

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	721 W 29th Street, Vancouver, WA 98660	Order ID	7580242	Property ID	31041449
Inspection Date	09/13/2021	Date of Report	09/17/2021		
Loan Number	42445	APN	006625000		
Borrower Name	Champery Real Estate 2015 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	0913BPO	Tracking ID 1	0913BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments The subject looks to have been updated, new paint on the exterior, yard has been maintained. Saw no adverse conditions from the drive-by.
R. E. Taxes	\$4,131	
Assessed Value	\$397,345	
Zoning Classification	Residential R-9 : VAN	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lock box)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subjects neighborhood very sought after, older homes many have been remodeled. close to down town Vancouver and over the bridge to Portland OR.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$700,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	721 W 29th Street	504 W 31st St	617 W 36th St	101 W 32nd St
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98660	98660	98660	98660
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.37 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$570,000	\$575,000
List Price \$	--	\$535,000	\$559,900	\$575,000
Original List Date		08/02/2021	08/19/2021	09/02/2021
DOM · Cumulative DOM	-- · --	42 · 46	25 · 29	11 · 15
Age (# of years)	110	104	87	96
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Cottage	2 Stories Other	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,112	1,664	1,644	1,446
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	None	None	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	888	532	870	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.11 acres	0.21 acres	0.11 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Carter Park location! Sweet charm of old with modern day amenities- baths & kitchen have been updated. Enjoy granite counters, heated tile floors, & jacuzzi tub! Newer (7yrs old) furnace & central a/c. Fenced back yard,
- Listing 2** 3 beds, 2 full baths, beautifully remodeled kitchen, lrg basement w/ workshop, central heat, & A/C. Enjoy outdoor living & entertaining under the spacious covered patio overlooking a large fenced back yard. A true gardener's paradise, this spacious lot offers fruit trees, matured plants, & vibrant grape vines.
- Listing 3** I Craftsman home is just one block from the park and an easy stroll to Main street stores and restaurants. 4 bedrooms and 2 bathrooms mean you will have plenty of space for your family. The basement has great height to finish out as extra living space or as separate living quarters thanks to the easy access from exterior stairs. A large fully fenced backyard.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	721 W 29th Street	2315 Grant St	2414 Harney St	4200 Nw Columbia St
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98660	98660	98660	98660
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.19 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$505,000	\$549,000	\$549,000
List Price \$	--	\$505,000	\$549,000	\$549,000
Sale Price \$	--	\$550,000	\$458,376	\$535,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	07/30/2021	08/27/2021	08/20/2021
DOM · Cumulative DOM	-- · --	5 · 58	5 · 36	10 · 31
Age (# of years)	110	98	120	109
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Cottage	2 Stories Cottage	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,112	1,616	1,549	2,108
Bdrm · Bths · ½ Bths	4 · 2	4 · 1	3 · 1	4 · 2 · 1
Total Room #	8	7	7	8
Garage (Style/Stalls)	None	None	None	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	888	480	600	860
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.09 acres	0.11 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$42,200	+\$52,225	-\$12,500
Adjusted Price	--	\$592,200	\$510,601	\$522,500

* Sold 1 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** restored Craftsman in highly desirable Hough neighborhood! This beauty's vintage charm has been left intact: original oak and fir floors, multi-paned windows, wood burning fireplace, original built-ins & trim, classic front porch - with plenty of modern updates: renovated kitchen with stainless appliances - updated electrical, plumbing, and heat. Adjusted for the diffe in GLA at \$75.00 per foot (\$42200) then Added for the 2nd bath at \$5000
- Sold 2** corner lot downtown Vancouver! High ceilings on 1st and 2nd floors plus unfinished basement. Enjoy the beautiful, private backyard with incredible gardens-fig, quince, eucalyptus, raspberries, blueberries and more! Updated kitchen features canning kitchen. Main level living with bedroom, updated full bath and laundry room all on the main floor. Adjusted for the difference in GLA at \$75.00 per foot (\$42225) and then took away for the 4th bedroom and 1 bath at \$10000
- Sold 3** Delightful 2-Level house with basement on a large lot in quiet neighborhood w/excellent schools. Elegant archways, hardwood floors, & abundant natural light. 4 Bedrooms and Full Bath on upper level. Kitchen, Living room, Dining room and half bath on Main. Partially finished basement with full bath and laundry room. Fully fenced yard w/level lawn & tidy landscape Adjusted for 2-car garage, at -\$10,000 and the half bath at -\$2500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject sold on 11/10/2020 for \$350,000.				
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
10/15/2020	\$400,000	--	--	Sold	11/10/2020	\$350,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$559,000	\$559,000
Sales Price	\$559,000	\$559,000
30 Day Price	\$559,000	--
Comments Regarding Pricing Strategy		
In August 2021, the median list price of homes in Vancouver, WA was \$449K, trending up 13.4% year- over- year. The median listing price per square foot was \$259. The median sale price was \$447.5K. The subject has been renovated since purchased in 2020.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes There has been a 36.6% increase since the prior completed 11/2020. It appears that the subject has since been updated since the sale around that time and the last inspection. So the current vendor has the subject reflected in good condition and the prior reflected in average.

Subject Photos



Front



Front



Front



Front



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 504 W 31st St
Vancouver, WA 98660



Front

L2 617 W 36th St
Vancouver, WA 98660



Front

L3 101 W 32nd St
Vancouver, WA 98660



Front

Sales Photos

S1 2315 Grant St
Vancouver, WA 98660



Front

S2 2414 Harney St
Vancouver, WA 98660



Front

S3 4200 NW Columbia St
Vancouver, WA 98660



Front

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	Madeleine Lorentz-Gardner	Company/Brokerage	Premiere Property Group LLC
License No	33898	Address	908 W 36th St Vancouver WA 98660
License Expiration	07/13/2023	License State	WA
Phone	3602819536	Email	mlgprosales@gmail.com
Broker Distance to Subject	0.40 miles	Date Signed	09/16/2021

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.