

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	18415 Ne Cramer Road, Battle Ground, WASHINGTON 98604	Order ID	7452859	Property ID	30696040
Inspection Date	07/27/2021	Date of Report	07/29/2021		
Loan Number	43168	APN	193816000		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

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

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is in marketable condition. It does not seem to have any repair needs or items of concern.
R. E. Taxes	\$596,988	
Assessed Value	\$59,436,200	
Zoning Classification	SFR	
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	Private	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Mostly owner occupied Single family homes on their own lots. Most are ranch style homes with garages.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$348980 High: \$1309600	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	18415 Ne Cramer Road	19402 Ne 234th St	5915 Nw 171st St	16506 Ne 182nd Ave
City, State	Battle Ground, WASHINGTON	Battle Ground, WA	Ridgefield, WA	Brush Prairie, WA
Zip Code	98604	98604	98642	98606
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	5.01 ¹	8.19 ¹	3.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$889,000	\$774,900	\$880,000
List Price \$	--	\$889,000	\$774,900	\$880,000
Original List Date		07/23/2021	06/16/2021	07/01/2021
DOM · Cumulative DOM	-- · --	5 · 6	6 · 43	1 · 28
Age (# of years)	53	42	36	18
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 DAYLIGHT RANCH	1 Story RANCH	1 Story RANCH	2 Stories CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	3,784	3,967	3,248	3,794
Bdrm · Bths · ½ Bths	6 · 3	4 · 4 · 1	4 · 4	5 · 3
Total Room #	10	10	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1,792	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.2 acres	1 acres	1.22 acres	1 acres
Other	--	--	--	--

* Listing 3 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** SPACIOUS OPEN RANCH, PRIVATE FLAT 1 ACRE, GREAT AREA, CLOSE TO BG LAKE ~ Extensive remodel/addition-2009/2010. ~ 4 BR, 3.5 baths on main (1 BR/bath is handicap access.),+ fin. bonus rm. above gar. = poss. sep. liv. w/2 rooms, full bath, mini kitch. Bright vlted. great rm. to patio. Spac. vlted. kitch., huge butler pantry, island, lots of cabs. Form. dining, den, huge mud rm., util. rm., proposed sauna. Maple hrdwd./tile flrs., 9'ceil., wide hallways, storage galore. RV park./hook-ups
- Listing 2** 1.2 acres of gorgeous land. Home features four bedrooms including two primary suites. Living room, dining room, kitchen with laminate floors and cook-island, office space, storage and laundry room. This home has all the space you will need. Exterior features RV parking, immaculate landscaping, garden space with raised beds, fruit trees, hot tub, deck, tool shed, sprinkler system and fully fenced! Views of surround farm land, mountains, trees and seasonal river views
- Listing 3** Gorgeous ranch style home on one acre in the heart of Hockinson! Wonderful open floorplan with 9 foot ceilings and spacious kitchen with granite, tile floors, custom stone backsplash and huge island! Master on main features walk in closet, jetted, shower and access to the back yard. Five bedrooms, one additional has en-suite bathroom. Huge loft and bonus room above. Fenced 1 acre lot with RV parking, raised garden beds, apple trees, blueberries, grapes and cherry trees

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	18415 Ne Cramer Road	11216 Ne 64th Ave	8805 Ne 179th St	11306 Ne 179th Cir
City, State	Battle Ground, WASHINGTON	Vancouver, WA	Battle Ground, WA	Battle Ground, WA
Zip Code	98604	98686	98604	98604
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	4.23 ¹	1.00 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$897,000	\$829,900	\$839,900
List Price \$	--	\$897,000	\$829,900	\$839,900
Sale Price \$	--	\$897,000	\$820,000	\$830,000
Type of Financing	--	Cash	Va	Conventional
Date of Sale	--	01/28/2021	04/28/2021	03/16/2021
DOM · Cumulative DOM	-- · --	10 · 31	31 · 61	10 · 40
Age (# of years)	53	3	19	15
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 DAYLIGHT RANCH	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	3,784	4,385	3,606	3,184
Bdrm · Bths · ½ Bths	6 · 3	6 · 4	5 · 3	4 · 3
Total Room #	10	12	10	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	1792	843	--	--
Pool/Spa	--	--	--	--
Lot Size	1.2 acres	1.14 acres	1 acres	1.09 acres
Other	--	--	--	--
Net Adjustment	--	-\$38,648	-\$11,788	+\$30,900
Adjusted Price	--	\$858,352	\$808,212	\$860,900

* 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** Incredible Builders Own Custom Residence on 1.14 Acre Lot! Entertainers Dream! 6 Bed/4 Bath, Office & Large Bonus Room. Private Road, Great Location w/RV & Boat Parking. Stunning Bamboo Hardwood Flooring Throughout. Elegant Kitchen w/High End Stainless Steel Appliances, Over-Sized Island w/Quartz Waterfall Countertops. Spacious Living Room w/ Lots of Natural Light. Office, Full Bathroom & Sauna on Main Floor. Gorgeous Spa-Like Master Bath w/Free Standing Tub, Tile Showers. Large Covered Deck.
- Sold 2** Fantastic Custom Home on 1 Acre with 3,606SF, 5 Bedrooms, 3 Full Bathrooms, plus a 6th Room/Office on Main. Kitchen: SS Appliances, Granite Counters, Pantry, and Dining Area Open to the Living Room. Formal Dining Room with Butlers Pantry. Master Suite: Vaulted, Double Walk-in Closets, Soak Tub/Shower. Huge Bonus Room. Updated/New: Roof/Carrier Furnace/AC Heat Pump/SS Appliances/Rear Siding & Storm Doors. Fully Fenced and Landscaped.
- Sold 3** Room for everyone in this 5 bedroom home. One suite on main floor, 3 full baths, oversize garage. Meticulous attention to detail in this home, exceptionally well maintained. Enjoy entertaining and the sunsets from the covered patio. Watch the geese, ducks and Heron in the wetland. Quiet gated neighborhood, a rare gem!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject was listed on 01/11/2021 was on the market for three days and got an accepted offer.				
Listing Agent Name							
Listing Agent Phone							
# 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
01/11/2021	\$519,000	01/14/2021	\$519,000	Sold	01/25/2021	\$523,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$900,000	\$900,000
Sales Price	\$850,000	\$850,000
30 Day Price	\$840,000	--
Comments Regarding Pricing Strategy		
Assumption: lot=10k/ac, br,ba,ga=3k, age=\$100/yr. Subject should not be a problem for resale.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The market has increased 14.9% last 12 months since the prior report. The current report uses all lower age sales. 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



Street

Listing Photos

L1 19402 NE 234TH ST
Battle Ground, WA 98604



Front

L2 5915 NW 171ST ST
Ridgefield, WA 98642



Front

L3 16506 NE 182ND AVE
Brush Prairie, WA 98606



Front

Sales Photos

S1 11216 NE 64TH AVE
Vancouver, WA 98686



Front

S2 8805 NE 179TH ST
Battle Ground, WA 98604



Front

S3 11306 NE 179TH CIR
Battle Ground, WA 98604



Front

ClearMaps Addendum

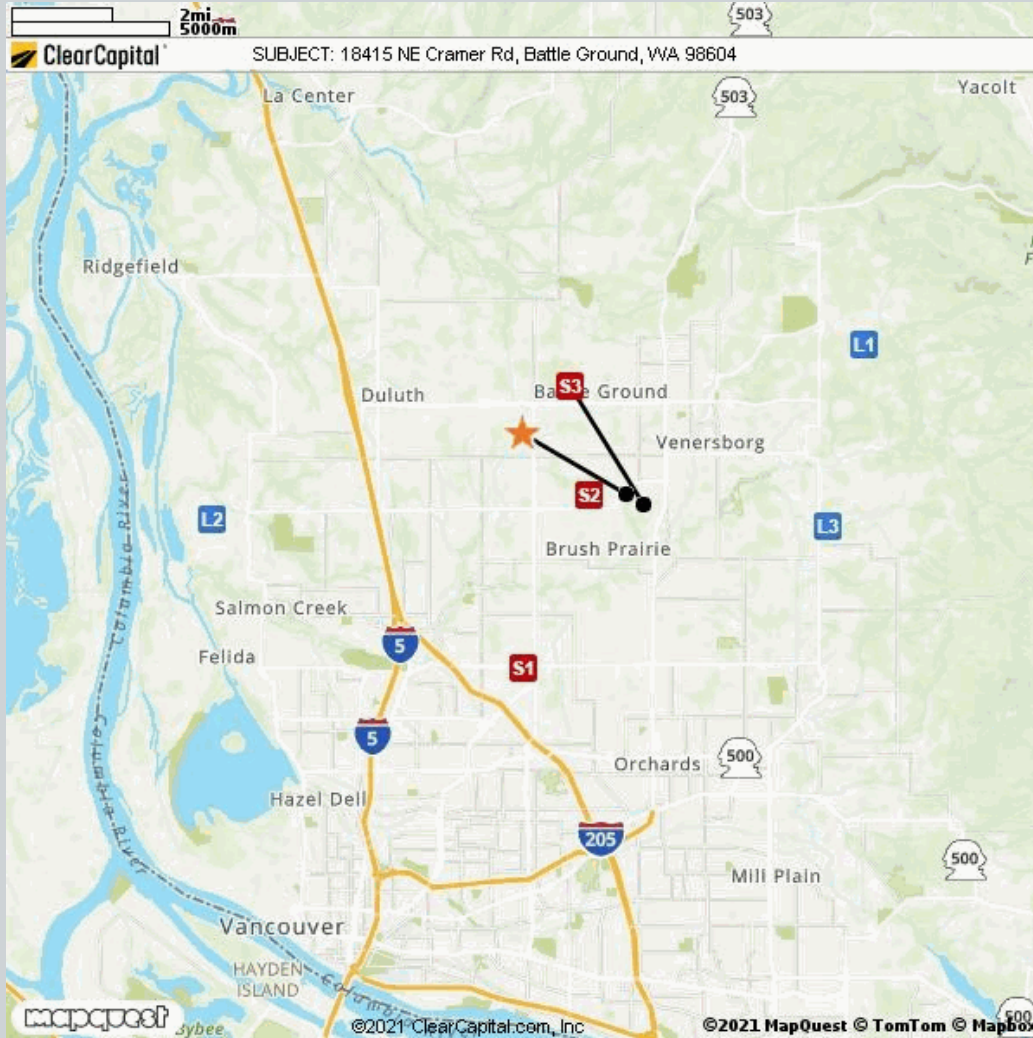
Address ★ 18415 Ne Cramer Road, Battle Ground, WASHINGTON 98604

Loan Number 43168

Suggested List \$900,000

Suggested Repaired \$900,000

Sale \$850,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18415 Ne Cramer Road, Battle Ground, Washington 98604	--	Parcel Match
L1	19402 Ne 234th St, Battle Ground, WA 98604	5.01 Miles ¹	Parcel Match
L2	5915 Nw 171st St, Ridgefield, WA 98642	8.19 Miles ¹	Parcel Match
L3	16506 Ne 182nd Ave, Brush Prairie, WA 98606	3.73 Miles ¹	Parcel Match
S1	11216 Ne 64th Ave, Vancouver, WA 98686	4.23 Miles ¹	Parcel Match
S2	8805 Ne 179th St, Battle Ground, WA 98604	1.00 Miles ¹	Parcel Match
S3	11306 Ne 179th Cir, Battle Ground, WA 98604	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	Lawale Adewoyin	Company/Brokerage	1st Crown Realty Corporation
License No	24714	Address	4400 NE 77TH AVE SUITE 275 VANCOUVER WA 98662
License Expiration	10/18/2022	License State	WA
Phone	3602052100	Email	reobpo@1stcrown.com
Broker Distance to Subject	7.19 miles	Date Signed	07/28/2021

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:

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