

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	365 19th Avenue, Longview, WA 98632	Order ID	8320498	Property ID	33039659
Inspection Date	07/09/2022	Date of Report	07/10/2022		
Loan Number	43051	APN	04115		
Borrower Name	Catamount Properties 2018 LLC	County	Cowlitz		

Tracking IDs

Order Tracking ID	07.08.22_BPO_Update	Tracking ID 1	07.08.22_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Home has been recently remodeled, and is vacant. Home appear clean and well maintained with new roof, windows, and siding. Home is currently listed on MLS not primarily used in this area, status is currently pending.
R. E. Taxes	\$252,287	
Assessed Value	\$253,480	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Home appears secured. Lockbox on door.)	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Strong investor activity in this area with high number of tenant occupied homes. Many homes in this area are neglected.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$360,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	365 19th Avenue	355 Baltimore St	2251 Beech St	122 17th Ave
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.20 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$320,000	\$319,500	\$314,900
List Price \$	--	\$305,000	\$299,900	\$309,900
Original List Date		04/01/2022	05/13/2022	06/20/2022
DOM · Cumulative DOM	-- · --	35 · 100	24 · 58	7 · 20
Age (# of years)	73	73	77	66
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,290	1,306	1,155	1,583
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 1 Car	Carport 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.165 acres	0.124 acres	0.22 acres
Other	0	0	0	0

* 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.

Current Listings - Cont.

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

- Listing 1** PER MLS -3 bedroom - 1 bath, single level home. Close to everything and in a nice part of the Highlands - neighbors are all homeowners! Fully fenced front yard and fully fenced backyard with covered deck (setup and ready for hotub). Large shop with alley access. Updated kitchen and nice laminate flooring. Mini split AND furnace. Come take a look and see yourself at home!
- Listing 2** PER MLS -This home is move in ready!! Situated on a large corner lot. One level 3 bedrooms 1 bath. Home has all brand-new floor coverings, fresh paint throughout. Brand new stove, and much more. Large living room great for entertaining with huge picture window. Home features: Newer roof, electrical panel, Heat Pump, Brand new hot water Tank. Fully fenced, large side yard. Landscaping includes pond. The garden spot is ready to plant. You'll love the oversized detached garage with large work bench, newer sub-panel in garage, and plenty storage. Don't wait bring your buyer!!!
- Listing 3** PER MLS -Don't miss this updated home in Longview! This 3 bed, 1 bath, 1583 sq ft home has a nice floor plan with spacious living room w/ large windows, kitchen w/ adjacent dining area, and laundry room. Updates include new interior & exterior paint, flooring, cabinets, counters, stainless appliances and more. Also has a patio, oversized detached 1-car garage w/ plenty of parking space for RV or extra vehicles, and fenced front yard. This home is fresh, clean and ready to move in!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	365 19th Avenue	337 20th Ave	357 17th Ave	307 Douglas St
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.12 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,000	\$309,900	\$310,000
List Price \$	--	\$304,900	\$309,900	\$310,000
Sale Price \$	--	\$315,900	\$317,000	\$325,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	03/31/2022	05/13/2022	03/14/2022
DOM · Cumulative DOM	-- · --	26 · 167	17 · 43	4 · 34
Age (# of years)	73	97	81	72
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	1 Story ranch	1 Story ranch	1 Story ranch	1.5 Stories 1.5 story
# Units	1	1	1	1
Living Sq. Feet	1,290	1,136	1,318	1,000
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	4 · 1	3 · 1
Total Room #	7	7	8	7
Garage (Style/Stalls)	Detached 1 Car	None	Detached 2 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	0.12 acres	0.11 acres	0.11 acres	0.181 acres
Other	0	0	concessions	0
Net Adjustment	--	\$0	-\$8,000	\$0
Adjusted Price	--	\$315,900	\$309,000	\$325,000

* 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.

Recent Sales - Cont.

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

- Sold 1** PER MLS -Welcome to this super cute and clean updated home! New roof! Wonderful inviting, enclosed sun porch. Inside greets you with a cozy woodburning fireplace and spacious eat-in kitchen! 3 bedroom and 1 bathroom. Fresh paint & new luxury vinyl plank floors. Large level lot with a great yard space and backyard shed. Alley access and gate in back. Spacious level yard plus additional storage in unfinished basement. Move in & enjoy!
- Sold 2** PER MLS -Cute bungalow with possible 4 bedrooms, two car garage, fenced yard. All new flooring, siding, roofing, paint, and more! Two living spaces. Second floor can be used for bedroom, office, or rec area.
- Sold 3** PER MLS -This corner lot, 3 bed home is adorable and well cared for. This home is move-in ready. The newer roof (installed Feb. 2021) offers great peace of mind. You will love the curb appeal that fresh paint and vinyl windows provides. The inside is tidy and clean, w/ new paint and brand new carpet. The kitchen has so many upgrades including granite counters, cabinets, new dishwasher and newer appliances. Newer remodeled bathroom. Full laundry available. Large, fully fenced back yard with a deck and a detached 1.5 car garage. You are within walking distance to stores and local restaurants. See it, Love it, Buy it!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Re/Max	Listed on MLS not primarily used in this area, although some realtors in area are members of that one. Home status is currently pending.					
Listing Agent Name	Linsey Beattie						
Listing Agent Phone	360-852-5836						
# 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
05/12/2022	\$299,900	--	--	Pending/Contract	05/17/2022	\$299,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$314,500	\$314,500
Sales Price	\$312,000	\$312,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
Home would likely appeal to owner occupant. Appears that construction and remodel are complete and home is pending on MLS.		

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



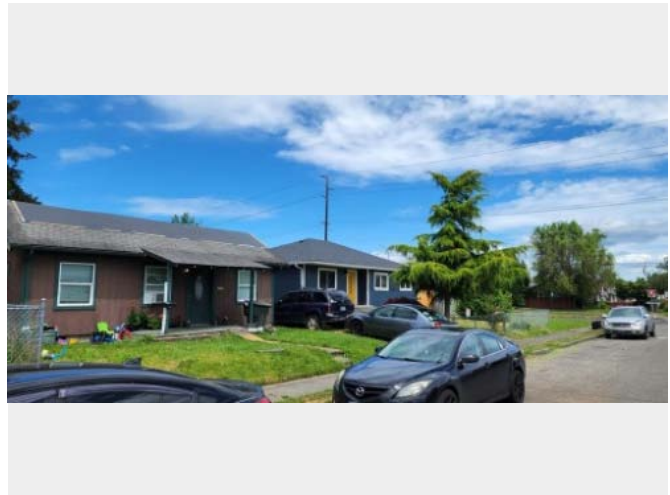
Front



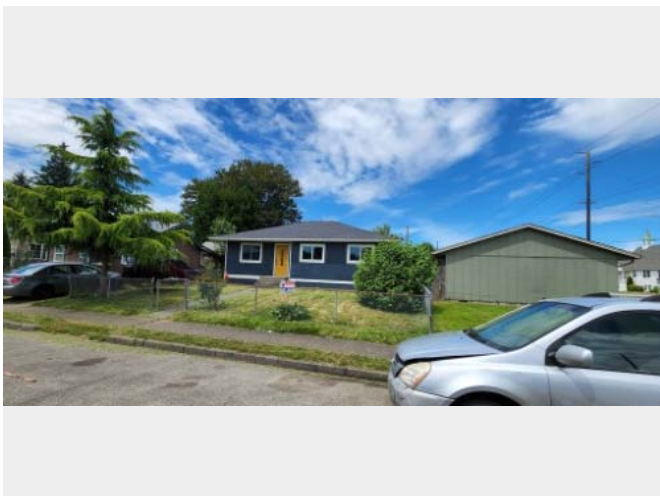
Front



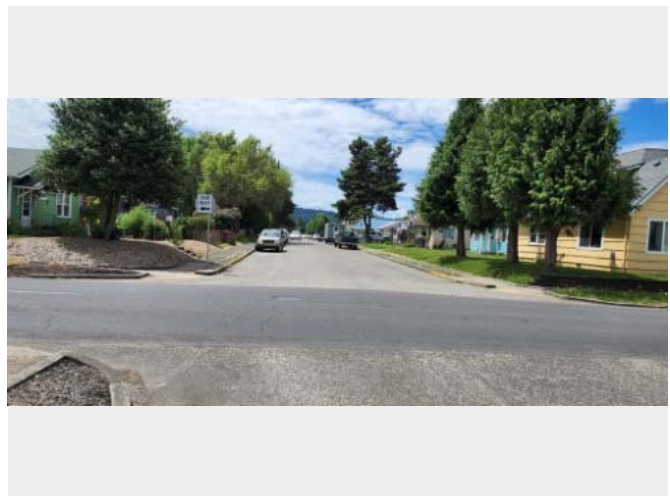
Address Verification



Side

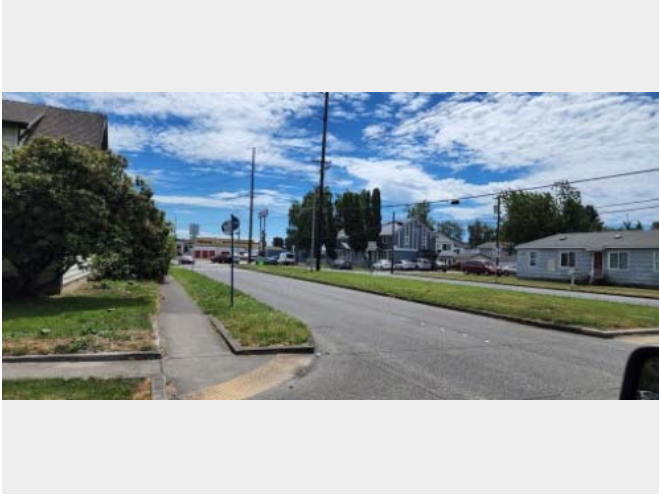


Side



Street

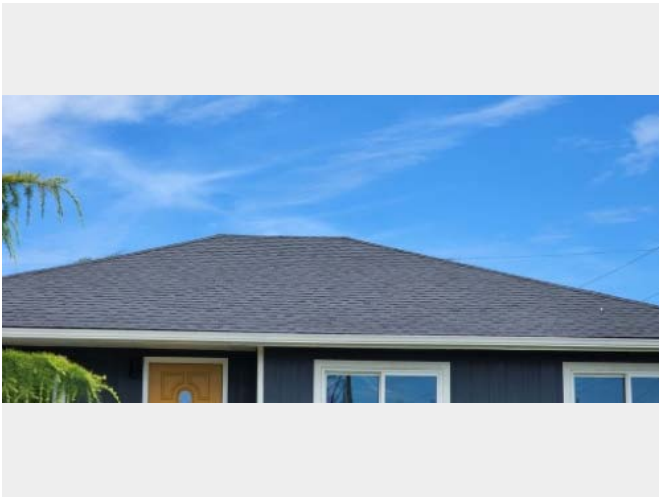
Subject Photos



Street



Other



Other

Listing Photos

L1 355 Baltimore St
Longview, WA 98632



Front

L2 2251 Beech St
Longview, WA 98632



Front

L3 122 17th Ave
Longview, WA 98632



Front

Sales Photos

S1 337 20th Ave
Longview, WA 98632



Front

S2 357 17th Ave
Longview, WA 98632



Front

S3 307 Douglas St
Longview, WA 98632



Front

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	Ryan Robbins	Company/Brokerage	Blue Line Real Estate Service
License No	27580	Address	175 Bootleg Hill Rd Kelso WA 98626
License Expiration	05/07/2023	License State	WA
Phone	3604301233	Email	robbinsrealestate@email.com
Broker Distance to Subject	4.99 miles	Date Signed	07/09/2022

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.