

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>	13255 116th Avenue Ne, Kirkland, WA 98034	<b>Order ID</b>	7349306	<b>Property ID</b>	30451772
<b>Inspection Date</b>	06/09/2021	<b>Date of Report</b>	06/10/2021		
<b>Loan Number</b>	42690	<b>APN</b>	3876001070		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	King		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0608_BPOUpdate	<b>Tracking ID 1</b>	0608_BPOUpdate		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	The subject appears to be in good condition and according to the attached MLS listing, was fully remodeled. No signs that would require immediate repair. Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject conforms to the neighborhood in which it is located. No signs of any natural disaster damage.
<b>R. E. Taxes</b>	\$5,653	
<b>Assessed Value</b>	\$574,000	
<b>Zoning Classification</b>	Residential RSA 6	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$580,000 High: \$1,150,000	
<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	13255 116th Avenue Ne	13320 122nd Place Ne	14223 101st Place Ne	13249 126th Place Ne
City, State	Kirkland, WA	Kirkland, WA	Kirkland, WA	Kirkland, WA
Zip Code	98034	98034	98034	98034
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.43 <sup>1</sup>	1.12 <sup>1</sup>	0.67 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$899,000	\$975,000	\$985,000
List Price \$	--	\$899,000	\$975,000	\$985,000
Original List Date		06/03/2021	05/13/2021	05/06/2021
DOM · Cumulative DOM	-- · --	5 · 7	26 · 28	33 · 35
Age (# of years)	56	35	42	43
Condition	Good	Good	Good	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	Split Split	2 Stories 2 story	Split Split	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,840	1,540	1,460	1,990
Bdrm · Bths · ½ Bths	5 · 3	3 · 2 · 1	4 · 2 · 1	4 · 3
Total Room #	10	7	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	940	--	930	760
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.17 acres	0.14 acres	0.22 acres	0.24 acres
Other	Fence, Patio	Fence, Patio	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** Superior year built value. Inferior basement value, lot size, bedroom count, living area above ground, bath value. Suitable amenities, condition, garage count, location.

**Listing 2** Superior lot size value and year built. Inferior above grade living area, bath value, bedroom count. Suitable location, basement value, condition, style, garage count, appearance.

**Listing 3** Superior swimming pool value, living area, lot size value, year built. Inferior basement value, bedroom count. Suitable garage count, style, bath count, location, appearance, condition.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	13255 116th Avenue Ne	13208 116th Pl Ne	13335 119th Ave Ne	13814 116th Ave Ne
<b>City, State</b>	Kirkland, WA	Kirkland, WA	Kirkland, WA	Kirkland, WA
<b>Zip Code</b>	98034	98034	98034	98034
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.23 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$900,000	\$915,000	\$1,016,000
<b>List Price \$</b>	--	\$900,000	\$915,000	\$1,016,000
<b>Sale Price \$</b>	--	\$900,000	\$915,000	\$1,016,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/19/2021	04/26/2021	03/18/2021
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	33 · 33	35 · 35
<b>Age (# of years)</b>	56	56	55	56
<b>Condition</b>	Good	Average	Good	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>	Split Split	Split Split	1 Story 1 story	2 Stories 2 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,840	1,730	1,600	2,300
<b>Bdrm · Bths · ½ Bths</b>	5 · 3	4 · 2 · 1	3 · 1 · 1	4 · 3
<b>Total Room #</b>	10	9	6	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	No	Yes
<b>Basement (% Fin)</b>	100%	100%	0%	100%
<b>Basement Sq. Ft.</b>	940	1,200	--	1,480
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.37 acres	0.17 acres	0.19 acres
<b>Other</b>	Fence, Patio	Fence	Fence, Patio	Fence, Patio
<b>Net Adjustment</b>	--	+\$43,400	+\$68,400	-\$43,400
<b>Adjusted Price</b>	--	\$943,400	\$983,400	\$972,600

\* 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** Superior lot size -\$20000, basement value -\$2600. Inferior bedroom count \$10000, bath value \$5000, living area above ground \$11000, other amenities \$10000, condition \$30000. Suitable appearance, location, style, garage count, year built.
- Sold 2** Suitable condition, location, garage count, lot size, year built. Inferior bath value \$15000, basement value \$9400, living area \$24000, bed count \$20000.
- Sold 3** Superior living area -\$46000, lot size -\$2000, basement value -\$5400. Inferior bedroom count \$10000. Suitable style, condition, location, appearance, year built, garage count, amenities.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	LISTINGS.COM	Prior MLS is not available. Subject sold outside local MLS. Current listing MLS sheet attached					
<b>Listing Agent Name</b>	Dane Johnston						
<b>Listing Agent Phone</b>	206-941-0484						
<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	12/04/2020	\$634,375	Tax Records
05/27/2021	\$949,000	--	--	Pending/Contract	06/07/2021	\$949,000	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$949,000	\$949,000
<b>Sales Price</b>	\$944,000	\$944,000
<b>30 Day Price</b>	\$869,000	--
<b>Comments Regarding Pricing Strategy</b>		
Prior MLS is not available. Subject sold outside local MLS. Current listing MLS sheet attached. Subject property stands within 400 feet of the major freeway. No negative impact noted of this factor.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the as is value is supported with comps that are in line with the subject's current listing history, comp proximity and market increase. The current report is more accurate and inline with comps that are in good condition in the immediate.

## Subject Photos



Front



Address Verification



Street



Other

## Listing Photos

**L1** 13320 122nd Place NE  
Kirkland, WA 98034



Front

**L2** 14223 101st Place NE  
Kirkland, WA 98034



Front

**L3** 13249 126th Place NE  
Kirkland, WA 98034



Front

## Sales Photos

**S1** 13208 116th Pl NE  
Kirkland, WA 98034



Front

**S2** 13335 119th Ave NE  
Kirkland, WA 98034



Front

**S3** 13814 116th Ave NE  
Kirkland, WA 98034



Front



### ClearMaps Addendum

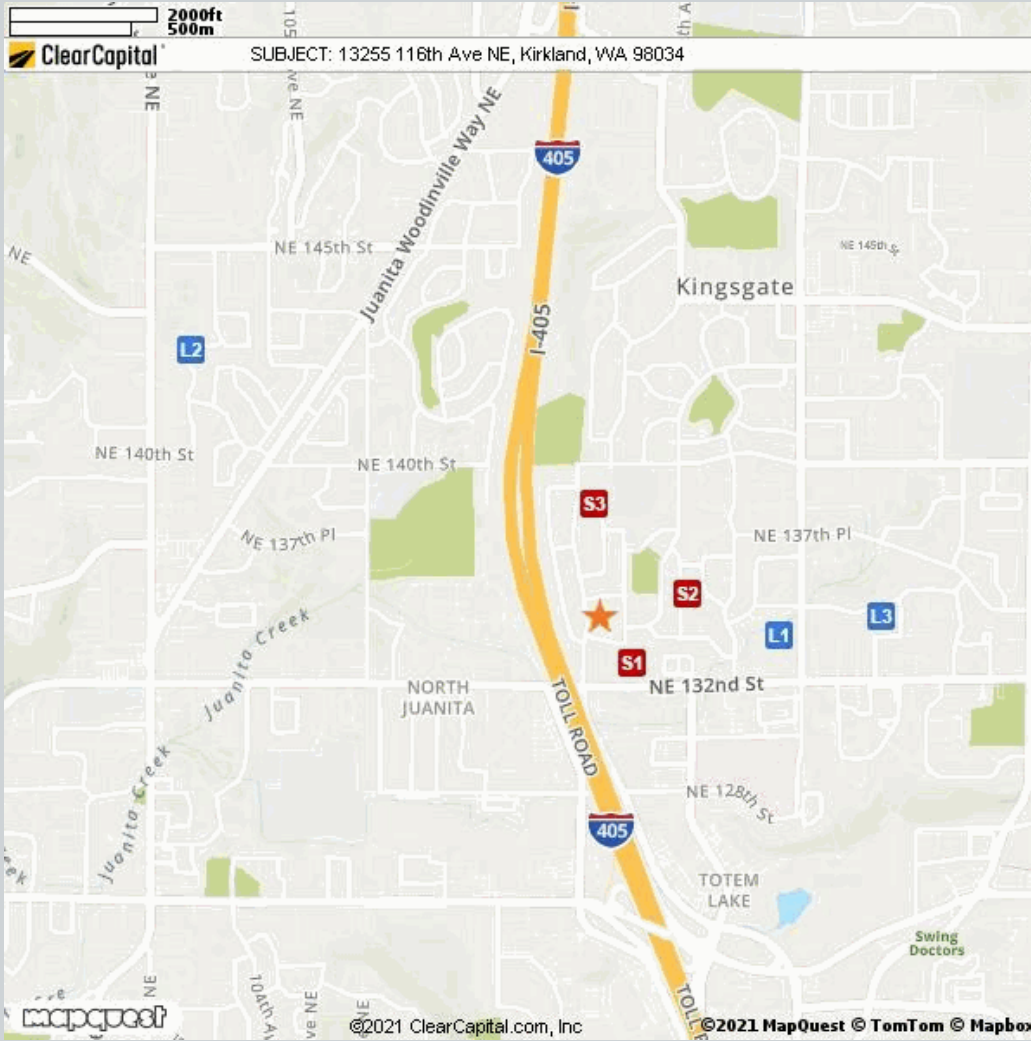
**Address** ★ 13255 116th Avenue Ne, Kirkland, WA 98034

**Loan Number** 42690

**Suggested List** \$949,000

**Suggested Repaired** \$949,000

**Sale** \$944,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13255 116th Avenue Ne, Kirkland, WA 98034	--	Parcel Match
L1 Listing 1	13320 122nd Place Ne, Kirkland, WA 98034	0.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	14223 101st Place Ne, Kirkland, WA 98034	1.12 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	13249 126th Place Ne, Kirkland, WA 98034	0.67 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	13208 116th Pl Ne, Kirkland, WA 98034	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	13335 119th Ave Ne, Kirkland, WA 98034	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	13814 116th Ave Ne, Kirkland, WA 98034	0.28 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>	Ivan Semenov	<b>Company/Brokerage</b>	AGENCYONE
<b>License No</b>	77386	<b>Address</b>	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
<b>License Expiration</b>	09/24/2021	<b>License State</b>	WA
<b>Phone</b>	4252602963	<b>Email</b>	ivans5000@yahoo.com
<b>Broker Distance to Subject</b>	6.79 miles	<b>Date Signed</b>	06/09/2021

*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.**