

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>	3227 W Enoch Road, Deer Park, WA 99006	<b>Order ID</b>	8232010	<b>Property ID</b>	32803011
<b>Inspection Date</b>	05/26/2022	<b>Date of Report</b>	05/27/2022		
<b>Loan Number</b>	42801	<b>APN</b>	293519041		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Spokane		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.25.22_BPO_Updates	<b>Tracking ID 1</b>	05.25.22_BPO_Updates		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject property appears to be in average condition at time of inspection with no defects noted.
<b>R. E. Taxes</b>	\$3,325	
<b>Assessed Value</b>	\$300,780	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<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		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Rural neighborhood in average condition. Market has been strong over the past twelve months.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$183500 High: \$950000	
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3227 W Enoch Road	39805 N Ponderosa Ln	31117 N Cedar Rd	35217 N Crestline Ln
<b>City, State</b>	Deer Park, WA	Deer Park, WA	Deer Park, WA	Deer Park, WA
<b>Zip Code</b>	99006	99006	99006	99006
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.16 <sup>1</sup>	2.59 <sup>1</sup>	3.79 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$649,900	\$425,000	\$664,950
<b>List Price \$</b>	--	\$649,900	\$425,000	\$664,950
<b>Original List Date</b>		05/16/2022	04/21/2022	04/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	10 · 11	35 · 36	30 · 31
<b>Age (# of years)</b>	48	30	45	15
<b>Condition</b>	Average	Average	Average	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/Rambler	1 Story Ranch/Rambler	Split split	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,746	1,104	1,976	2,136
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	2 · 1	4 · 2	3 · 2
<b>Total Room #</b>	8	6	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	50%	0%	0%	0%
<b>Basement Sq. Ft.</b>	700	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	20.00 acres	9.54 acres	1.94 acres	5.53 acres
<b>Other</b>	Det shop	None	None	None

\* Listing 1 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** alk into a cozy, charming, well maintained log home on 10 park-like treed acres. The house has wonderful cathedral ceilings, beautiful wood floors, and so much charm! This 3 bedroom (one is turned into a sitting room) one bath house is the perfect size log cabin nestled in the woods.

**Listing 2** Split entry home with light, bright and open great room concept for living and dining spaces with a fire place and sliding door off the dining area to the covered back deck and views of your country oasis.

**Listing 3** Beautifully updated kitchen with quartz countertops and sink, formal dining area, spa-like primary suite with dual sided gas fireplace, vessel tub, dual vanities, two walk-in closets and private patio. The family room boasts a gas fireplace for cozy evenings and skylights to bring the outdoors in.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3227 W Enoch Road	3013 E Eloika Lake Rd	26706 N Hwy 395	28124 N Short Rd
<b>City, State</b>	Deer Park, WA	Deer Park, WA	Deer Park, WA	Deer Park, WA
<b>Zip Code</b>	99006	99006	99006	99006
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	5.01 <sup>1</sup>	5.12 <sup>1</sup>	4.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$595,000	\$950,000	\$684,900
<b>List Price \$</b>	--	\$595,000	\$775,000	\$684,900
<b>Sale Price \$</b>	--	\$616,000	\$750,000	\$684,900
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	07/09/2021	03/11/2021	03/16/2022
<b>DOM · Cumulative DOM</b>	-- · --	6 · 70	77 · --	48 · 48
<b>Age (# of years)</b>	48	44	40	51
<b>Condition</b>	Average	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>	1 Story Ranch/Rambler	1 Story ranch	1 Story Ranch/Rambler	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,746	2,193	2,236	1,236
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	100%	100%	100%
<b>Basement Sq. Ft.</b>	700	2,193	1,586	1,196
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	20.00 acres	29.46 acres	13.82 acres	9.69 acres
<b>Other</b>	Det shop	None	det shop	det shop
<b>Net Adjustment</b>	--	-\$27,350	+\$20,500	+\$60,500
<b>Adjusted Price</b>	--	\$588,650	\$770,500	\$745,400

\* 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** Nature lover's paradise. Sit on the back deck of your daylight rancher and watch the wide variety of birds, including bald eagles, swans, and blue heron visiting your 29+ acres (many of which are wetland), and the deer or even occasional moose. Then look up at the lake at the end of your property and then keep scanning up to the mountain ridges in the distance.
- Sold 2** ALL NEW INSIDE!! Complete interior reconstruction from a fire about 3 years ago... NEW flooring, NEW windows, NEW interior walls, NEW paint, NEW bathroom fixtures, NEW kitchen, NEW forced air furnace and more... 5 bedrooms with 3 bathrooms on almost 14 acres with a huge barn.
- Sold 3** This property is quiet, private, and versatile. Newly updated home includes new granite kitchen countertops, kitchen tile backsplash, tile and fixtures in both bathrooms, and a refurbished clawfoot tub. Brand new LVP installed on the entire main floor as well as brand new carpet on the stairs and basement rec room.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Sold in 2020 for \$310,000				
<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>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$590,000	\$590,000
<b>Sales Price</b>	\$590,000	\$590,000
<b>30 Day Price</b>	\$565,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market is strong in the area with limited inventory and increasing prices.		

## 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



Street

## Listing Photos

**L1** 39805 N Ponderosa Ln  
Deer Park, WA 99006



Front

**L2** 31117 N Cedar Rd  
Deer Park, WA 99006



Front

**L3** 35217 N Crestline Ln  
Deer Park, WA 99006



Front

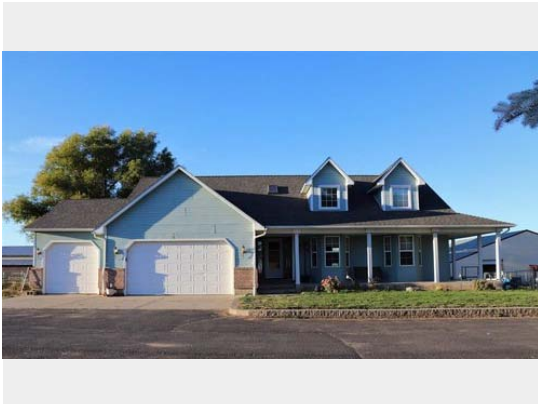
## Sales Photos

**S1** 3013 e eloika lake rd  
Deer Park, WA 99006



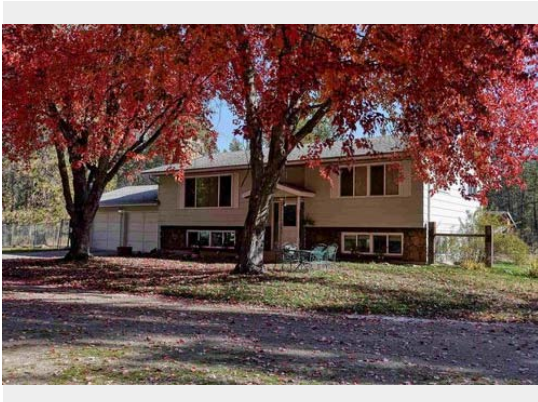
Front

**S2** 26706 n hwy 395  
Deer Park, WA 99006



Front

**S3** 28124 N Short Rd  
Deer Park, WA 99006



Front



### ClearMaps Addendum

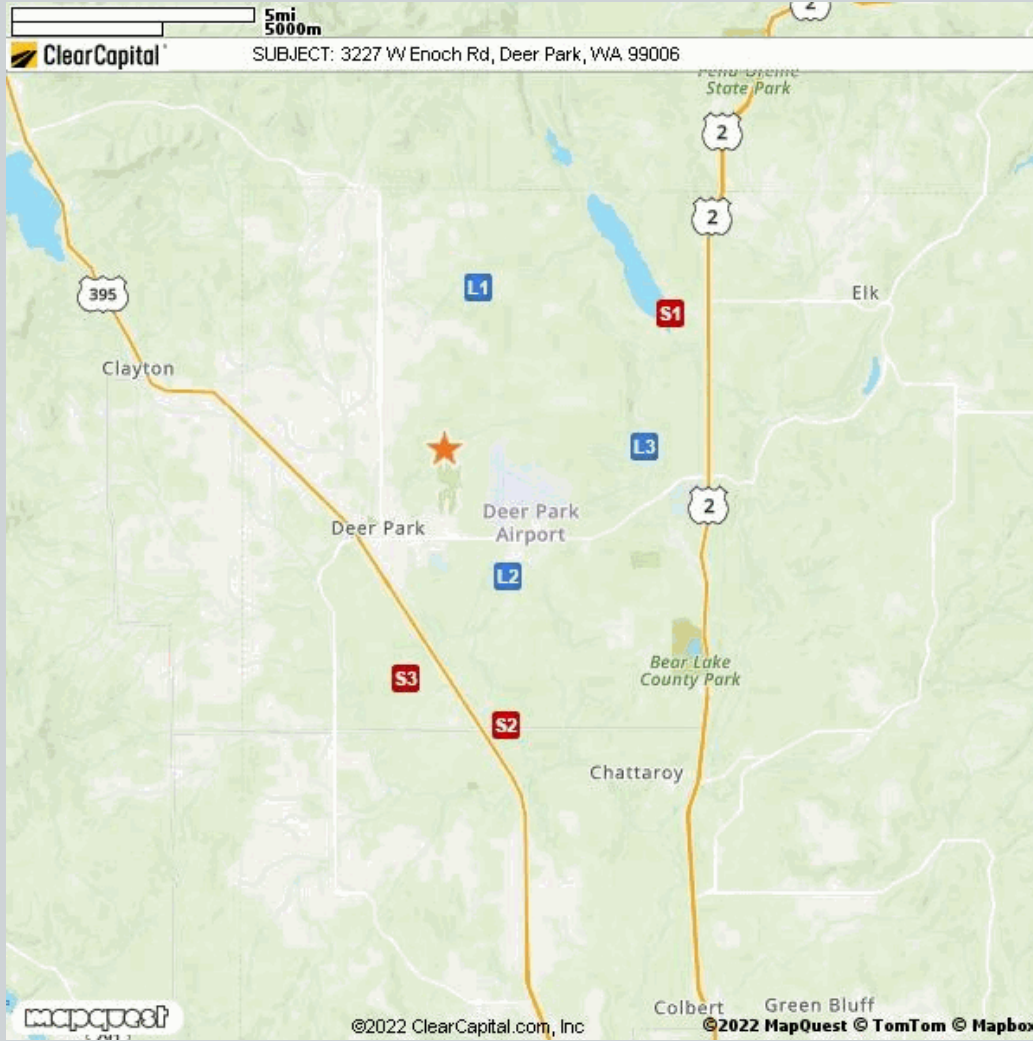
**Address** ★ 3227 W Enoch Road, Deer Park, WA 99006

**Loan Number** 42801

**Suggested List** \$590,000

**Suggested Repaired** \$590,000

**Sale** \$590,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3227 W Enoch Road, Deer Park, WA 99006	--	Parcel Match
L1 Listing 1	39805 N Ponderosa Ln, Deer Park, WA 99006	3.16 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	31117 N Cedar Rd, Deer Park, WA 99006	2.59 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	35217 N Crestline Ln, Deer Park, WA 99006	3.79 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3013 E Eloika Lake Rd, Deer Park, WA 99006	5.01 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	26706 N Hwy 395, Deer Park, WA 99006	5.12 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	28124 N Short Rd, Deer Park, WA 99006	4.15 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>	Jerald Jones	<b>Company/Brokerage</b>	Kelly Right Real Estate of Spokane
<b>License No</b>	73253	<b>Address</b>	7716 N Whitehouse Dr. Spokane WA 99208
<b>License Expiration</b>	02/07/2023	<b>License State</b>	WA
<b>Phone</b>	5097016408	<b>Email</b>	jjones2772@hotmail.com
<b>Broker Distance to Subject</b>	17.04 miles	<b>Date Signed</b>	05/27/2022

*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:**

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