

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	12729 Sw 19th Avenue, Lake Oswego, OR 97034	Order ID	7729506	Property ID	31564732
Inspection Date	11/09/2021	Date of Report	11/15/2021		
Loan Number	43865	APN	R104684		
Borrower Name	Catamount Properties 2018 LLC	County	Multnomah		

Tracking IDs

Order Tracking ID	AgedBPOs_110821	Tracking ID 1	AgedBPOs_110821
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject appears to be maintained and in marketable condition from what I could see in the drive by
R. E. Taxes	\$6,509	
Assessed Value	\$255,050	
Zoning Classification	Residential R10	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows appeared secure and shut)		
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 Homes in the neighborhood differ in age,style,condition, lot size and size. Close to Parks, shopping and schools
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$500000 High: \$979000	
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	12729 Sw 19th Avenue	11445 Sw Woodlee Heights Ct	1822 Sw Dickinson Ln	11737 Sw 33rd Pl
City, State	Lake Oswego, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97034	97219	97219	97219
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.37 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$659,000	\$899,000	\$774,900
List Price \$	--	\$659,000	\$899,000	\$774,900
Original List Date		10/06/2021	06/15/2020	10/14/2021
DOM · Cumulative DOM	-- · --	40 · 40	518 · 518	32 · 32
Age (# of years)	67	34	29	30
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	2 Stories Trad	3 Stories Contemporary	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,570	2,248	2,332	2,587
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2 · 1	5 · 2 · 1
Total Room #	10	10	10	10
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	1,285	--	1,088	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.13 acres	0.62 acres	0.20 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.

Current Listings - Cont.

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

- Listing 1** s on a corner lot situated in a quiet & serene neighborhood full of cul-de-sacs. Features include updated hardwood floors throughout lower & upper levels, newer presidential roof, spacious kitchen, gas fireplace, covered porch, A/C. Large Primary Suite hallmarks French doors, large closet, jetted tub. Conveniently located near walking trails, schools, Tryon Creek State Park & many other amenities. A must see!! 1-yr home warranty included
- Listing 2** contemporary with beautiful hardwood floors, porcelain fireplace stack, linear gas fireplace and floor to ceiling windows is at the end of a cul-de-sac with total privacy. The Great Room design is suited to entertaining large groups. The master suite upstairs with office and two additional bedrooms on lower level with family room gives separate spaces for all. Temperature controlled wine room and lots of storage downstairs
- Listing 3** r Sylvania Creek neighborhood. Spacious & open w/numerous updates. 1st time on market in 30 yrs! Oversized lot, backs to protected greenspace. Stamped concrete 2018, Kitchen Remodel '13, Roof '15, Water Heater '19, Fireplace '19, EV Charging installed/included in garage. Backyard OASIS/private

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	12729 Sw 19th Avenue	2734 Orchard Hill Ln	2936 Orchard Hill Pl	2612 Orchard Hill Ln
City, State	Lake Oswego, OR	Lake Oswego, OR	Lake Oswego, OR	Lake Oswego, OR
Zip Code	97034	97035	97035	97035
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.45 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$720,000	\$998,000	\$579,000
List Price \$	--	\$720,000	\$989,000	\$579,000
Sale Price \$	--	\$785,500	\$979,000	\$609,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/04/2021	10/15/2021	02/19/2021
DOM · Cumulative DOM	-- · --	36 · 36	103 · 103	36 · 36
Age (# of years)	67	38	37	37
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	4+ Stories Contemporary	3 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,570	2,300	2,213	2,576
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	10	10	10	10
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	100%	100%	0%
Basement Sq. Ft.	1285	516	1,876	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.24 acres	0.32 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	+\$28,870	-\$30,250	+\$48,850
Adjusted Price	--	\$814,370	\$948,750	\$657,850

* Sold 3 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** -\$5000 for bath count, \$10800 for sq footage, \$23,070 for basement. Double front door opens to formal entry w/Vaulted ceilings & Oak flrs that continue into Living & Dining w/tall windws & Firpl. Heart of home is the Chef's kitch w/lrg cook island + eating nook. Kitch opens to 2 Fab Decks, firepit, big S-facing yrd, lush landscaping & Hot Tub. Family rm also opens to deck & yrd. Lovely PrimarySuite w/soak tub & XL W-In.2 more Beds on 2nd fl. Main fl bed/Office w/French drs, Upper Level bonus rm or X-cise area. Big 2-Car Gar
- Sold 2** \$12480 for sq footage, -\$5000 for bath count, -\$17730 for basement, -\$20000 for upgrade. Expansive natural views featuring Mt Hood on all three levels. 2,200 sqft. private decks let you enjoy the outdoors without leaving home. Over \$200K in improvements including: new cedar siding and flashing, distinctive fireplace, sliding glass doors. Remodeled kitchen w/stainless steel, engineered quartz, soft-close cabinetry, all new appliances. Easy to maintain lawn, mature landscaped grounds. Oversized garage with tons of storage.
- Sold 3** \$10,000 for bed count, \$38850 for basement. Bright kitchen w/ pass-through bar & corner sink. Pantry space + appliances included. Dining room features floor to ceiling windows. Sunroom/office slider leads to ample, dual-level deck. Rad upper-level master w/ covered balcony, walk-in closet + fun spiral staircase to secret room. Side entry access to mud/laundry room. Double car garage with (another) secret shop space underneath. Sunny, fenced backyard.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold in private sale on May of 2021			
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
--	--	--	--	Sold	05/13/2021	\$630,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$660,000	\$660,000
Sales Price	\$658,000	\$658,000
30 Day Price	\$656,000	--
Comments Regarding Pricing Strategy		
Search criteria was back 12 months, up to 1 miles, up to 6 beds and 6 baths, GLA of 1800- 3000 sq feet. Forced to relax due to low inventory market. Of the comps returned, in my opinion these 6 best reflect the value of the subject.		

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



Street



Street



Other

Listing Photos

L1 11445 SW Woodlee Heights Ct
Portland, OR 97219



Front

L2 1822 SW Dickinson Ln
Portland, OR 97219



Front

L3 11737 SW 33rd Pl
Portland, OR 97219



Front

Sales Photos

S1 2734 Orchard Hill Ln
Lake Oswego, OR 97035



Front

S2 2936 Orchard Hill Pl
Lake Oswego, OR 97035



Front

S3 2612 Orchard Hill Ln
Lake Oswego, OR 97035



Front

ClearMaps Addendum

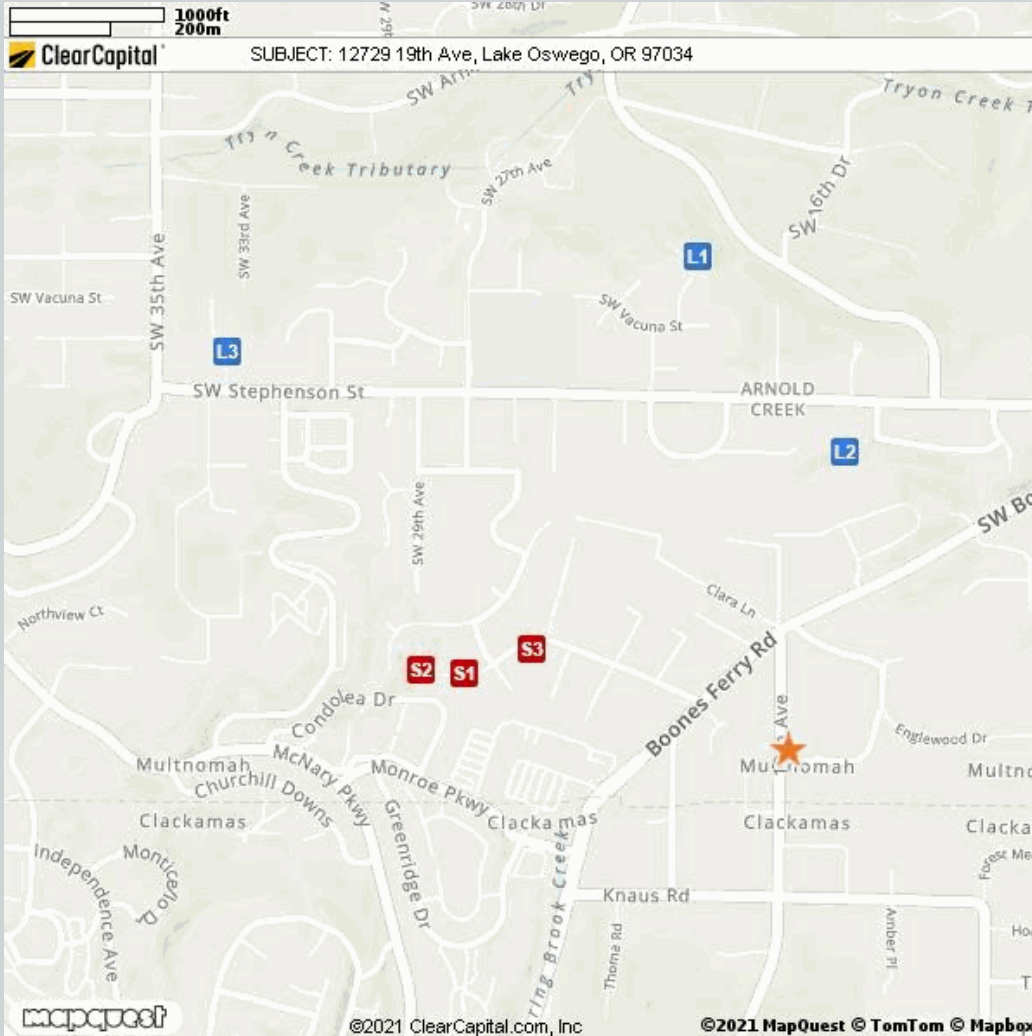
Address ★ 12729 Sw 19th Avenue, Lake Oswego, OR 97034

Loan Number 43865

Suggested List \$660,000

Suggested Repaired \$660,000

Sale \$658,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12729 Sw 19th Avenue, Lake Oswego, OR 97034	--	Parcel Match
L1 Listing 1	11445 Sw Woodlee Heights Ct, Portland, OR 97219	0.61 Miles ¹	Parcel Match
L2 Listing 2	1822 Sw Dickinson Ln, Portland, OR 97219	0.37 Miles ¹	Parcel Match
L3 Listing 3	11737 Sw 33rd Pl, Portland, OR 97219	0.83 Miles ¹	Parcel Match
S1 Sold 1	2734 Orchard Hill Ln, Lake Oswego, OR 97035	0.39 Miles ¹	Parcel Match
S2 Sold 2	2936 Orchard Hill Pl, Lake Oswego, OR 97035	0.45 Miles ¹	Parcel Match
S3 Sold 3	2612 Orchard Hill Ln, Lake Oswego, OR 97035	0.33 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	Jefty Dean Metzdorf	Company/Brokerage	Weichert Realtors on Main Street
License No	201220442	Address	197 N Hayden Bay Drive Portland OR 97217
License Expiration	08/31/2022	License State	OR
Phone	2088419912	Email	JEFTYMETZDORF@HOTMAIL.COM
Broker Distance to Subject	12.30 miles	Date Signed	11/15/2021

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.