

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	1233 Sw 148th Street, Burien, WASHINGTON 98166	Order ID	7284897	Property ID	30114438
Inspection Date	05/10/2021	Date of Report	05/24/2021		
Loan Number	42329	APN	9900000145		
Borrower Name	Catamount Properties 2018 LLC	County	King		

Tracking IDs					
Order Tracking ID	0507BPOupdate	Tracking ID 1	0507BPOupdate		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$3,977	Subject property is under construction. House appeared to be completed for approximately 95%. Exterior paint in progress. Completed for approximately 95%. Landscaping is missing. Due to incomplete status, subject current condition assumed to be average.	
Assessed Value	\$329,000		
Zoning Classification	Residential RS7200		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Residential neighborhood with majority of presented constructions detached single family homes and condos. Homes different by style, condition, size, year built. Majority of the residential homes within subject neighborhood connected to the public water and sewer. Access, within 2 miles range to the schools, shopping, park.	
Sales Prices in this Neighborhood	Low: \$360,000 High: \$635,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1233 Sw 148th Street	13251 8th Ave S	2453 1/2 S 135th St	14903 14th Ave Sw
City, State	Burien, WASHINGTON	Burien, WA	Seatac, WA	Burien, WA
Zip Code	98166	98168	98168	98166
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	1.58 ¹	2.52 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$379,000	\$565,000
List Price \$	--	\$325,000	\$379,000	\$565,000
Original List Date		03/31/2021	04/22/2021	04/21/2021
DOM · Cumulative DOM	-- · --	40 · 54	18 · 32	19 · 33
Age (# of years)	77	84	96	58
Condition	Average	Average	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 1 story	1 Story 1 story	1.5 Stories 1.5 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,730	1,490	1,840	1,720
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2 · 1
Total Room #	6	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.3 acres	0.31 acres	0.14 acres
Other	Fence	Fence	Fence	Fence

* 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.

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

Listing 1 Superior lot size value, bedroom count. Inferior garage value, year built, living square footage. Suitable appearance, location, style, condition.

Listing 2 Superior living area, lot size value, bed count. Inferior year built value, garage value. Suitable bath count, location, style, condition, amenities.

Listing 3 Superior current condition, bathroom value and year built. Inferior lot size value. Suitable garage count, style, bed count, amenities, location.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1233 Sw 148th Street	1316 Sw 144th Pl	423 Sw 143rd St	616 Sw 146th St
City, State	Burien, WASHINGTON	Burien, WA	Burien, WA	Burien, WA
Zip Code	98166	98166	98166	98166
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.28 ¹	0.61 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$360,000	\$479,900	\$521,125
List Price \$	--	\$360,000	\$469,000	\$521,125
Sale Price \$	--	\$360,000	\$375,000	\$521,125
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	08/05/2020	01/08/2021	08/28/2020
DOM · Cumulative DOM	-- · --	90 · 90	134 · 261	37 · 37
Age (# of years)	77	43	73	65
Condition	Average	Fair	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 1 story	1.5 Stories 1.5 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,730	1,710	1,710	1,530
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	4 · 2	3 · 3
Total Room #	6	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Carport 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	0.19 acres	0.38 acres	0.24 acres	0.22 acres
Other	Fence	None	Fence	Fence
Net Adjustment	--	-\$13,800	-\$12,000	-\$3,400
Adjusted Price	--	\$346,200	\$363,000	\$517,725

* Sold 2 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** Superior lot size -\$38000, bath count -\$5000, year built -\$6800. Inferior condition \$30000, other amenities \$5000, living area \$1000. Suitable bed count, garage count, location.
- Sold 2** Superior lot size -\$10000, bedroom count -\$5000. Inferior living area \$1000, garage value \$2000. Suitable amenities, location, style, condition, year built.
- Sold 3** Superior condition -\$5000, lot size -\$6000, bath count -\$5000, year built -\$2400. Inferior living area \$10000, garage count \$5000. Suitable amenities, style, location, bed count.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject sold outside local MLS service. MLS is not available					
Listing Agent Name							
Listing Agent Phone							
# 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
--	--	--	--	Sold	11/05/2020	\$240,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$370,000
Sales Price	\$360,000	\$365,000
30 Day Price	\$331,000	--
Comments Regarding Pricing Strategy		
Subject address removed due to the construction. No address on the building, curb or mailbox. Subject property verified using Google Maps, GPS navigation, MLS and County Records. Exterior paint in progress. Completed for approximately 95%. Landscaping is missing. Due to incomplete status, subject current condition assumed to be average. Typo corrected. Revised 05/24/2021		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (5/24/2021)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Address Verification



Street



Other



Other



Other

Listing Photos

L1 13251 8th Ave S
Burien, WA 98168



Front

L2 2453 1/2 S 135th St
Seatac, WA 98168



Front

L3 14903 14th Ave SW
Burien, WA 98166



Front

Sales Photos

S1 1316 SW 144th Pl
Burien, WA 98166



Front

S2 423 SW 143rd St
Burien, WA 98166



Front

S3 616 SW 146th St
Burien, WA 98166



Front

ClearMaps Addendum

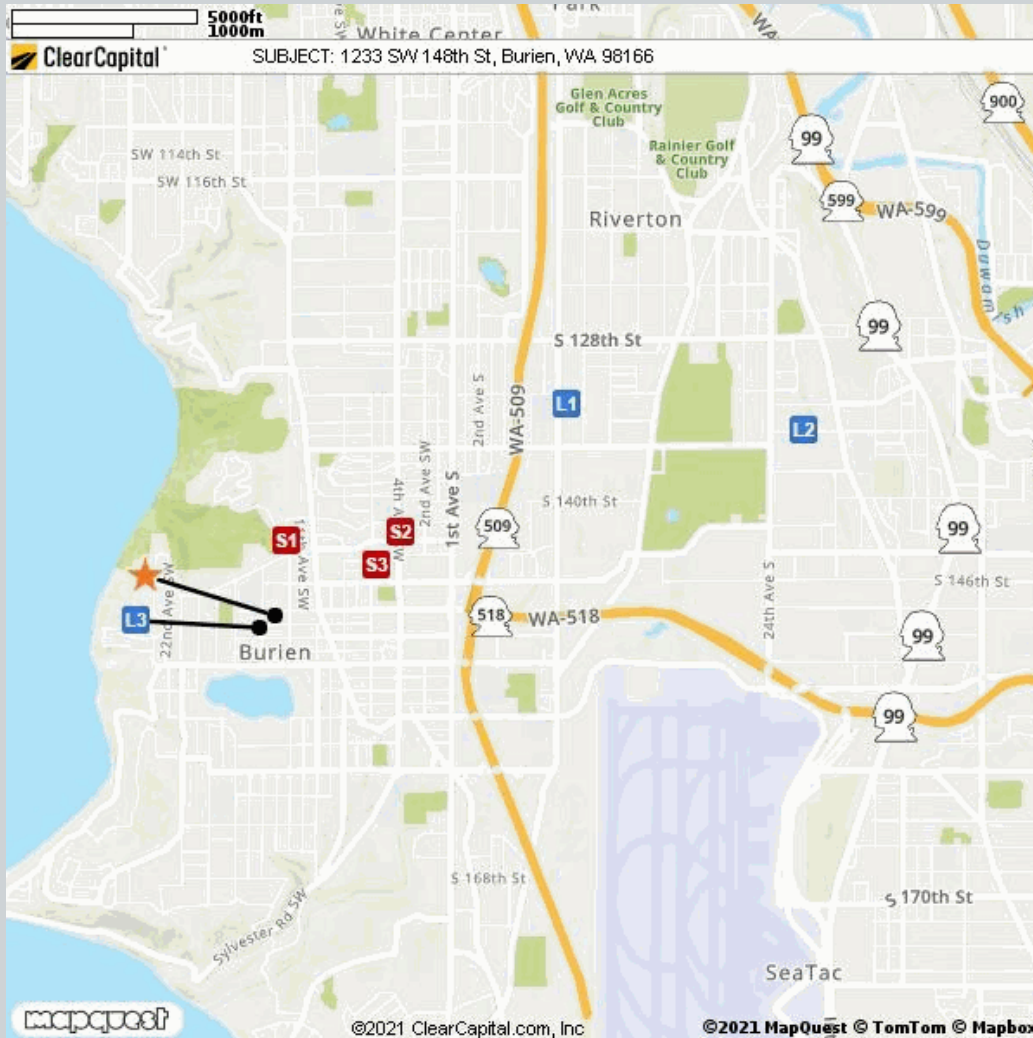
Address ★ 1233 Sw 148th Street, Burien, WASHINGTON 98166

Loan Number 42329

Suggested List \$365,000

Suggested Repaired \$370,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1233 Sw 148th Street, Burien, Washington 98166	--	Parcel Match
L1 Listing 1	13251 8th Ave S, Seattle, WA 98166	1.58 Miles ¹	Parcel Match
L2 Listing 2	2453 1/2 S 135th St, Seattle, WA 98168	2.52 Miles ¹	Parcel Match
L3 Listing 3	14903 14th Ave Sw, Seattle, WA 98166	0.09 Miles ¹	Parcel Match
S1 Sold 1	1316 Sw 144th Pl, Seattle, WA 98166	0.28 Miles ¹	Parcel Match
S2 Sold 2	423 Sw 143rd St, Seattle, WA 98166	0.61 Miles ¹	Parcel Match
S3 Sold 3	616 Sw 146th St, Seattle, WA 98166	0.44 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.

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

Broker Name	Ivan Semenov	Company/Brokerage	AGENCYONE
License No	77386	Address	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
License Expiration	09/24/2021	License State	WA
Phone	4252602963	Email	ivans5000@yahoo.com
Broker Distance to Subject	13.82 miles	Date Signed	05/24/2021

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:

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.