

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	3102 Ne Royal Oaks Drive, Vancouver, WA 98662	Order ID	8232010	Property ID	32803010
Inspection Date	05/31/2022	Date of Report	05/31/2022		
Loan Number	42838	APN	109939000		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	05.25.22_BPO_Updates	Tracking ID 1	05.25.22_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$4,114	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$411,378		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and the economy and employment conditions are stable, neighborhood market trends are stable, conditions are stable, supply & demand is stable, the prevalence of REO is stable and seller concessions are stable.	
Sales Prices in this Neighborhood	Low: \$348,000 High: \$612,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3102 Ne Royal Oaks Drive	4217 Ne 106th St	3005 Ne 49th St	6510 Ne 52nd St
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98662	98682	98663	98661
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.05 ¹	2.94 ¹	1.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$485,000	\$535,000	\$595,000
List Price \$	--	\$489,000	\$535,000	\$565,000
Original List Date		05/04/2022	05/12/2022	03/22/2022
DOM · Cumulative DOM	-- · --	26 · 27	18 · 19	69 · 70
Age (# of years)	42	51	84	47
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	2 Stories Colonial	1 Story Ranch	1.5 Stories cape cod	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,454	2,058	2,670	2,151
Bdrm · Bths · ½ Bths	3 · 2 · 1	5 · 2	3 · 2	5 · 3
Total Room #	6	8	6	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Carport 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.180 acres	0.23 acres	0.29 acres	0.22 acres
Other	None	None	None	None

* 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** Active1 => Bed= \$-8000, Half Bath= \$1000, GLA= \$7920, Garage= \$2000, Pool= \$7000, Total= \$9920, Net Adjusted Value= \$498920 The property similar to the subject in condition 2 bed makes superior by comparison
- Listing 2** Active2 => Half Bath= \$1000, GLA= \$-4320, Age= \$1050, Garage= \$6000, Carport= \$-3000, Lot= \$-220, Pool= \$7000, Total= \$7510, Net Adjusted Value= \$542510 A similar model home located in the immediate competing market.its shares values defining qualities with the subject in regards to GLA, style, and condition
- Listing 3** Active3 => Condition= \$-3750, Bed= \$-8000, Bath= \$-2000, Half Bath= \$1000, GLA= \$6060, Garage= \$2000, Pool= \$7000, Total= \$2310, Net Adjusted Value= \$567310 Conventional one story single family tract home similar to subject in view and age Owner occupied.Standard type sale. condition makes superior by comparison.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3102 Ne Royal Oaks Drive	2506 Ne 95th Ct	9336 Ne 28th Cir	5403 Ne 52nd St
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98662	98662	98662	98661
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.31 ¹	2.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$499,000	\$489,800
List Price \$	--	\$425,000	\$499,000	\$489,800
Sale Price \$	--	\$435,000	\$505,000	\$510,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/24/2021	11/01/2021	10/15/2021
DOM · Cumulative DOM	-- · --	29 · 29	61 · 61	29 · 29
Age (# of years)	42	29	15	9
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 Colonial	2 Stories Colonial	2 Stories Colonial	Split split entry
# Units	1	1	1	1
Living Sq. Feet	2,454	1,924	2,042	2,461
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	5 · 3
Total Room #	6	6	6	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.180 acres	0.17 acres	0.13 acres	0.1 acres
Other	None	None	None	None
Net Adjustment	--	+\$19,275	+\$16,565	-\$665
Adjusted Price	--	\$454,275	\$521,565	\$509,335

* Sold 3 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** Adjustments:;GLA:\$10600,Age:\$-325,Garage:\$2000,Pool:\$7000,Total Adjustment:19275,Net Adjustment Value:\$454275 The property similar to the subject in condition gla makes inferior by comparison
- Sold 2** Adjustments:;GLA:\$8240,Age:\$-675,Garage:\$2000,Pool:\$7000,Total Adjustment:16565,Net Adjustment Value:\$521565 Property similar to the subject in view, condition, gla makes it inferior by comparison.
- Sold 3** Adjustments:;Bed:\$-8000,Bath:\$-2000,HBath:\$1000,Age:\$-825,Garage:\$2000,Lot:\$160,Pool:\$7000,Total Adjustment:-665,Net Adjustment Value:\$509335 A similar model home located in the immediate competing market.its shares values defining qualities with the subject in regards to GLA, style, and condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$520,000	\$520,000
Sales Price	\$510,000	\$510,000
30 Day Price	\$505,000	--
Comments Regarding Pricing Strategy		
<p>The distance guideline was expanded up to 3 miles for comps in order to locate comparable that would support the subject's GLA, Age and Condition. To locate comparable within 3 mile radius it was necessary to exceed the threshold for age variance of 10 years , GLA variance guideline of 15%, lot size variance guideline of 25% , bed/bath count, sub style variance in an effort to use the best available comparable from within the subject's market area. A comparable listing with superior condition (LC3) due to limited activity in the subject's area. Unable to bracket subject age and lot size due to the limitation of similar properties in that area within +/-40%GLA, +/-40% year built, +/-40% lot size guidelines and 12 months back. Variance is minimal. This does not have a significant impact on subject pricing. Pricing does vary outside the subject's location. All sales are dated sale (over 3 months) and used due to the lack of more recent comparable properties. Property located within close proximity to highway, parks, school, commercial centres and worship centres. Due to lack of comparable in the subject's same side it was necessary to exceed major boundaries such as highway. Comparable shares values defining qualities with the subject in regard to age, GLA, location and condition so the subject location characteristics doesn't affect its marketability. In delivering final valuation, the most weight has been placed on CS3 and CL2 as they are most similar to subject conditions and overall structure. Market values remained stable during the last 6 months within the subject's market area. Comparable property condition was identified using both MLS comments and interior pictures.</p>		

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



Side



Street



Other

Listing Photos

L1 4217 NE 106th St
Vancouver, WA 98682



Front

L2 3005 NE 49th St
Vancouver, WA 98663



Front

L3 6510 NE 52nd St
Vancouver, WA 98661



Front

Sales Photos

S1 2506 NE 95th Ct
Vancouver, WA 98662



Front

S2 9336 NE 28TH Cir
Vancouver, WA 98662



Front

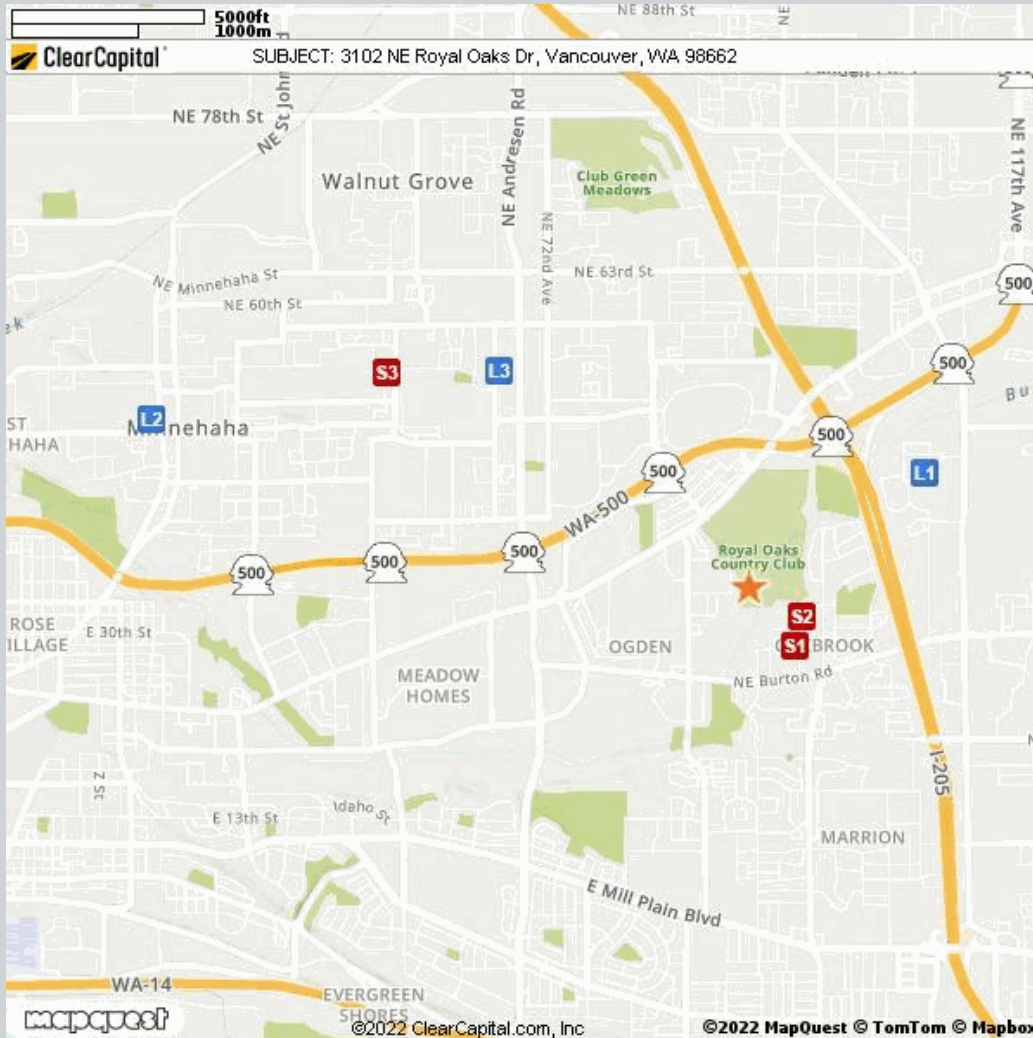
S3 5403 NE 52nd St
Vancouver, WA 98661



Front

ClearMaps Addendum

Address ★ 3102 Ne Royal Oaks Drive, Vancouver, WA 98662
Loan Number 42838 **Suggested List** \$520,000 **Suggested Repaired** \$520,000 **Sale** \$510,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3102 Ne Royal Oaks Drive, Vancouver, WA 98662	--	Parcel Match
L1 Listing 1	4217 Ne 106th St, Vancouver, WA 98682	1.05 Miles ¹	Parcel Match
L2 Listing 2	3005 Ne 49th St, Vancouver, WA 98663	2.94 Miles ¹	Parcel Match
L3 Listing 3	6510 Ne 52nd St, Vancouver, WA 98661	1.57 Miles ¹	Parcel Match
S1 Sold 1	2506 Ne 95th Ct, Vancouver, WA 98662	0.36 Miles ¹	Parcel Match
S2 Sold 2	9336 Ne 28th Cir, Vancouver, WA 98662	0.31 Miles ¹	Parcel Match
S3 Sold 3	5403 Ne 52nd St, Vancouver, WA 98661	2.00 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	Marcela Roberts	Company/Brokerage	Bang Realty
License No	26025	Address	4112 NE 50th Ave Vancouver WA 98661
License Expiration	03/29/2024	License State	WA
Phone	5034570270	Email	Vancouverbpo@bangrealty.com
Broker Distance to Subject	1.96 miles	Date Signed	05/31/2022

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:

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.