

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	18888 Boynton Street, Oregon City, OR 97045	Order ID	7007762	Property ID	29263468
Inspection Date	12/23/2020	Date of Report	12/23/2020		
Loan Number	42859	APN	01597267		
Borrower Name	Catamount Properties 2018 LLC	County	Clackamas		

Tracking IDs

Order Tracking ID	1222BPOs	Tracking ID 1	1222BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SWANSON JAMES R	Condition Comments Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
R. E. Taxes	\$302,271	
Assessed Value	\$165,896	
Zoning Classification	Residential	
Property Type	Manuf. Home	
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	Rural	Neighborhood Comments The subject is located in rural location that does not have close proximity to schools, shops and major highways. The market conditions are currently stable. The average marketing time for similar properties in the subject area is 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$450,000	
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	18888 Boynton Street	11615 Sw Graven St	11623 Warbler Ln	25454 S Beeson Rd
City, State	Oregon City, OR	Portland, OR	Aurora, OR	Beavercreek, OR
Zip Code	97045	97224	97002	97004
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.87 ¹	11.08 ¹	11.16 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$279,000	\$305,000	\$348,500
List Price \$	--	\$279,000	\$305,000	\$348,500
Original List Date		12/16/2020	12/16/2020	12/15/2020
DOM · Cumulative DOM	-- · --	5 · 7	5 · 7	1 · 8
Age (# of years)	26	25	40	42
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,227	1,400	1,344	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.89 acres	0.13 acres	4.79 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.

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

Listing 1 vinyl windows and exterior paint, vaulted ceilings in living room and kitchen. Each bedroom has a walk-in closet. Heat pump for efficient heating /cooling. Covered 2-car tandem carport, plus detached shop with power, and shed for garden tools.

Listing 2 Open concept kitchen,living&dining room. Flooring,interior paint,doors, trim,& hardware throughout.Kitchen has cabinets, quartz countertops,SS appliances,& pantry.Laundry area & cozy bonus space with wood beams oà kitchen.

Listing 3 2 Bedroom plus den area or possible 3rd bdrm. Excellent well, septic tank, 24x30 pole barn w/concrete floor. Fenced on back and both sides.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	18888 Boynton Street	15760 S Hattan Rd	7935 Se Beatrice St	11637 Ne Falcon Ct
City, State	Oregon City, OR	Oregon City, OR	Portland, OR	Aurora, OR
Zip Code	97045	97045	97222	97002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.81 ¹	8.65 ¹	10.96 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$240,000	\$272,000	\$329,000
List Price \$	--	\$240,000	\$272,000	\$329,000
Sale Price \$	--	\$240,000	\$272,000	\$329,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/25/2020	07/16/2020	07/31/2020
DOM · Cumulative DOM	-- · --	162 · 365	86 · 137	8 · 53
Age (# of years)	26	45	22	24
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,227	1,368	1,200	1,280
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	1.92 acres	0.07 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,550	+\$3,740	+\$1,740
Adjusted Price	--	\$232,450	\$275,740	\$330,740

* Sold 2 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** Spacious home features kitchen, side by side fridge, appliances included, washer and dryer included not warranted, full auto sprinklers - brand control box.
- Sold 2** Features include a layout with a large family room, gas fireplace, original hardwood floors in the bedrooms and hall, a spacious kitchen and dining area and central A/C.
- Sold 3** Open Floor Plan, Roof, Water Heater, Exterior Doors, Windows and Blinds, Large Painted Deck, Close to Schools, Tracks, Freeway and Downtown.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None					
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	\$294,000	\$294,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$266,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as- is condition. The market conditions are currently stable. Subject is in rural area with mobile home. Due to rural density of the subject's location, the mobile house is very low in the area. To find the comps with similar acreage to the subject, it was necessary to expand the search up to 12 miles, 12 months.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Search parameters have been expanded beyond requested tolerances primarily due to the slow rural market. Search parameters had to be extended
Notes in order to provide comps. The subject's characteristics are bracketed and adjustments have been made where necessary.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 11615 SW GRAVEN ST
Portland, OR 97224



Front

L2 11623 WARBLER LN
Aurora, OR 97002



Front

L3 25454 S BEESON RD
Beavercreek, OR 97004



Front

Sales Photos

S1 15760 S HATTAN RD
Oregon City, OR 97045



Front

S2 7935 SE BEATRICE ST
Portland, OR 97222



Front

S3 11637 NE FALCON CT
Aurora, OR 97002



Front

ClearMaps Addendum

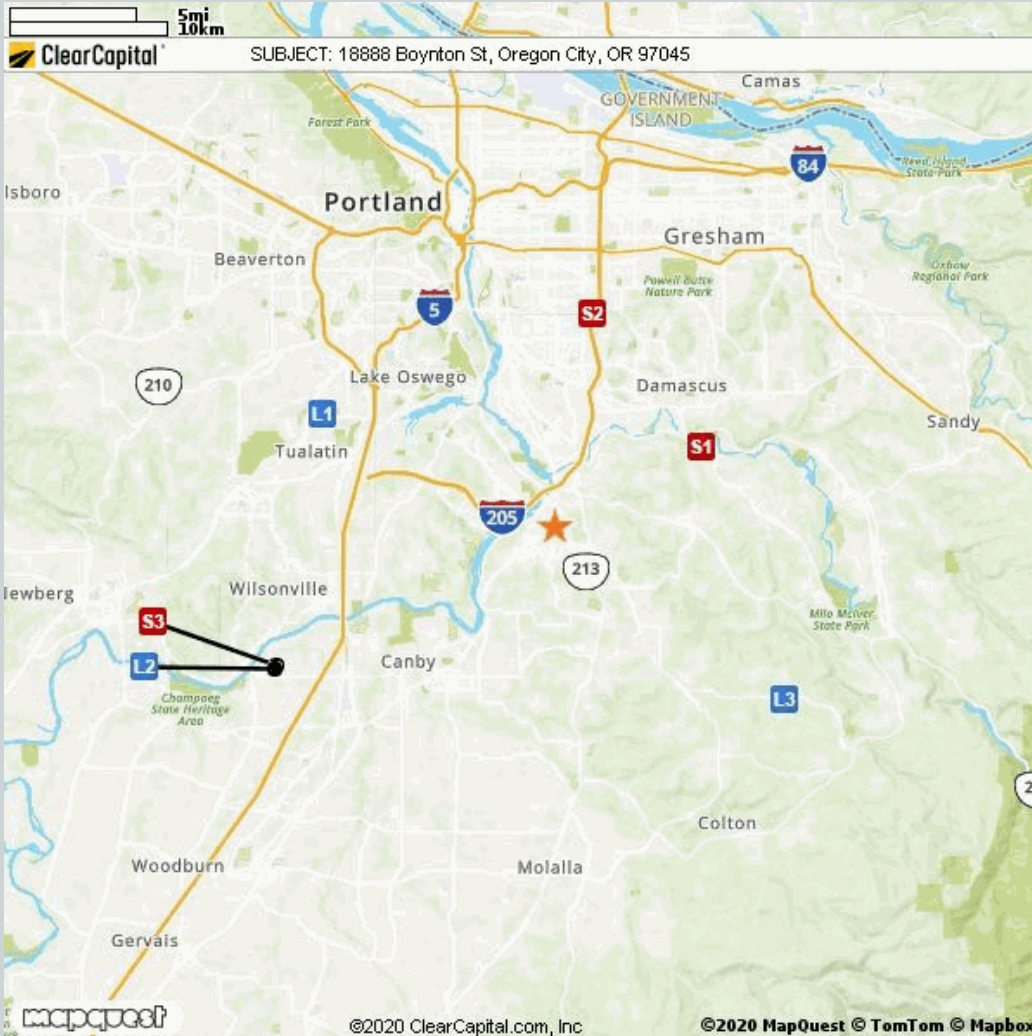
Address ★ 18888 Boynton Street, Oregon City, OR 97045

Loan Number 42859

Suggested List \$294,000

Suggested Repaired \$294,000

Sale \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18888 Boynton Street, Oregon City, OR 97045	--	Parcel Match
L1 Listing 1	11615 Sw Graven St, Portland, OR 97224	9.87 Miles ¹	Parcel Match
L2 Listing 2	11623 Warbler Ln, Aurora, OR 97002	11.08 Miles ¹	Parcel Match
L3 Listing 3	25454 S Beeson Rd, Beaver Creek, OR 97004	11.16 Miles ¹	Parcel Match
S1 Sold 1	15760 S Hattan Rd, Oregon City, OR 97045	6.81 Miles ¹	Parcel Match
S2 Sold 2	7935 Se Beatrice St, Portland, OR 97222	8.65 Miles ¹	Parcel Match
S3 Sold 3	11637 Ne Falcon Ct, Aurora, OR 97002	10.96 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	Vladimir Mazur	Company/Brokerage	Mount BPO LLC
License No	201209205	Address	650 NE Holladay St #1600 Portland OR 97232
License Expiration	07/31/2021	License State	OR
Phone	3054322304	Email	vladbpos@gmail.com
Broker Distance to Subject	13.82 miles	Date Signed	12/23/2020

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.