

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	122 19th Avenue, Olympia, WA 98501	Order ID	7570523	Property ID	31006969
Inspection Date	09/09/2021	Date of Report	09/10/2021		
Loan Number	43341	APN	39400401000		
Borrower Name	Catamount Properties 2018 LLC	County	Thurston		

Tracking IDs

Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is in average condition for a home of this age with no signs of deferred maintenance. Located on large corner lot.
R. E. Taxes	\$3,099	
Assessed Value	\$546,100	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All doors & windows locked.)		
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	Suburban	Neighborhood Comments Subject is in average condition for a home of this age with no signs of deferred maintenance. Located on corner lot and within minutes of all amenities.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$995,000	
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	122 19th Avenue	121 N 6th Ave Sw	623 N 7th Ave Sw	3243 Capitol Blvd Sw
City, State	Olympia, WA	Tumwater, WA	Tumwater, WA	Tumwater, WA
Zip Code	98501	98512	98512	98501
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.17 ¹	0.92 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,950	\$635,000	\$599,950
List Price \$	--	\$599,950	\$635,000	\$549,950
Original List Date		08/06/2021	08/31/2021	08/19/2021
DOM · Cumulative DOM	-- · --	11 · 35	9 · 10	21 · 22
Age (# of years)	112	23	101	91
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 TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,240	2,240	2,444	2,308
Bdrm · Bths · ½ Bths	5 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	8	8	7	7
Garage (Style/Stalls)	Detached 1 Car	None	Attached 3 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	532	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.33 acres	.17 acres	.29 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

* 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** SIMILAR. Home features stainless appliances with granite countertops, kitchen opens to family room, formal dining room & living room, wrap around covered front porch, large master suite with vaulted ceilings, large stamped back patio with pond and two natural sloped waterfalls and views of the Capitol dome and seasonal views of Mt Rainier.
- Listing 2** MOST SIMILAR. early 1900's charm, the home features beautiful woodwork, wood slatted ceilings, stunning casement windows, hardwood flrs & wonderful nooks & crannies. 3 bdrms plus den/office, 5 piece upstairs bath w/ vintage clawfoot tub, large tile shower & 3 pedestal sinks. 3/4 bath down. The bonus room upstairs is a great space too. Modernized kitchen w/ solid surface counters, gas stove & natural lighting. Updated wiring & plumbing, new hybrid water heater & newer furnace & heat pump. Impressive 960 SF 3 vehicle garage w/ 9 ft doors has lots of work space.
- Listing 3** SIMILAR. 3 bedroom home with 1.75 bath and 1 car attached garage in the heart of Tumwater. Home has huge wrap around deck with territorial views towards Capitol Lake. Some updating in the home. Large master suite upstairs with own bath. Gas fireplace in downstairs living room and in family room. Lovely court yard in front possibilities are endless. Basement unfinished lots of potential down there. Loft with big bonus room upstairs. All appliances stay. Open concept kitchen to living room with double glass doors out to the court yard. Covered carport for extra parking.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	122 19th Avenue	415 Maple Park Ave Se	526 18th Ave Se	3303 Fairfield Rd Se
City, State	Olympia, WA	Olympia, WA	Olympia, WA	Tumwater, WA
Zip Code	98501	98501	98501	98501
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.35 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$574,950	\$599,000	\$750,000
List Price \$	--	\$574,950	\$599,000	\$750,000
Sale Price \$	--	\$585,000	\$630,000	\$715,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	09/09/2021	05/12/2021	06/24/2021
DOM · Cumulative DOM	-- · --	9 · 35	4 · 40	24 · 64
Age (# of years)	112	111	100	93
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 TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,240	2,637	3,132	2,523
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	4 · 4	4 · 2 · 1
Total Room #	8	8	9	8
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	0%	100%	50%
Basement Sq. Ft.	532	700	1,078	1,128
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.39 acres	.25 acres	.42 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
Net Adjustment	--	-\$3,395	-\$40,070	-\$8,655
Adjusted Price	--	\$581,605	\$589,930	\$706,345

* 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** MOST SIMILAR. -13895 FOR SQ FEET, -1500 FOR ACREAGE, +6000 FOR BED, +6000 FOR BASEMENT. Tastefully updated kitchen with quartz counters, tile backsplash, and new cabinets. The hardwoods, arches, and built-ins ooze with character. Main floor offers a guest bedroom or home office, formal dining and a generous living room. Upstairs you'll find three beds with master suite and spa like jetted tub. The meticulously manicured yard and brand new fence
- Sold 2** SIMILAR. -850 FOR ACREAGE, -6000 FOR BASEMENT, +6000 FOR BED, -8000 FOR BATH, -31220 FOR SQ FEET. 3,132 square foot vintage home has been lovingly maintained and reflects the pride of ownership. Original features include the stunning fir flooring throughout and coffered ceilings in the living & dining rooms. Modern updates include the electrical, plumbing, kitchens and baths with granite counters and quality cabinets.
- Sold 3** SIMILAR. -2750 FOR ACREAGE, +6000 FOR BED, -2000 FOR BATH, -9905 FOR SQ FEET. Located in the highly desirable Carylton Neighborhood, offers 4 bedrooms, 2.5 baths, extra large .42 acre lot, with 2523-sf finished with 733 unfinished space in the basement. This home offers a totally remodeled kitchen with smudge proof appliances, dual fuel oven/stove top, spacious 2 car garage, hardwood floors, new ceramic tile, partial newer roof, & furnace. This home has a wine cellar, fireplace, unique rolling rail system for the master closet, pocket doors with many of the original historical features still intact such as sconces, window seats with storage, built in bookcases, pass-through mailbox plus two china display cupboards in the dining room.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			LAST SOLD ON 02/04/2021 FOR 455000.				
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
01/26/2021	\$489,000	--	--	Sold	02/11/2021	\$455,000	MLS

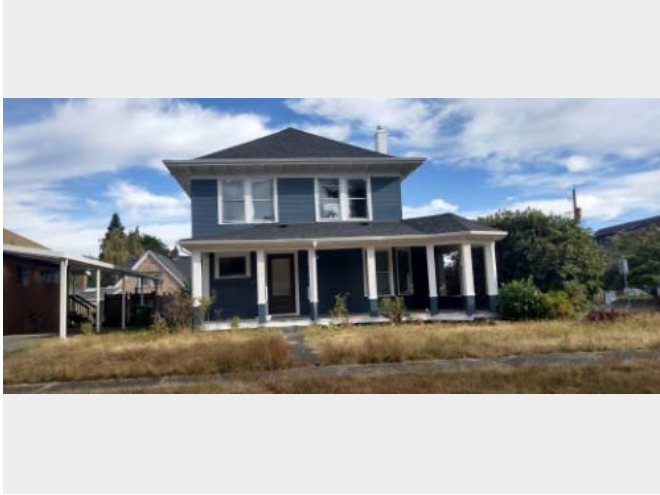
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$589,900	\$589,900
Sales Price	\$585,000	\$585,000
30 Day Price	\$570,000	--
Comments Regarding Pricing Strategy		
Subject should qualify for all types of financing.		

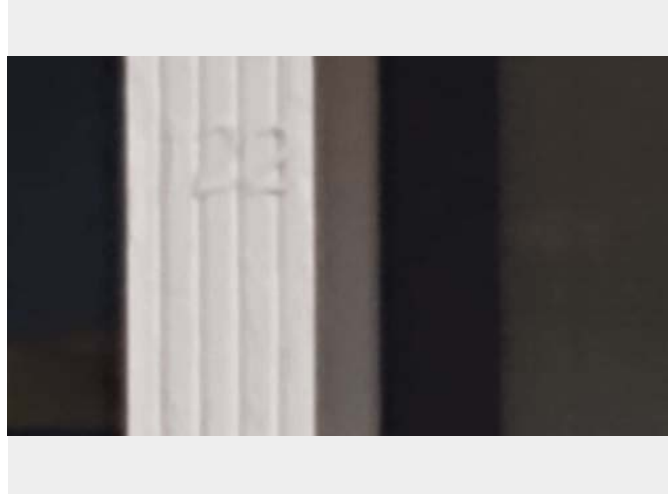
Clear Capital Quality Assurance Comments Addendum

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



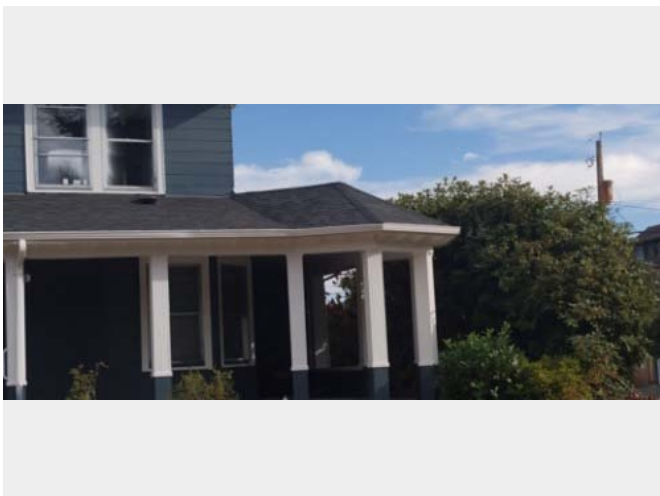
Address Verification



Address Verification



Side

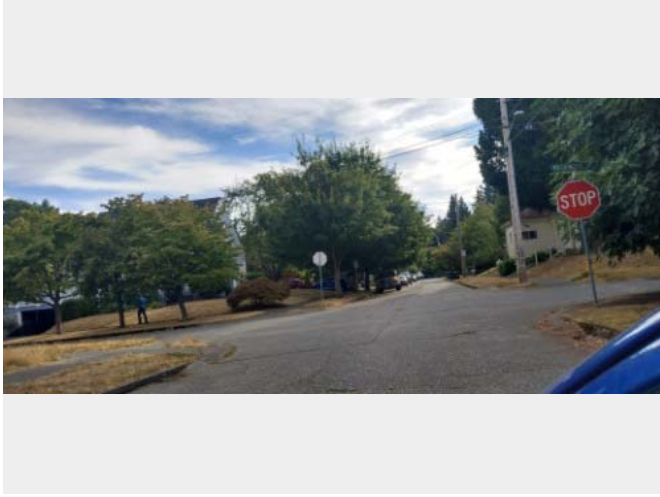


Side

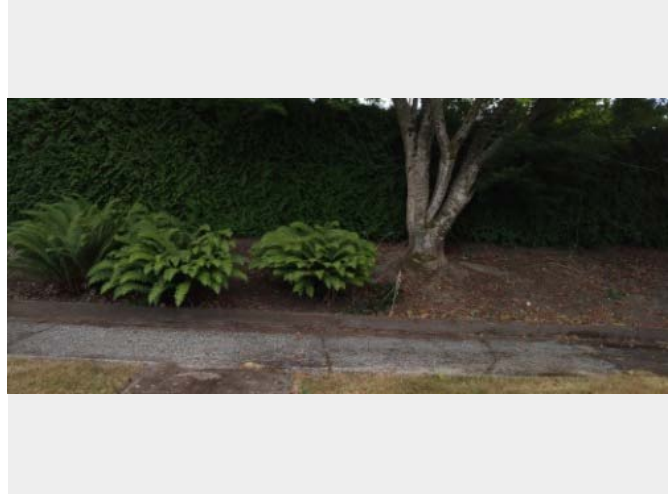


Street

Subject Photos



Street



Other

Listing Photos

L1 121 N 6th Ave SW
Tumwater, WA 98512



Front

L2 623 N 7th Ave SW
Tumwater, WA 98512



Front

L3 3243 Capitol Blvd Sw
Tumwater, WA 98501



Front

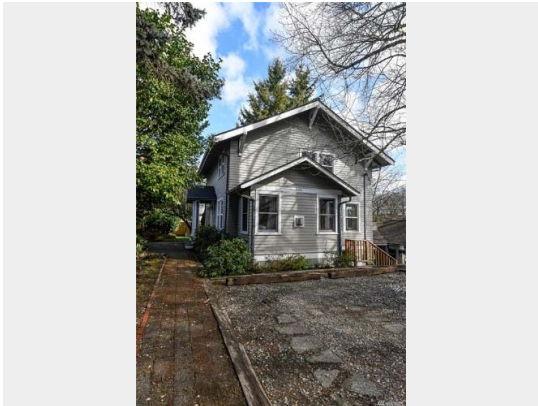
Sales Photos

S1 415 Maple Park Ave SE
Olympia, WA 98501



Front

S2 526 18th Ave SE
Olympia, WA 98501



Front

S3 3303 Fairfield Rd SE
Tumwater, WA 98501



Front

ClearMaps Addendum

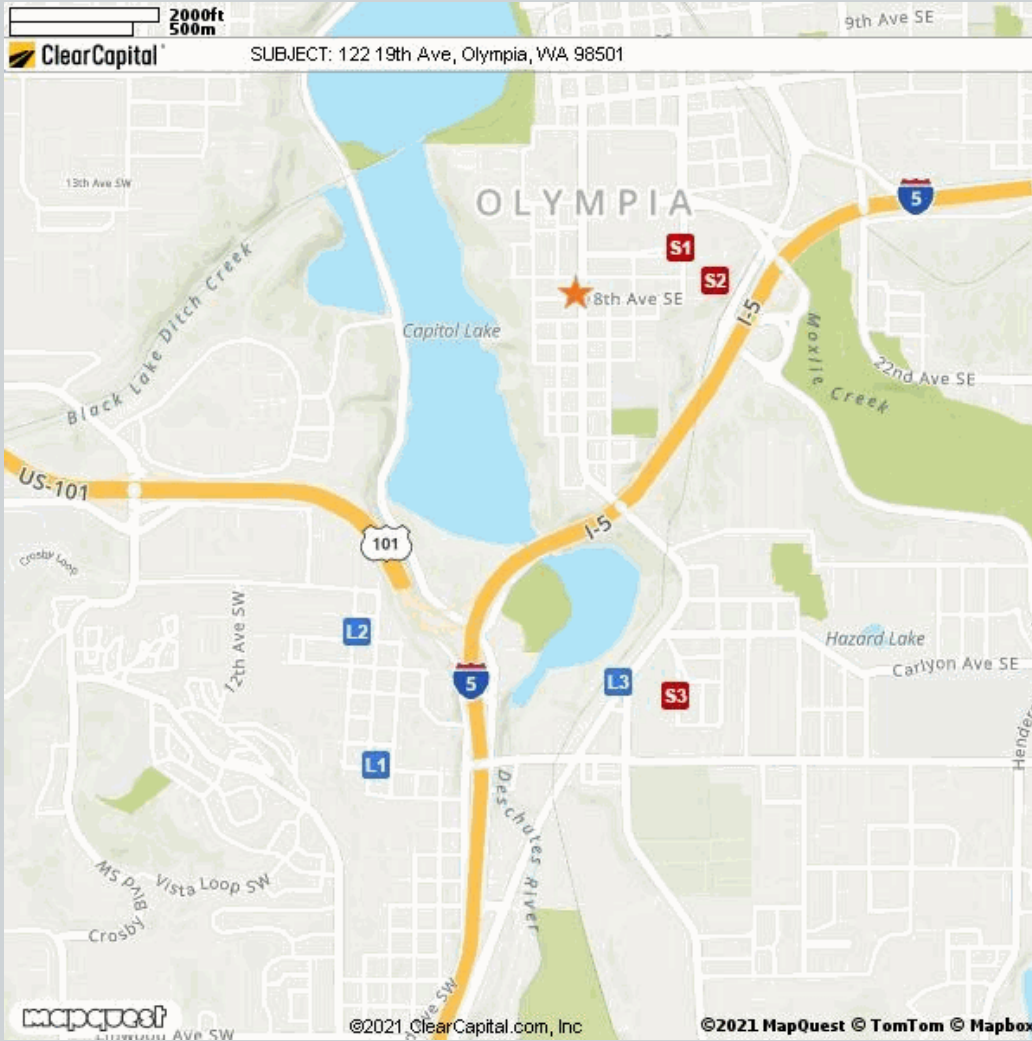
Address ★ 122 19th Avenue, Olympia, WA 98501

Loan Number 43341

Suggested List \$589,900

Suggested Repaired \$589,900

Sale \$585,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	122 19th Avenue, Olympia, WA 98501	--	Parcel Match
L1 Listing 1	121 N 6th Ave Sw, Olympia, WA 98512	1.17 Miles ¹	Parcel Match
L2 Listing 2	623 N 7th Ave Sw, Olympia, WA 98512	0.92 Miles ¹	Parcel Match
L3 Listing 3	3243 Capitol Blvd Sw, Olympia, WA 98501	0.90 Miles ¹	Parcel Match
S1 Sold 1	415 Maple Park Ave Se, Olympia, WA 98501	0.29 Miles ¹	Parcel Match
S2 Sold 2	526 18th Ave Se, Olympia, WA 98501	0.35 Miles ¹	Parcel Match
S3 Sold 3	3303 Fairfield Rd Se, Olympia, WA 98501	0.96 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Heather Marti	Company/Brokerage	Coldwell Banker Voetberg RE
License No	114481	Address	4905 163rd Lane SW Rochester WA 98579
License Expiration	11/18/2021	License State	WA
Phone	3607892129	Email	heather.marti@coldwellbanker.com
Broker Distance to Subject	13.14 miles	Date Signed	09/09/2021

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.