

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	2108 E Columbia Avenue, Spokane, WA 99208	Order ID	7600257	Property ID	31258415
Inspection Date	09/23/2021	Date of Report	09/23/2021		
Loan Number	43638	APN	363311924		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	0920BPO_Update	Tracking ID 1	0920BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject is a typical Improvement for the area it appears to have some minor deferred maintenance but no visible significant repair issues. Pacific has limited Landscaping. The subject was recently on the market enter your picture show the inside is dated and is likely a candidate for Rehab.
R. E. Taxes	\$1,523	
Assessed Value	\$164,400	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Home appears to be locked and secured)		
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 The subject market has seen steady appreciation over the last several years with rapid appreciation in the last 12 months. The subject area has limited REO activity which is not affecting the overall market.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$148000 High: \$307500	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2108 E Columbia Avenue	2103 E Dalke Ave	1662 E Rowan Ave	2621 E Rowan Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99207	99217
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.34 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$159,900	\$160,000	\$194,900
List Price \$	--	\$159,900	\$160,000	\$194,900
Original List Date		08/07/2021	08/30/2021	07/13/2021
DOM · Cumulative DOM	-- · --	47 · 47	24 · 24	72 · 72
Age (# of years)	111	81	74	113
Condition	Average	Average	Good	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/Rambler	1 Story Bungalow	1 Story Ranch/Rambler	2 Stories Victorian
# Units	1	1	1	1
Living Sq. Feet	768	624	536	1,548
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	1 · 1	5 · 1
Total Room #	4	4	3	7
Garage (Style/Stalls)	Carport 1 Car	None	None	None
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	50%	0%	0%	100%
Basement Sq. Ft.	768	--	--	102
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.13 acres	0.14 acres	0.14 acres
Other	--	--	--	--

* Listing 1 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.

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

Listing 1 Listing one is most similar in condition and features it lacks the basement of the subject but is in slightly Superior overall condition.

Listing 2 Listing two is in Superior condition to the subject as it was renovated in recently, it is also significantly newer than the subject.

Listing 3 Listing three is in similar condition to the subject to needing some updates however it is significantly larger in square footage as well as having Superior bedroom count to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2108 E Columbia Avenue	2217 E Everett Ave	2403 E Rowan Ave	1828 E Dalke Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99207	99217	99208
Datasource	Public Records	MLS	MLS	Public Records
Miles to Subj.	--	0.28 ¹	0.23 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$150,000	\$174,900	\$150,000
List Price \$	--	\$150,000	\$174,900	\$150,000
Sale Price \$	--	\$150,000	\$140,000	\$150,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	03/25/2021	06/18/2021	07/16/2021
DOM · Cumulative DOM	-- · --	37 · 37	9 · 44	1 · 30
Age (# of years)	111	95	73	110
Condition	Average	Average	Fair	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/Rambler	1 Story Bungalow	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	768	672	1,104	800
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1	3 · 1
Total Room #	4	3	4	6
Garage (Style/Stalls)	Carport 1 Car	Detached 3 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	50%	100%	0%	0%
Basement Sq. Ft.	768	672	--	800
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,800	+\$4,400	-\$1,800
Adjusted Price	--	\$158,800	\$144,400	\$148,200

* 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** Sale one is over almost similar to the subject it has an inferior bedroom count but has a large detached garage which offsets most of this difference it has a slightly smaller square footage as well but overall similar design and features.
- Sold 2** Sale two has a significantly larger GLA but lacks the basement of the subject similar total finished square footage with a matching room count. Sold for significantly under asking price shortly after being on the market.
- Sold 3** Sale 3 was an off market sale, the sale is similar in size and features to the subject with limited adjustments needed. minimal adjustments needed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Septic has been listed twice in the last 12 months both times it failed to sell.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# 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
02/08/2021	\$145,000	02/10/2021	\$145,000	--	--	--	MLS
06/04/2021	\$199,900	06/30/2021	\$175,000	Expired	08/13/2021	\$175,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$159,000	\$159,000
Sales Price	\$155,000	\$155,000
30 Day Price	\$150,000	--
Comments Regarding Pricing Strategy		
<p>The sales bracket the subject most similarly and were given the most weight in the evaluation. The subjects recent listing history and failure to sell was also taken into account in the evaluation. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID- 19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Street



Street

Listing Photos

L1 2103 E Dalke Ave
Spokane, WA 99208



Front

L2 1662 E Rowan Ave
Spokane, WA 99207



Front

L3 2621 E Rowan Ave
Spokane, WA 99217



Front

Sales Photos

S1 2217 E Everett Ave
Spokane, WA 99207



Front

S2 2403 E Rowan Ave
Spokane, WA 99217



Front

S3 1828 E Dalke Ave
Spokane, WA 99208



Front

ClearMaps Addendum

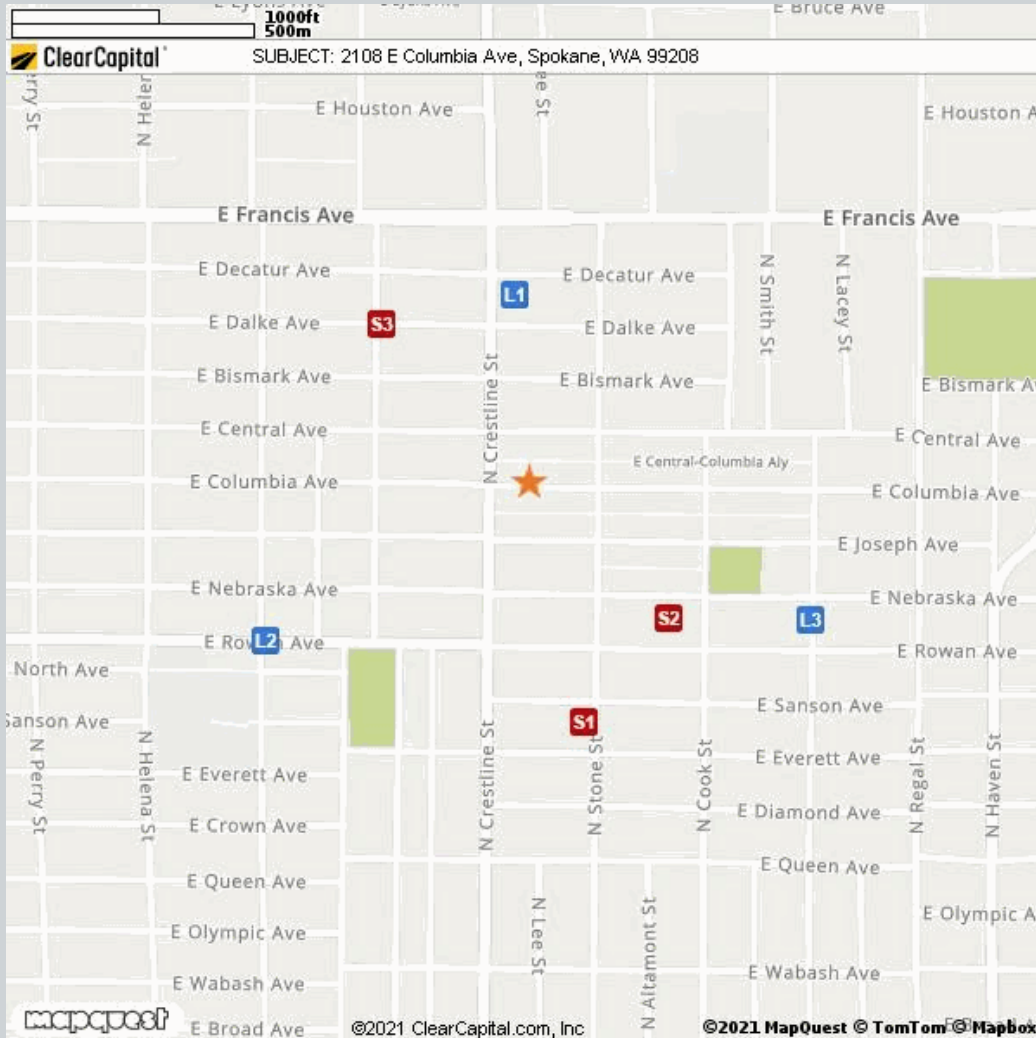
Address ★ 2108 E Columbia Avenue, Spokane, WA 99208

Loan Number 43638

Suggested List \$159,000

Suggested Repaired \$159,000

Sale \$155,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2108 E Columbia Avenue, Spokane, WA 99208	--	Parcel Match
L1 Listing 1	2103 E Dalke Ave, Spokane, WA 99208	0.22 Miles ¹	Parcel Match
L2 Listing 2	1662 E Rowan Ave, Spokane, WA 99207	0.34 Miles ¹	Parcel Match
L3 Listing 3	2621 E Rowan Ave, Spokane, WA 99217	0.37 Miles ¹	Parcel Match
S1 Sold 1	2217 E Everett Ave, Spokane, WA 99207	0.28 Miles ¹	Parcel Match
S2 Sold 2	2403 E Rowan Ave, Spokane, WA 99217	0.23 Miles ¹	Parcel Match
S3 Sold 3	1828 E Dalke Ave, Spokane, WA 99208	0.25 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2023	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	4.03 miles	Date Signed	09/23/2021

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.