

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	19108 17th Street, Lakebay, WA 98349	Order ID	7128539	Property ID	29643162
Inspection Date	02/26/2021	Date of Report	02/28/2021		
Loan Number	43551	APN	6661001380		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs

Order Tracking ID	0224BPO	Tracking ID 1	0224BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Cabiddu Monika M	Condition Comments	
R. E. Taxes	\$2,353		roof need replacing. siding looks good. home is vacant according to MLS. yard need cut back.
Assessed Value	\$227,500		
Zoning Classification	R10		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (MLS key box)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$10,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$10,000		
HOA	Palmer Lake		
Association Fees	\$13 / Month (Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving		Palmer Lake Community. Beach access to a fishing and swimming lake. Good for rental, summer, Very rural away to the freeway. and away to shopping.
Sales Prices in this Neighborhood	Low: \$85,000 High: \$830,000		
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	19108 17th Street	2310 195th Ave Sw	17006 Hoff Rd Nw	19105 Sw 17th St Sw
City, State	Lakebay, WA	Lakebay, WA	Lakebay, WA	Lakebay, WA
Zip Code	98349	98349	98349	98349
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	2.09 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,950	\$295,000	\$302,500
List Price \$	--	\$299,950	\$295,000	\$302,500
Original List Date		03/16/2020	01/28/2021	02/10/2021
DOM · Cumulative DOM	-- · --	330 · 349	29 · 31	17 · 18
Age (# of years)	28	28	51	24
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,236	1,000	1,090
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	3 · 2
Total Room #	7	6	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.241 acres	.116 acres	1.000 acres	.211 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** 2bdr/1 full bath home with extra room on quiet cul de sac. Vaulted ceilings throughout feature skylights in kitchen/living rooms with Cook top wood burning stove. 2 car garage attached. Covered front porch/entry and screens enclose back room to enjoy the forest. Newer roof, skylights, appliances, floors and interior paint
- Listing 2** hared well costs only \$10 per month (new pump & electrical), house painted 2019, metal roof on porch 2017, 2006 new 30 year comp. Pellet stove heats whole home but there are electric radiant flooring in unity room & bathroom for additional warmth. 10X12 artist cottage with 20 ft ceilings, heat and power. 1,800 sf shop painted in 2018 with 30 year roof & power, hydraulic car lift, crane hoist and air compressor stay (as is). Also (2) 8x16 additional storage area inside shop. 10x12 run-in shed currently used for ducks and geese, fenced pasture and dog run.
- Listing 3** renovated 3 bed, 2 bath home with garage. ALL NEW doors, paint inside/outside, laminate flooring, fixtures, cabinets, lights, hardware, appliances include refrigerator. Level lot. Garage has opener. Community park at the Lake. Close Joemma State Park. Septic report of system status has been completed and approved

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	19108 17th Street	20212 14th St Sw	1921 192nd Av Ct Sw	19522 18th St Sw
City, State	Lakebay, WA	Lakebay, WA	Lakebay, WA	Lakebay, WA
Zip Code	98349	98349	98349	98349
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	0.19 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$324,000	\$305,000	\$310,000
List Price \$	--	\$324,900	\$305,000	\$310,000
Sale Price \$	--	\$290,000	\$305,000	\$310,000
Type of Financing	--	Usda	Usda	Usda
Date of Sale	--	12/22/2020	09/28/2020	10/23/2020
DOM · Cumulative DOM	-- · --	5 · 60	8 · 56	10 · 65
Age (# of years)	28	24	26	26
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,256	1,264	1,157
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	6	1	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.241 acres	4.960 acres	.279 acres	.199 acres
Other	--	--	--	--
Net Adjustment	--	-\$40,000	\$0	\$0
Adjusted Price	--	\$250,000	\$305,000	\$310,000

* 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** shy 5 acres w/rolling terrain & privacy. Cottage home includes 2 bedrooms, 1.5 bath and 1,256 sq ft. Reclaimed oak flooring from Seattle's historic Fredrick & Nelson building. Land maintained organically; zero pesticides, fertilizers or chemicals. Large garden w/raised beds, grapes, apples, blueberries, & huckleberries. Septic recently expanded to County approved 3 bedroom.
- Sold 2** the cozy fireplace & vaulted ceiling, fans. The master bedroom is on the opposite end from guest rooms for added privacy. Good sized kitchen with plenty of cabinet & counter space & a garden window above the sink. Featuring a 2 car att garage & fenc'd back yard
- Sold 3** 3 bedroom 2 bath is sure to impress you. Featuring a newer roof, new interior paint and more, you can leave your worries at the door. Relax in the fully fenced, private backyard and melt your cares away in the hot tub (only a year old!). The kitchen will "wow" every crowd and you'll love the private master suite.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Professional Realty Services	MLS Listing Number 1729348 Closing Price \$236,500 MLS Status Sold Closing Date 02/24/2021 MLS DOM 1 MLS Listing Agent 113471-Alexander Hong MLS Status Change Date 02/24/2021 MLS Listing Broker PROFESSIONAL REALTY SERVICES MLS Listing Date 02/11/2021 MLS Selling Agent 128460-Andy Wood MLS List Price \$225,000 MLS Selling Broker FATHOM REALTY WA, LLC MLS Orig. List Price \$225,000					
Listing Agent Name	Alexander Hong						
Listing Agent Phone	(206) 383-4704						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/11/2021	\$225,000	--	--	Pending/Contract	02/12/2021	\$225,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$290,000	\$300,000
Sales Price	\$290,000	\$300,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
Average the Sold comps adjusted down for comps one acreage But it did have only 2 bedroom so i value up for room count,,		

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



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street



Other



Other

Listing Photos

L1 2310 195th Ave SW
Lakebay, WA 98349



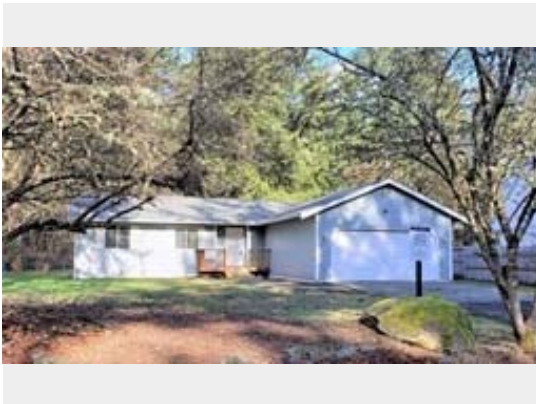
Front

L2 17006 Hoff Rd NW
Lakebay, WA 98349



Front

L3 19105 SW 17th St SW
Lakebay, WA 98349



Front

Sales Photos

S1 20212 14th St SW
Lakebay, WA 98349



Front

S2 1921 192nd Av Ct SW
Lakebay, WA 98349



Front

S3 19522 18th St SW
Lakebay, WA 98349



Front

ClearMaps Addendum

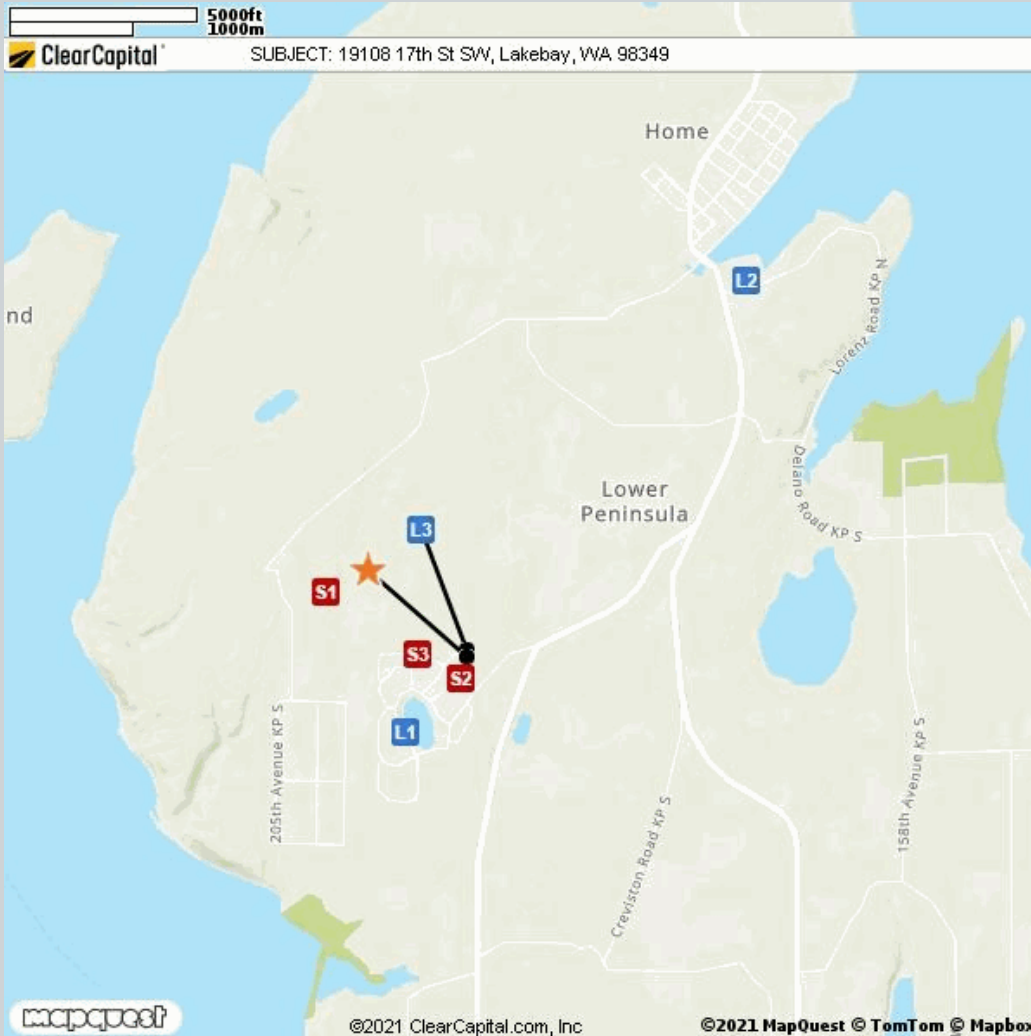
Address ★ 19108 17th Street, Lakebay, WA 98349

Loan Number 43551

Suggested List \$290,000

Suggested Repaired \$300,000

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19108 17th Street, Lakebay, WA 98349	--	Parcel Match
L1 Listing 1	2310 195th Ave Sw, Lakebay, WA 98349	0.54 Miles ¹	Parcel Match
L2 Listing 2	17006 Hoff Rd Nw, Lakebay, WA 98349	2.09 Miles ¹	Parcel Match
L3 Listing 3	19105 Sw 17th St Sw, Lakebay, WA 98349	0.03 Miles ¹	Parcel Match
S1 Sold 1	20212 14th St Sw, Lakebay, WA 98349	0.75 Miles ¹	Parcel Match
S2 Sold 2	1921 192nd Av Ct Sw, Lakebay, WA 98349	0.19 Miles ¹	Parcel Match
S3 Sold 3	19522 18th St Sw, Lakebay, WA 98349	0.29 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	Fran Parker	Company/Brokerage	Lee Labrash real estate
License No	10626	Address	Lee LaBrash Real Estate Puyallup WA 98372
License Expiration	01/13/2023	License State	WA
Phone	2538649311	Email	fparker@reachone.com
Broker Distance to Subject	23.67 miles	Date Signed	02/27/2021

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.