

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.

<b>Address</b>	5942 45th Avenue Sw, Seattle, WA 98136	<b>Order ID</b>	7865337	<b>Property ID</b>	31905600
<b>Inspection Date</b>	01/05/2022	<b>Date of Report</b>	01/05/2022		
<b>Loan Number</b>	43206	<b>APN</b>	7625702195		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	King		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	01.04.22_BPO_Update	<b>Tracking ID 1</b>	01.04.22_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	The subject appears to be in average condition with no signs of damage to the exterior. No signs that would require immediate repair. Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject conforms to the neighborhood in which it is located. No signs of any natural disaster damage.
<b>R. E. Taxes</b>	\$5,042	
<b>Assessed Value</b>	\$486,000	
<b>Zoning Classification</b>	Residential SF 5000	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Residential neighborhood with majority of presented constructions detached single family homes and condos. Homes different by style, condition, size, year built. Majority of the residential homes within subject neighborhood connected to the public water and sewer. Access, within 2 miles range to the schools, shopping, park.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$522,000 High: \$777,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5942 45th Avenue Sw	4172 Sw Orchard St	7143 44th Ave Sw	4416 Sw Genesee St
City, State	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
Zip Code	98136	98136	98136	98116
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.70 <sup>1</sup>	0.73 <sup>1</sup>	1.09 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$648,888	\$675,000	\$599,950
List Price \$	--	\$619,000	\$675,000	\$599,950
Original List Date		08/14/2021	12/17/2021	09/17/2021
DOM · Cumulative DOM	-- · --	105 · 144	18 · 19	17 · 110
Age (# of years)	104	64	95	72
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	Beneficial ; Mountain	Beneficial ; Water
Style/Design	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	760	1,080	870	830
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	4	4
Garage (Style/Stalls)	Detached 1 Car	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	50%	0%	50%	0%
Basement Sq. Ft.	640	--	740	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.1 acres	0.08 acres
Other	Fence	Fence	Fence	Fence

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Superior above grade living square footage, year built value. Inferior basement value, garage value. Suitable room count, style, location, lot size.

**Listing 2** Superior year built value, view value, garage value, basement square footage, above grade living area. Inferior bedroom count, lot size value.

**Listing 3** Superior view value, living square footage above ground, year built value. Inferior lot size, bedroom count, basement value, garage value.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5942 45th Avenue Sw	6337 40th Ave Sw	5644 48th Ave Sw	6547 40th Ave Sw
<b>City, State</b>	Seattle, WA	Seattle, WA	Seattle, WA	Seattle, WA
<b>Zip Code</b>	98136	98136	98136	98136
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.21 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$599,900	\$593,000	\$630,000
<b>List Price \$</b>	--	\$599,900	\$593,000	\$630,000
<b>Sale Price \$</b>	--	\$599,900	\$593,000	\$630,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/15/2021	11/30/2021	04/28/2021
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	90 · 90	32 · 32
<b>Age (# of years)</b>	104	106	78	96
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	760	820	800	760
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	2 · 1	2 · 2
<b>Total Room #</b>	5	7	5	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	Attached 1 Car	None
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	50%	30%	50%
<b>Basement Sq. Ft.</b>	640	910	480	760
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.11 acres	0.14 acres	0.14 acres
<b>Other</b>	Fence	Fence	None	Fence
<b>Net Adjustment</b>	--	-\$2,700	+\$7,400	-\$26,800
<b>Adjusted Price</b>	--	\$597,200	\$600,400	\$603,200

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Suitable year built, style, condition, location, amenities, bedroom count. Superior basement -\$2700, bath count -\$6000, living area above ground -\$3000. Inferior lot size \$9000.
- Sold 2** Suitable lot area, style, condition, appearance, location, bath count. Superior garage value -\$1000, living area -\$2000, year built -\$5200. Inferior basement \$1600, bed count \$6000, amenities \$8000.
- Sold 3** Superior condition -\$20000, view value -\$10000, basement value -\$1200, year built -\$1600, bath count -\$6000. Inferior bed count \$6000, garage count \$6000. Suitable style, appearance, amenities, above grade living area.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				MLS attached			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/01/2017	\$475,000	--	--	Sold	03/31/2017	\$490,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$610,000	\$610,000
<b>Sales Price</b>	\$600,000	\$600,000
<b>30 Day Price</b>	\$552,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to historical lack of available inventory, superior or inferior, should easy all criteria, gradually extend search range up to 1 mile for sold comps and up to 2 miles for listing comps and search up to 12 months from the report date. No negative impact of these factors. Market is stable. All selected comps share similar to subject location factor. Work in process. Subject condition assumed to be average.		

## Subject Photos



Front



Address Verification



Street



Other

## Listing Photos

**L1** 4172 SW Orchard St  
Seattle, WA 98136



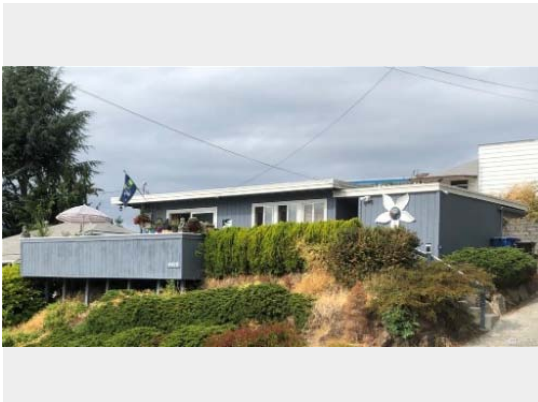
Front

**L2** 7143 44th Ave SW  
Seattle, WA 98136



Front

**L3** 4416 SW Genesee St  
Seattle, WA 98116



Front

## Sales Photos

**S1** 6337 40th Ave SW  
Seattle, WA 98136



Front

**S2** 5644 48th Ave SW  
Seattle, WA 98136



Front


**S3** 6547 40th Ave SW  
Seattle, WA 98136










Front



## ClearMaps Addendum

**Address**  5942 45th Avenue Sw, Seattle, WA 98136  
**Loan Number** 43206      **Suggested List** \$610,000      **Suggested Repaired** \$610,000      **Sale** \$600,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	5942 45th Avenue Sw, Seattle, WA 98136	--	Parcel Match
 Listing 1	4172 Sw Orchard St, Seattle, WA 98136	0.70 Miles <sup>1</sup>	Parcel Match
 Listing 2	7143 44th Ave Sw, Seattle, WA 98136	0.73 Miles <sup>1</sup>	Parcel Match
 Listing 3	4416 Sw Genesee St, Seattle, WA 98116	1.09 Miles <sup>1</sup>	Parcel Match
 Sold 1	6337 40th Ave Sw, Seattle, WA 98136	0.37 Miles <sup>1</sup>	Parcel Match
 Sold 2	5644 48th Ave Sw, Seattle, WA 98136	0.21 Miles <sup>1</sup>	Parcel Match
 Sold 3	6547 40th Ave Sw, Seattle, WA 98136	0.48 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Ivan Semenov	<b>Company/Brokerage</b>	AGENCYONE
<b>License No</b>	77386	<b>Address</b>	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
<b>License Expiration</b>	09/24/2023	<b>License State</b>	WA
<b>Phone</b>	4252602963	<b>Email</b>	ivans5000@yahoo.com
<b>Broker Distance to Subject</b>	11.82 miles	<b>Date Signed</b>	01/05/2022

*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.**