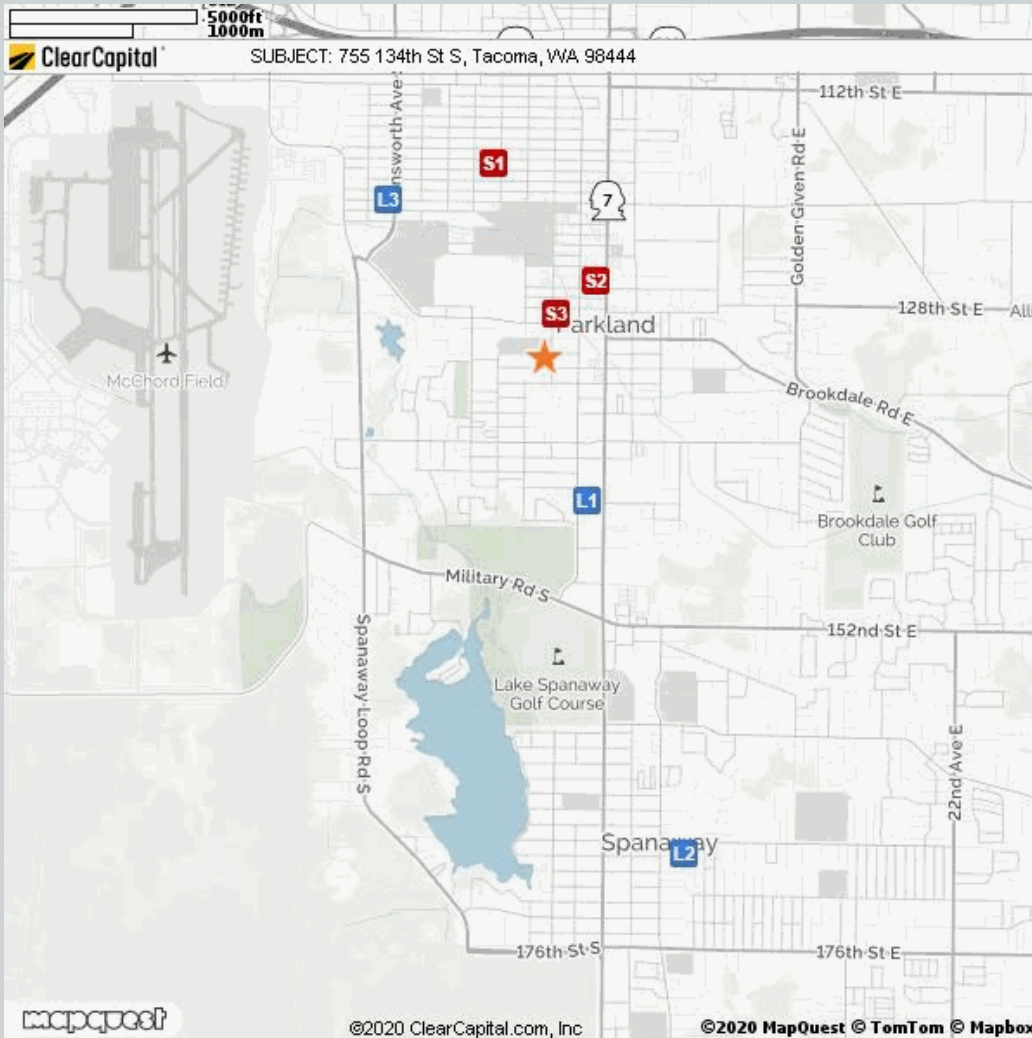
**Address** ★ 755 134th Street, Tacoma, WA 98444

**Loan Number** 42264

**Suggested List** \$280,000

**Suggested Repaired** \$298,000

**Sale** \$276,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	755 134th Street, Tacoma, WA 98444	--	Parcel Match
L1 Listing 1	14318 C St S, Tacoma, WA 98444	0.68 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	217 170th St E, Spanaway, WA 98387	2.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1640 Wheeler St S, Tacoma, WA 98444	1.04 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	915 119th St S, Tacoma, WA 98444	0.96 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	321 S 128th St, Tacoma, WA 98444	0.48 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	620 Tule Lake Rd S, Tacoma, WA 98444	0.26 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>	April Pabloff	<b>Company/Brokerage</b>	April Pabloff
<b>License No</b>	5883	<b>Address</b>	1319 5th Ave SW Puyallup WA 98371
<b>License Expiration</b>	01/02/2022	<b>License State</b>	WA
<b>Phone</b>	2532398761	<b>Email</b>	april.pabloff@gmail.com
<b>Broker Distance to Subject</b>	7.12 miles	<b>Date Signed</b>	12/09/2020

*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.**

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