

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	1627 S 35th Street, Tacoma, WASHINGTON 98418	Order ID	7452859	Property ID	30696030
Inspection Date	07/22/2021	Date of Report	07/29/2021		
Loan Number	43151	APN	2980000740		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs					
Order Tracking ID	BPO_Updates	Tracking ID 1	BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject is a two story home with 3 bedrooms, 1 bath and a detached 378 sq ft garage. It is on a corner lot and it likely would be possible to split off an additional lot. For the purpose of the BPO, only it current use and current value will be used. The home has been fully renovated and appears to be in a good to very good condition. The home has 1118 sq ft of living space and a 384 sq ft, unfinished basement. The home is currently listed with a pending sale. Please see the attached MLS for more information.
R. E. Taxes	\$3,167	
Assessed Value	\$251,700	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(standard doors and locks, mls keybox.)	
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		Neighborhood Comments
Location Type	Urban	The subject is located in a residential neighborhood within the city of Tacoma. The area is laid out in a grid design and is a mixture of single family and small, multifamily buildings. The area is residential. The properties in the area are generally occupied and well maintained. There is a lot of renovation occurring in the area. The market is very strong and values are increasing rapidly.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$227,771 High: \$660,000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1627 S 35th Street	2514 S Sheridan	1706 S 25th St	5046 S I St
City, State	Tacoma, WASHINGTON	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98418	98405	98405	98408
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.54 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$414,950	\$449,950	\$374,999
List Price \$	--	\$414,950	\$389,500	\$360,000
Original List Date		07/23/2021	06/12/2021	07/06/2021
DOM · Cumulative DOM	-- · --	2 · 6	4 · 47	4 · 23
Age (# of years)	98	111	113	103
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	1.5 Stories Traditional	1.5 Stories traditional	2 Stories Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,118	1,215	1,270	1,314
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1 · 1	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	None	Detached 3 Car(s)	None
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	384	639	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.08 acres	0.26 acres	0.14 acres
Other	--	--	--	--

* 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** Lot is smaller and fronts a steeply sloped road. There is no off street parking. The home is a little smaller but has a larger basement. The condition and quality are assumed a little less. Home was updated in the past but has been lived in an is a bit less overall in terms of quality. MLS notes*****Charming Home in great central location, close to shopping, parks, restaurants and amenities with quick freeway access. 3 bedrooms, 1 bath with approximately 1215 sqft & 639 sqft of unfinished basement for storage! Features updated Kitchen & Bath, Vinyl flooring, Lighting, Interior paint, Vinyl windows, Landscaping, updated plumbing & electrical, New Exterior Paint and much more!
- Listing 2** Home is a little larger but only has 2 bedrooms, Does have and extra .5 bath. Similar lot size and garage size. Home has been updated but has kept much of the original wood work and features. MLS notes*****This is a great old charm home with 2 bedroom, bonus room, a full bath,3 detached covered car garage,896 sq. ft.. RV parking,7 year old composition roof. House built on 11,500 sq. ft lot. Large side/back yards , house set back off the street, very quiet and privacy, open view of territorial foothills. close to I-5, schools, hospitals, shopping , grocery store, parks.
- Listing 3** Upgraded home, condition and quality assumed similar. has no basement or garage and is on a smaller lot, but is a little larger and has and extra .5 bath. There is a pending offer on the home. MLS notes*****Historic charming South Tacoma craftsman with modern updates! Set on a fully- fenced corner lot, this 1.5 story house is bright & full of light. The open concept layout boasts a sizable entryway, living room w/built-ins, dining room w/window seat & mini split A/C! Updated kitchen w/a floating island & newer cabinets. Main floor also includes a bedroom, full bath, half bath & laundry room. Tankless water heater under the stairs, 2 nicely-sized bedrooms upstairs. Step out the back door into the large backyard w/spacious deck, sturdy swing set and fruit trees. Access to the street for easy parking on concrete slab, big storage shed & brick pavers for BBQ area. Located near parks, schools, shopping and easy freeway access. Welcome home!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1627 S 35th Street	3330 S Cushman	3602 S Alaska St	3802 S Alaska St
City, State	Tacoma, WASHINGTON	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98418	98418	98418	98418
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.18 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,950	\$362,500	\$389,950
List Price \$	--	\$359,950	\$362,500	\$389,950
Sale Price \$	--	\$385,000	\$407,000	\$405,556
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	06/30/2021	06/25/2021	07/22/2021
DOM · Cumulative DOM	-- · --	2 · 36	5 · 29	4 · 35
Age (# of years)	98	102	80	101
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	1.5 Stories Traditional	1.5 Stories Traditional	1 Story bungalow	1.5 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,118	1,374	900	1,248
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	4 · 1
Total Room #	6	6	5	6
Garage (Style/Stalls)	Detached 3 Car(s)	None	Carport 2 Car(s)	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	384	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.19 acres	0.14 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,900	+\$30,840	+\$15,960
Adjusted Price	--	\$392,900	\$437,840	\$421,516

* 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** Home has a little more GLA but has no basement or garage and the lot is a little smaller. Lots of upgrades but not as nice as subject. Adjust down for size \$15360 and then up for garage \$10000 and for basement \$5760 and for lot size \$2500 and condition/ quality \$5000. home may have basement, but no size or information about it exists. Tax records state no basement but listing says on exists. No value was given for the basement. MLS notes*****This charming craftsman style home is move in ready. Beautiful hardwood floors, updated kitchen with farm sink and butcher block counter tops, cute nook area with french doors that open to a large deck and fully fenced backyard. The huge planting boxes to grow your own veggies and mature fruit trees. Truly a backyard Oasis! Interior offers lots of windows, high ceilings and covered archways. Good size master with 2 closets, generous laundry/mud room and 2 cute bedrooms up. The unfinished basement has many possibilities. Huge lot with plenty of room for a garage or carport. Great location just minutes to I5, Tacoma Mall and walking distance to Lincoln district.
- Sold 2** Home is a bit smaller, condition and quality assumed similar. Home is lived in, but is of a very good condition and quality. Home has only 2 bedrooms and one bath, carport instead of a garage. No basement. Adjust up for size \$13080 and for the garage \$7000 and for the basement \$5760 and for lot size \$5000. MLS notes*****Light & Bright Open Concept Style Kitchen/Living area w/Charming FIREPLACE, new floors & plenty of light throughout! 2 bedroom, 1 bath updated rambler with double pane windows, newer SS appliance, tile bath surround, kitchen island and a large yard for those summer BBQ's! House painted within the last year all on a CORNER LOT with Detached storage + carport. Near shopping, parks, schools, retail, dining, etc. Easy freeway access! Don't miss this one!
- Sold 3** Home is slightly larger, condition and quality assumed similar. home has no garage. May have a basement but no information is given and tax records state none exists, so no value given for any basement. The lot is smaller and on a busy street corner. Adjust up for lot size and location \$8000 and for basement \$5760 and for garage \$10000. Down for GLA \$7800. MLS notes*****Welcome home to your stunning 1920s Tacoma Craftsman that sits perched above it all. Charming vintage front porch welcomes your arrival. Inside you'll find a thoughtfully updated home. Crisp kitchen with abundant cabinet space, quartz countertops, new S/S appliances & beveled subway backsplash. Newer flooring throughout. Custom and fresh interior/exterior paint. Elegant & spacious bath, with fresh updates. Double pane windows & new electrical panel. Large loft area with tons of potential. Extra storage in the basement. Close to freeway access for freeway commuting, as well shopping and dining. Great size parking on site. Come see us today!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Integris Real Estate	Home is currently listed with a pending offer. Home was sold 01/29/2021 for \$192000 and was renovated and is now pending at \$379900.					
Listing Agent Name	Greg Fredericksen						
Listing Agent Phone	360-582-1770						
# 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
--	--	--	--	Sold	01/29/2021	\$192,000	Tax Records
06/23/2021	\$379,900	--	--	Pending/Contract	07/07/2021	\$379,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,000	\$420,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
Home should sell for higher for then it currently is listed. The sold comps indicate a much higher price.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to subject being currently listed and value supporting.
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Subject Photos



Front



Side



Side



Side



Side



Back

Subject Photos



Street



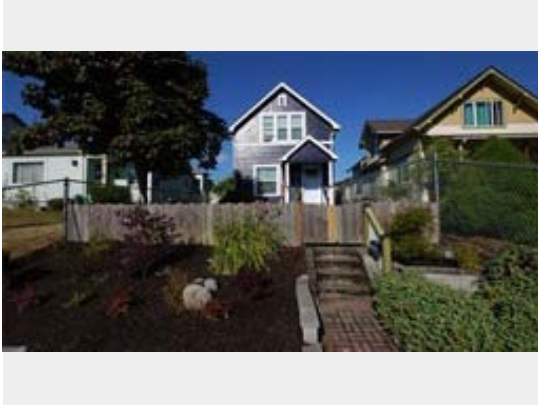
Garage



Other

Listing Photos

L1 2514 S sheridan
Tacoma, WA 98405



Front

L2 1706 S 25th ST
Tacoma, WA 98405



Front

L3 5046 S I ST
Tacoma, WA 98408



Front

Sales Photos

S1 3330 S Cushman
Tacoma, WA 98418



Front

S2 3602 S Alaska ST
Tacoma, WA 98418



Front

S3 3802 S Alaska ST
Tacoma, WA 98418



Front

ClearMaps Addendum

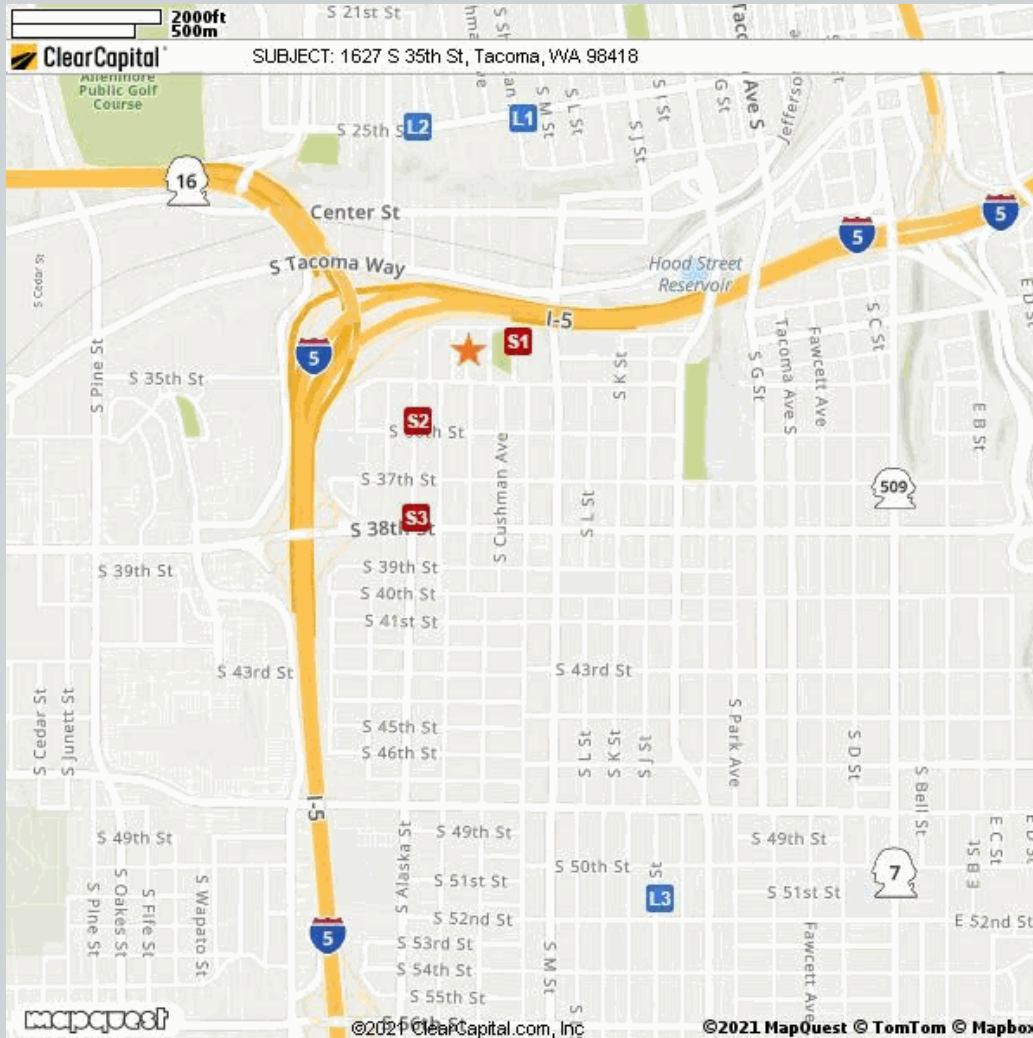
Address ★ 1627 S 35th Street, Tacoma, WASHINGTON 98418

Loan Number 43151

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$420,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	1627 S 35th Street, Tacoma, Washington 98418	--	Parcel Match
L1	Listing 1	2514 S Sheridan, Tacoma, WA 98405	0.58 Miles ¹	Parcel Match
L2	Listing 2	1706 S 25th St, Tacoma, WA 98405	0.54 Miles ¹	Parcel Match
L3	Listing 3	5046 S I St, Tacoma, WA 98408	1.34 Miles ¹	Parcel Match
S1	Sold 1	3330 S Cushman, Tacoma, WA 98418	0.14 Miles ¹	Parcel Match
S2	Sold 2	3602 S Alaska St, Tacoma, WA 98418	0.18 Miles ¹	Parcel Match
S3	Sold 3	3802 S Alaska St, Tacoma, WA 98418	0.39 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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817	Address	10717 south ainsworth Tacoma WA 98444
License Expiration	04/29/2023	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	4.72 miles	Date Signed	07/25/2021

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.