

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	607 N Sylvia Street, Montesano, WA 98563	Order ID	7020773	Property ID	29286379
Inspection Date	01/02/2021	Date of Report	01/04/2021		
Loan Number	42792	APN	617070641002		
Borrower Name	Catamount Properties 2018 LLC	County	Grays Harbor		

Tracking IDs					
Order Tracking ID	1231BPOs	Tracking ID 1	1231BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	DALE PETERSEN	Condition Comments
R. E. Taxes	\$1,404	AVERAGE CONDITION BUT NEEDS ROOF CERT AND CLEANING.
Assessed Value	\$113,869	
Zoning Classification	SINGLE FAMILY	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	PLAT OS NEAR SHOPPING AND SCHOOLS. ALL HOUSES IN AREA ARE OF SIMILAR AGE, VALUE AND GLA.
Sales Prices in this Neighborhood	Low: \$126,666 High: \$328,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	607 N Sylvia Street	422 Chenault Ave	1818 Raainier St	7104 Central Park Dr
City, State	Montesano, WA	Hoquiam, WA	Aberdeen, WA	Aberdeen, WA
Zip Code	98563	98550	98520	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	13.90 ¹	9.52 ¹	4.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$224,000	\$230,000	\$239,900
List Price \$	--	\$224,000	\$230,000	\$239,000
Original List Date		11/18/2020	11/12/2020	12/06/2020
DOM · Cumulative DOM	-- · --	35 · 47	3 · 53	3 · 29
Age (# of years)	124	112	112	91
Condition	Average	Average	Average	Average
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	2 Stories EARLY 2 STY.	2 Stories EARLY 2 STY	1.5 Stories EARLY 1.5 STORY	2 Stories EARLY 2 STY
# Units	1	1	1	1
Living Sq. Feet	1,470	1,504	1,554	1,344
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 1 Car	None	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	.390 acres	.119 acres	.172 acres	.67 acres
Other	NONE	NONE	NONE	NONE

* Listing 1 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 PENDING INSPECTION ON 12/23/2020---LARGE FRONT PORCH. HIGH CEILINGS. COVERED DECK IN BACK YARD. NEW ROOF IN 2019. DUCTLESS GAS HEAT. FIREPLACE.

Listing 2 PENDING ON 11/30/2020---FULLY FENCED. TWO CAR PORT. OUTBUILDING. NO MORE INFORMATION ON THE LISTING.

Listing 3 PENDING ON 12/15/2020---DECKM IN PARTIALLY FENCED YARD. UPDATED IN 2017 INCLUDING THE BATHROOM, FLOORING AND DUCTLESS HEAT PUMP.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	607 N Sylvia Street	604 N Sylvia St	430 N Academy St	520 N Church
City, State	Montesano, WA	Montesano, WA	Montesano, WA	Montesano, WA
Zip Code	98563	98563	98563	98563
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.29 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$224,900	\$240,000	\$245,000
List Price \$	--	\$224,900	\$240,000	\$245,000
Sale Price \$	--	\$205,000	\$240,000	\$255,000
Type of Financing	--	Fha	Cnv	Cnv
Date of Sale	--	04/10/2020	02/03/2020	07/30/2020
DOM · Cumulative DOM	-- · --	28 · 81	5 · --	3 · 37
Age (# of years)	124	111	105	96
Condition	Average	Average	Average	Average
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	2 Stories EARLY 2 STY.	2 Stories EARLY 2 STY	1.5 Stories EARLY 1.5 STY	1.5 Stories EARLY 1.5
# Units	1	1	1	1
Living Sq. Feet	1,470	1,406	1,578	1,248
Bdrm · Bths · ½ Bths	3 · 1 · 1	5 · 1	3 · 2	3 · 1
Total Room #	7	9	7	7
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 3 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.390 acres	.55 acres	.207 acres	.234 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$3,840	-\$29,600	+\$2,200
Adjusted Price	--	\$201,160	\$210,400	\$257,200

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 PATIO. RV PARKING. LOCATED AT THE END OF A DEAD END STREET. NEW ROOF TWO YEARS AGO. CREEK MEANDERS THROUGH THE BACK OF THE PROPERTY.

Sold 2 OUTBUILDINGS. PATIO IN PARTIALLY FENCED YARD. WALKING DISTANCE TO DOWN TOWN SHOPPING.

Sold 3 PATIO IN FULLY FENCED YARD. RECENT UPGRADES IN THE KITCHEN AND BATH. BACK YARD FIREPIT. FIREPLACE.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				SUBJECT SOLD AND CLOSED ON 12/30/2020 FOR \$180000. NEW OWNERS NAME IS NOT AVAILABLE YET.			
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
07/23/2020	\$249,900	12/30/2020	\$180,000	Pending/Contract	12/30/2020	\$180,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$217,000	\$218,000
Sales Price	\$215,000	\$216,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
SUBJEC TSHOULD SELL IN A FEW DAAYS ONLY THING THAT SHOULD BE DONE IS A ROOF CLEANING. ALL COMOPS ARE IN THE SAME MARKET EVEN THOUGH NEEDED TO GO OUT FARTHER TO FIND ACTIVE LISTINGS. PLEASE NOTE IT IS NOT UNUSUAL FOR A PROPRTEY TO SELL FOR MORE THAN THE LISTED PRICE IN THIS RAPID MARKET HERE IN THE NORTH WEST.		

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.

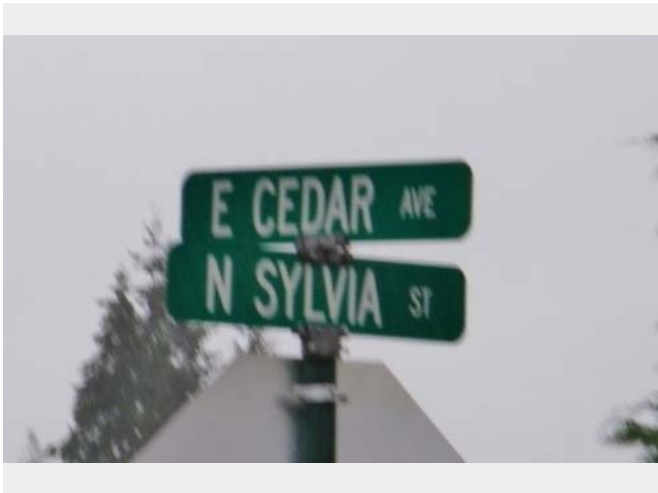
Subject Photos



Front



Address Verification



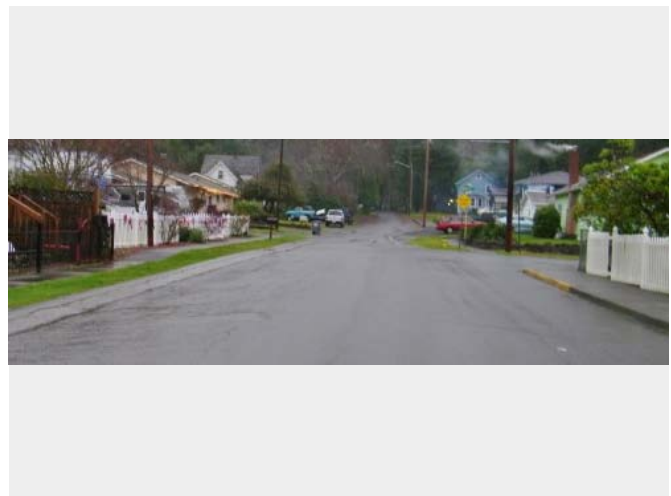
Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 422 CHENAULT AVE
Hoquiam, WA 98550



Front

L2 1818 RAINIER ST
Aberdeen, WA 98520



Front

L3 7104 CENTRAL PARK DR
Aberdeen, WA 98520



Front

Sales Photos

S1 604 N SYLVIA ST
Montesano, WA 98563



Front

S2 430 N ACADEMY ST
Montesano, WA 98563



Front

S3 520 N CHURCH
Montesano, WA 98563



Front

ClearMaps Addendum

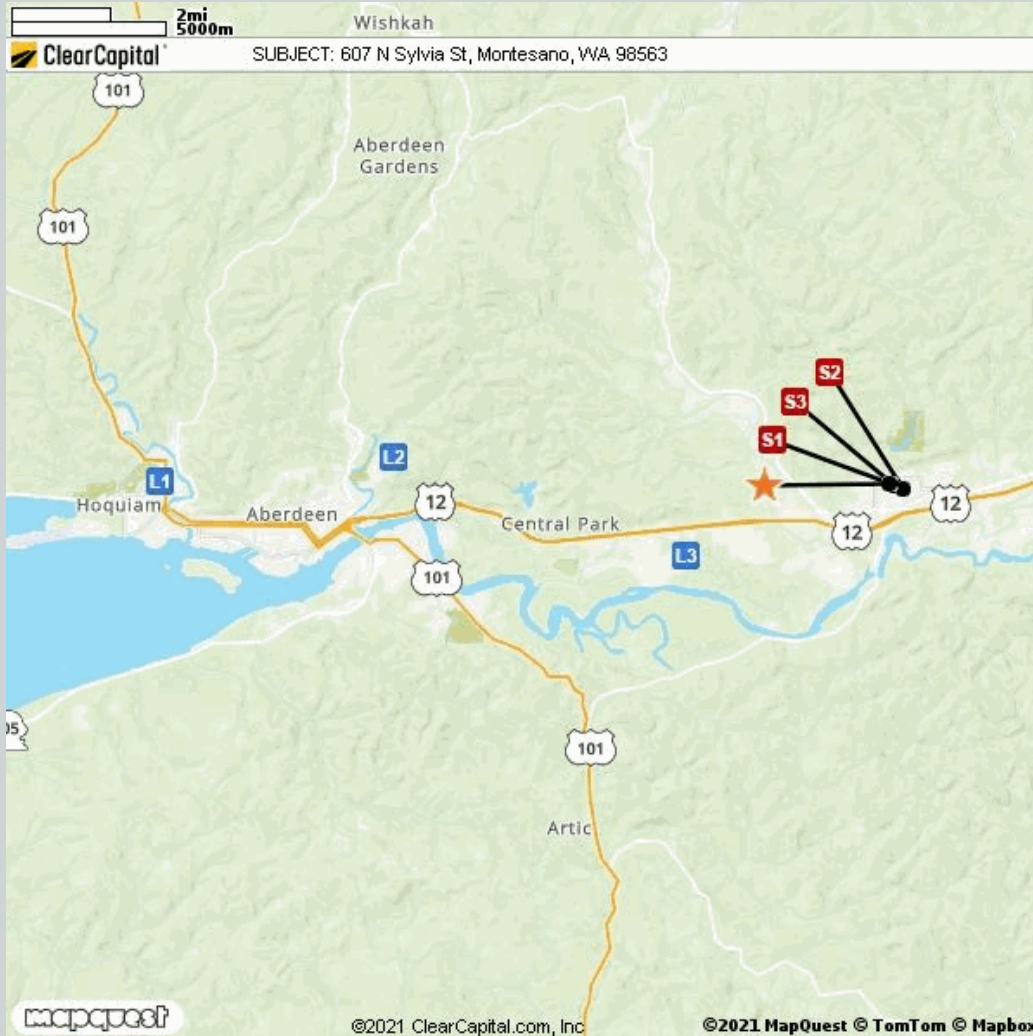
Address ★ 607 N Sylvia Street, Montesano, WA 98563

Loan Number 42792

Suggested List \$217,000

Suggested Repaired \$218,000

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	607 N Sylvia Street, Montesano, WA 98563	--	Parcel Match
L1 Listing 1	422 Chenault Ave, Hoquiam, WA 98550	13.90 Miles ¹	Parcel Match
L2 Listing 2	1818 Raainier St, Aberdeen, WA 98520	9.52 Miles ¹	Parcel Match
L3 Listing 3	7104 Central Park Dr, Aberdeen, WA 98520	4.36 Miles ¹	Parcel Match
S1 Sold 1	604 N Sylvia St, Montesano, WA 98563	0.04 Miles ¹	Parcel Match
S2 Sold 2	430 N Academy St, Montesano, WA 98563	0.29 Miles ¹	Parcel Match
S3 Sold 3	520 N Church, Montesano, WA 98563	0.10 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	Chuck Cochran	Company/Brokerage	JOHN L SCOTT
License No	4065	Address	1311 34TH ST SE PUYALLUP WA 98372
License Expiration	11/28/2021	License State	WA
Phone	2069401117	Email	cochran76@comcast.net
Broker Distance to Subject	64.79 miles	Date Signed	01/04/2021

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.