

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>	9596 Green Spot Place, Bainbridge Island, WA 98110	<b>Order ID</b>	8574548	<b>Property ID</b>	33800845
<b>Inspection Date</b>	01/10/2023	<b>Date of Report</b>	01/10/2023		
<b>Loan Number</b>	43521	<b>APN</b>	14250230822004		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kitsap		

### Tracking IDs

<b>Order Tracking ID</b>	01.06.23 Citi-CS Update	<b>Tracking ID 1</b>	01.06.23 Citi-CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> The subject is vacant the subject appears to be in the process of remodel. There is notice posted from the city for stop work order- see photo. There is debris and construction material on the ground around the property. The subject condition and value has not changed since the last inspection subject location is rural and remote. There are currently only 15 homes on the subject island which support rural location
<b>R. E. Taxes</b>	\$6,147	
<b>Assessed Value</b>	\$642,410	
<b>Zoning Classification</b>	Residential CITY	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	No	
(property is not secure doors open )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> the subject neighborhood is rural. The subject neighborhood is accessed by ferry. The subject neighborhood is a mix of SFR detached homes and open undeveloped land. The subject neighborhood has limited employment, shopping and amenities.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$520,000 High: \$1,598,000	
<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 *
<b>Street Address</b>	9596 Green Spot Place	9681 Olympus Beach Rd Ne	11024 Sw Biloxi Rd	11700 118th Ave Nw
<b>City, State</b>	Bainbridge Island, WA	Bainbridge Island, WA	Vashon, WA	Gig Harbor, WA
<b>Zip Code</b>	98110	98110	98070	98329
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.25 <sup>1</sup>	10.26 <sup>1</sup>	21.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,200,000	\$869,000	\$995,000
<b>List Price \$</b>	--	\$1,100,000	\$869,000	\$799,000
<b>Original List Date</b>		06/30/2022	12/01/2022	06/28/2022
<b>DOM · Cumulative DOM</b>	-- · --	190 · 194	39 · 40	192 · 196
<b>Age (# of years)</b>	96	93	76	60
<b>Condition</b>	Average	Average	Average	Average
<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>	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,341	2,471	900	996
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	1 · 1	3 · 1
<b>Total Room #</b>	6	5	3	4
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	None	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	No	No
<b>Basement (% Fin)</b>	100%	100%	0%	0%
<b>Basement Sq. Ft.</b>	1,207	360	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.42 acres	.42 acres	.293 acres	.84 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** comp is estate sale being sold as is comp support subject water front property comp has been listed for sale for 190 and currently no offer which support the fact that the subject is over priced. The subject has superior GLA and condition when compared to subject ,comp support subject water view,

**Listing 2** comp support subject water view, style, and GLA comp is closest to subject in proximity had to exceed distance due to limited comps, rural location and subject water view features

**Listing 3** comp support subject water view, style, and GLA comp is closest to subject in proximity had to exceed distance due to limited comps, rural location and subject water view features

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	9596 Green Spot Place	10688 Ne Gertie Johnson Rd	7863 Fletcher Bay Rd Ne	12069 Viewcrest Place Ne
<b>City, State</b>	Bainbridge Island, WA	Bainbridge Island, WA	Bainbridge Island, WA	Bainbridge Island, WA
<b>Zip Code</b>	98110	98110	98110	98110
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.13 <sup>1</sup>	2.50 <sup>1</sup>	1.68 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,100,000	\$795,000	\$998,000
<b>List Price \$</b>	--	\$750,000	\$795,000	\$998,000
<b>Sale Price \$</b>	--	\$765,000	\$937,000	\$950,000
<b>Type of Financing</b>	--	Cash	Cash	Conventional
<b>Date of Sale</b>	--	10/20/2022	09/20/2022	08/11/2022
<b>DOM · Cumulative DOM</b>	-- · --	78 · 79	20 · 20	35 · 36
<b>Age (# of years)</b>	96	56	37	58
<b>Condition</b>	Average	Average	Average	Average
<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>	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story Traditional	1 Story traditioanl	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,341	1,962	2,304	1,427
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	None	None	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	Yes
<b>Basement (% Fin)</b>	100%	0%	0%	100%
<b>Basement Sq. Ft.</b>	1207	--	--	1,427
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.42 acres	.41 acres	2.48 acres	.40 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$765,000	\$937,000	\$950,000

\* Sold 1 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** comp was sold as is estate sale. comp did not qualify for financing comp was water view equal when compared to subject, comp is best support for subject current as is condition and fair market value.

**Sold 2** comp is located in same island as subject, comp support subject water view. comp has superior GLA, features , age and condition comp is closest to subject in proximity

**Sold 3** comp is located in same island as subject, comp support subject water view. comp has superior GLA, features , age and condition

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		none					
<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>

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$810,000	\$810,000
<b>Sales Price</b>	\$810,000	\$810,000
<b>30 Day Price</b>	\$800,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comps are as close to subject parameters as available in current market conditions. All available comps were reviewed for this report. Comps were chosen based on closest to subject in proximity, style, GLA and features. There are sales and listings closer in proximity to subject but do not have the characteristics that will directly compete with the subject's style, age, and GLA. Comps in this report are closest to subject in proximity, style, age, and GLA and best support for the subject's fair market value in current market conditions.		

### 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



Side



Side



Side



Side

### Subject Photos



Street



Street



Street



Garage



Other



Other



### Subject Photos



Other



Other



Other



Other



Other

## Listing Photos

**L1** 9681 Olympus Beach Rd NE  
Bainbridge Island, WA 98110



Front

**L2** 11024 SW Biloxi Rd  
Vashon, WA 98070



Front

**L3** 11700 118th Ave NW  
Gig Harbor, WA 98329



Front

## Sales Photos

**S1** 10688 NE Gertie Johnson Rd  
Bainbridge Island, WA 98110



Front

**S2** 7863 Fletcher Bay Rd NE  
Bainbridge Island, WA 98110



Front

**S3** 12069 Viewcrest Place NE  
Bainbridge Island, WA 98110



Front

### ClearMaps Addendum

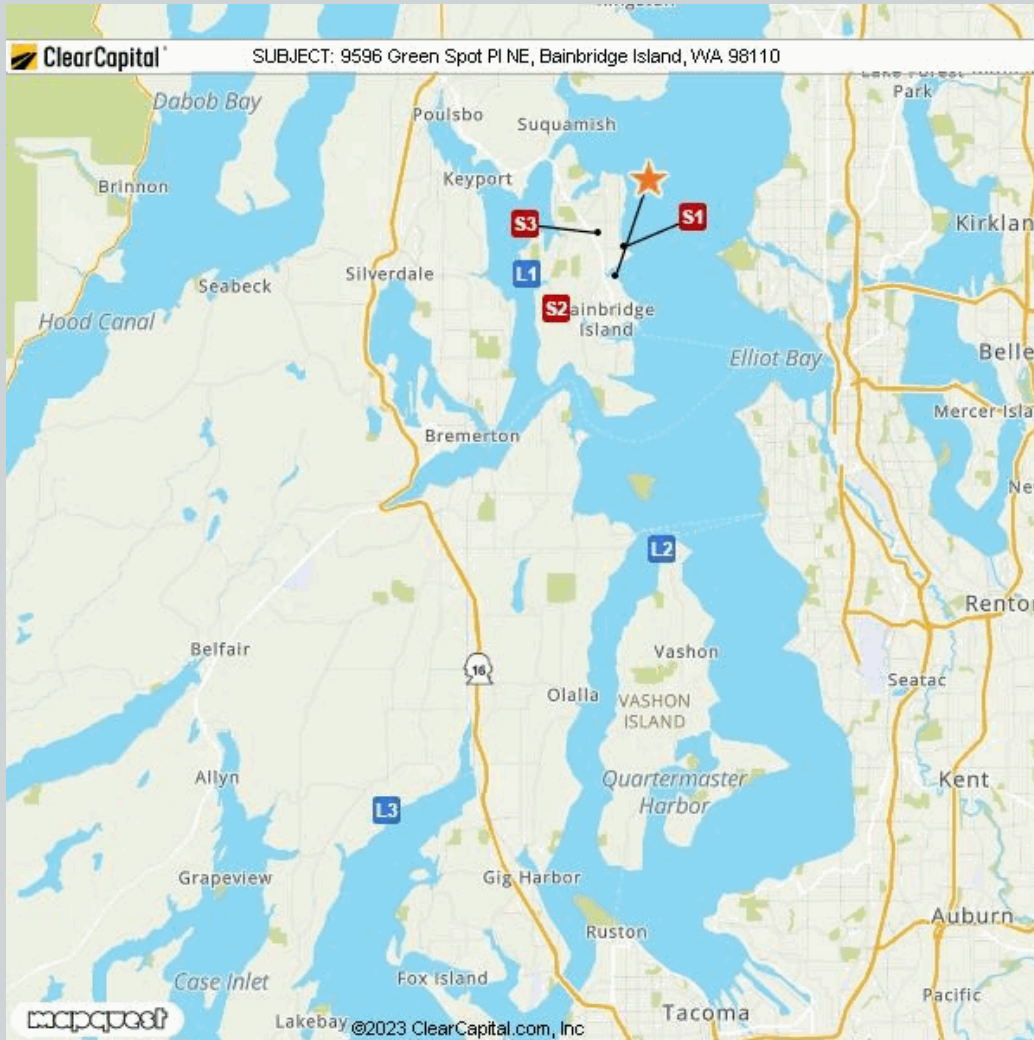
**Address** ★ 9596 Green Spot Place, Bainbridge Island, WA 98110

**Loan Number** 43521

**Suggested List** \$810,000

**Suggested Repaired** \$810,000

**Sale** \$810,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9596 Green Spot Place, Bainbridge Island, WA 98110	--	Parcel Match
L1 Listing 1	9681 Olympus Beach Rd Ne, Bainbridge Island, WA 98110	3.25 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11024 Sw Biloxi Rd, Vashon, WA 98070	10.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11700 118th Ave Nw, Gig Harbor, WA 98329	21.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10688 Ne Gertie Johnson Rd, Bainbridge Island, WA 98110	1.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7863 Fletcher Bay Rd Ne, Bainbridge Island, WA 98110	2.50 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12069 Viewcrest Place Ne, Bainbridge Island, WA 98110	1.68 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>	Joanie Agee	<b>Company/Brokerage</b>	Coldwell Banker
<b>License No</b>	6329	<b>Address</b>	6725 162nd place sw lynwood WA 98037
<b>License Expiration</b>	11/21/2023	<b>License State</b>	WA
<b>Phone</b>	4252751816	<b>Email</b>	realestatere01@gmail.com
<b>Broker Distance to Subject</b>	16.46 miles	<b>Date Signed</b>	01/10/2023

*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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