

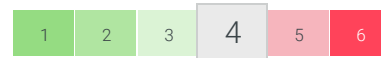
## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	2,080 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
4	2.1
<b>STYLE</b>	<b>YEAR BUILT</b>
Traditional	2002
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.13 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Electric	None
<b>COUNTY</b>	<b>APN</b>
Deschutes	202325

## Analysis Of Subject

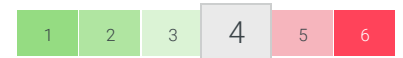
Provided by Appraiser

### CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

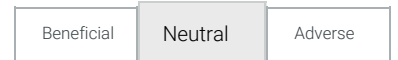
### VIEW

**Residential**



### LOCATION

**Residential**

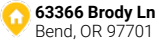
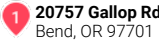
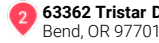
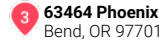


### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

MLS 3/16: Need RV parking? this is the one! Plus two car attached garage. NE neighborhood, 4 bedrooms, 2.5 bathrooms, well appointed kitchen, newer range and dishwasher, great front porch and newer exterior paint. Needs TLC, but has a wonderful floor plan with lots of useable space and storage. Good location with easy ac ... **(continued in Appraiser Commentary Summary)**





# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <b>63366 Brody Ln</b> Bend, OR 97701	 <b>20757 Gallop Rd</b> Bend, OR 97701	 <b>63362 Tristar Dr</b> Bend, OR 97701	 <b>63464 Phoenix Way</b> Bend, OR 97701
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.28 miles	0.12 miles	0.34 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Other	Public Records	MLS	Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	12/04/2020	10/19/2020	03/28/2020
SALE PRICE/PPSF	--	\$465,635 \$289/Sq. Ft.	\$509,900 \$267/Sq. Ft.	\$499,000 \$237/Sq. Ft.
CONTRACT/ PENDING DATE	--	12/07/2020	10/21/2020	07/31/2020
SALE DATE	--	01/14/2021 \$7,000	12/21/2020 \$7,600	09/09/2020 \$22,400
DAYS ON MARKET	--	3	63	3
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.13 Acre(s)	0.15 Acre(s)	0.13 Acre(s)	0.19 Acre(s)
VIEW	N; Res	N; Res	N; Res	B; Woods -\$5,000
DESIGN (STYLE)	Traditional	Traditional	Traditional	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	19	26	5	22
CONDITION	C4	C4	C4	C3 -\$10,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/4/2.1	6/3/2	6/3/2	7/4/2
GROSS LIVING AREA	2,080 Sq. Ft.	1,612 Sq. Ft. \$21,000	1,912 Sq. Ft.	2,107 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Electric	Forced Air	Forced Air	Forced Air
COOLING	None	Central -\$3,500	Central -\$3,500	Central -\$3,500
GARAGE	2 GA	2 GBI	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		5.26% \$24,500	0.80% \$4,100	0.78% \$3,900
GROSS ADJUSTMENTS		6.76% \$31,500	2.18% \$11,100	8.20% \$40,900
ADJUSTED PRICE		\$490,135	\$514,000	\$502,900

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>63366 Brody Ln</b> Bend, OR 97701 	 <b>20721 Patriot Ln</b> Bend, OR 97701 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.04 miles			
DATA/ VERIFICATION SOURCE	MLS; Public Records; Other	MLS			
LIST PRICE	--	--			
LIST DATE	--	06/05/2020			
SALE PRICE/PPSF	--	\$519,000	\$214/Sq. Ft.		
CONTRACT/ PENDING DATE	--	06/11/2020			
SALE DATE	--	07/10/2020	\$31,000		
DAYS ON MARKET	--	35			
LOCATION	N; Res	N; Res			
LOT SIZE	0.13 Acre(s)	0.15 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Traditional	Traditional			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	19	15			
CONDITION	C4	C3	-\$10,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	7/4/2.1	8/3/3.1			
GROSS LIVING AREA	2,080 Sq. Ft.	2,430 Sq. Ft.	-\$15,800		
BASEMENT	None	None			
HEATING	Electric	Forced Air			
COOLING	None	Central	-\$3,500		
GARAGE	2 GA	3 GA	-\$2,500		
OTHER	--	--		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-0.15%	-\$800	
GROSS ADJUSTMENTS			12.10%	\$62,800	
ADJUSTED PRICE				\$518,200	

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$505,000**  
AS-IS VALUE

**30-90 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The focus for the comparable search was to find the most recent sales that were as similar as possible in GLA, lot size, location, quality, and condition. All of the comps are located in close proximity to the subject, less than one mile.

#### EXPLANATION OF ADJUSTMENTS

Market adjustments were applied for time, estimated at approximately 0.75% per month, for the increasing price trend estimated from the internal HDI analysis herein. Additional adjustments have been applied for view, condition, GLA, AC, and parking utility. Where applicable, additional adjustments have been made for site amenities. All these adjustments have been based on various data sources and the experience of this appraiser. No market adjustments have been applied for differences in bedroom or bathroom, room count as these factors have been included in the GLA market adjustments where applicable. There is no market evidence found to suggest a market price differences in different design/style. Therefore, no adjustments have been applied where applicable. Market adjustments applied for condition have been based on a review of the photos and comments provided in the MLS listings. These adjustments are intended to reflect the market response for these differences. All of the market adjustments applied are based on sales data in the market area, estimates of market reaction, and market-derived cost figures.


#### ADDITIONAL COMMENTS (OPTIONAL)

It is understood that market adjustment percentages of should be no more than 25% gross, 15% net percentage, and individual line item adjustments of no more than 10%, are indicators requested by the typical lender guidelines.

### Reconciliation Summary

All of the comps have been taken from the surrounding market area, less than one mile from the subject location. The comps bracket the SP in GLA and lot size. Comp 1 is the most recent sale found. Comp 2 is also a recent sale that is more similar in GLA and shows the lowest gross and net percentage indicators. Therefore, this comp is given some emphasis in the selection of a value conclusion.

## Appraiser Commentary Summary

 Provided by Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

MLS 3/16: Need RV parking? this is the one! Plus two car attached garage. NE neighborhood, 4 bedrooms, 2.5 bathrooms, well appointed kitchen, newer range and dishwasher, great front porch and newer exterior paint. Needs TLC, but has a wonderful floor plan with lots of useable space and storage. Good location with easy access to the parkway, shopping, parks and medical. Property sold as is. The subject is a two level structure of average quality construction. The lot size is typical as compared to surrounding sites in this market area. Based on documentation and photos provided, it appears that the subject is in average minus condition. The interior has Non-conforming paint colors in bedroom Back and side yards in poor condition.

### Neighborhood and Market

From Page 7

Subject is located in a typical residential community with a mixture of improvements that vary in age, lot size, quality, and condition. Access to shopping, employment, and schools are good. Homes in this market area show average market appeal. Based on the HDI analysis herein, the price level of residential properties in this market appears to have increased 3.5% in the last quarter. For the purpose of this analysis a more moderate rate of approximately 0.75% per month is judged more appropriate. Homes in this market area show above average market appeal. Based on aerial maps, the subject has no negative external factors that would have a negative impact on marketability or value.

### Analysis of Prior Sales & Listings

From Page 6

The subject was listed for sale in February 2021 for \$519,000. This listing resulted in a closed sale on March 12/2021. See the transaction dates summarized above.

### Highest and Best Use Additional Comments

The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. Single family residential is the only legally permissible, physically possible, financially feasible and most profitable use for the site. The subject property meets the 4 tests. Therefore, the subject use is its highest and best use.



## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

Yes

**Event**

● Sold

**Date**

Mar 12, 2021

**Price**

\$480,000

**Data Source**

MLS 220117042

**LISTING STATUS**

Listed in Past Year

● Pending

Mar 9, 2021

\$495,500

MLS 220117042

● Active

Mar 3, 2021

\$495,500

MLS 220117042

**DATA SOURCE(S)**

MLS,Other

● Active

Feb 23, 2021

\$519,500

MLS 220117042

**EFFECTIVE DATE**

03/16/2021

**SALES AND LISTING HISTORY ANALYSIS**

The subject was listed for sale in February 2021 for \$519,000. This listing resulted in a closed sale on March 12/2021. See the transaction dates summarized above.

### Order Information

**BORROWER**

Catamount Properties 2018 LLC

**LOAN NUMBER**

43912

**PROPERTY ID**

29780456

**ORDER ID**

7169638

**ORDER TRACKING ID**

0315CV

**TRACKING ID 1**

0315CV

### Legal

**OWNER**

BAPTIST DANIELLE L H

**ZONING DESC.**

Resid Standard Urban Density

**ZONING CLASS**

RS

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

VISTA RIDGE LOT 36

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**

Yes

**PHYSICALLY POSSIBLE?**

✓

**FINANCIALLY FEASIBLE?**

✓

**LEGALLY PERMISSABLE?**

✓

**MOST PRODUCTIVE USE?**

✓

### Economic

**R.E. TAXES**

\$3,424

**HOA FEES**

\$20 Per Month

**PROJECT TYPE**

PUD

**FEMA FLOOD ZONE**

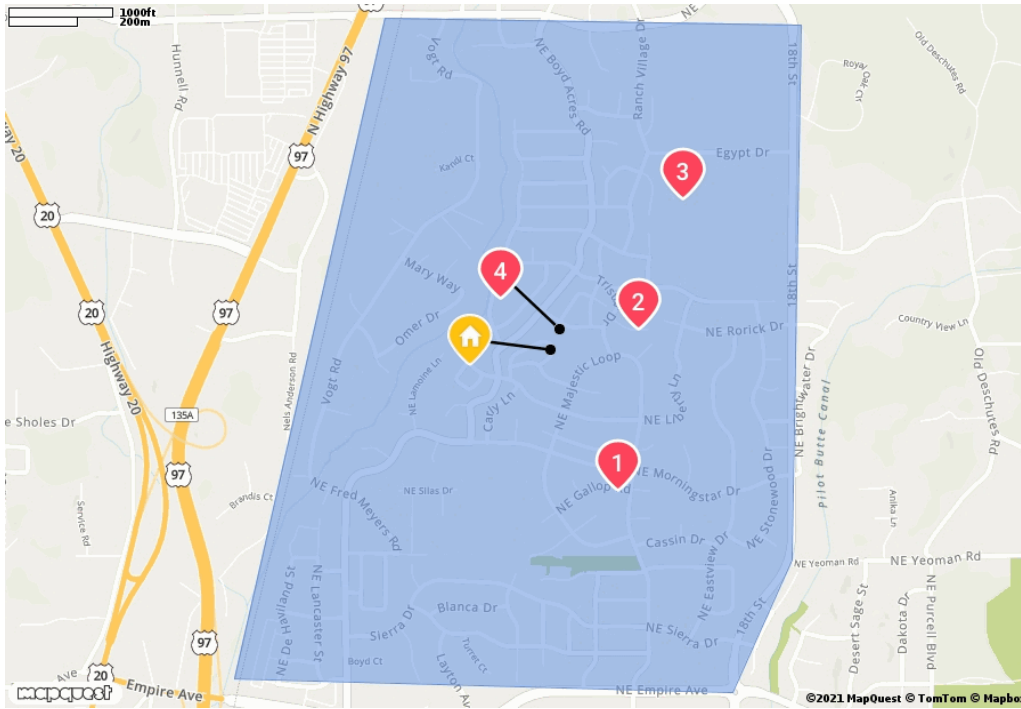
41017C0660E

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**470**

Months Supply

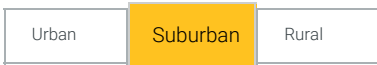
**0.5**

Avg Days Until Sale

**5**

Subject Neighborhood as defined by the Appraiser

## TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS



Subject is located in a typical residential community with a mixture of improvements that vary in age, lot size, quality, and condition. Access to shopping, employment, and schools are good. Homes in this market area show average market appeal. Based on the HDI analysis herein, the price level of residential properties in this market appears to have increased 3.5% in the last quarter ... *(continued in Appraiser Commentary Summary)*

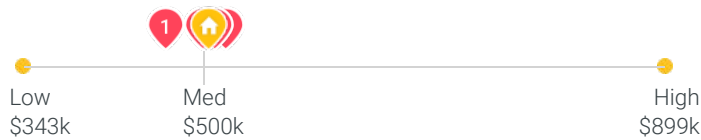
## DEMAND / SUPPLY



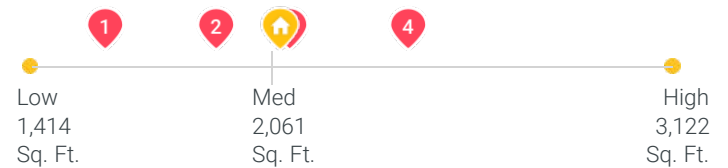
## VALUES



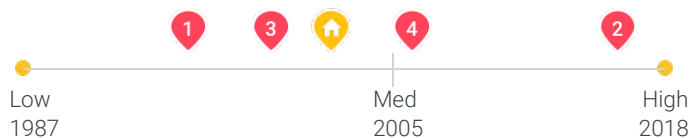
## PRICE



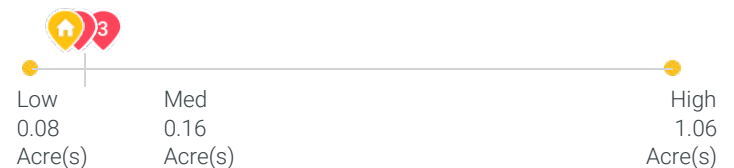
## GROSS LIVING AREA



## YEAR BUILT



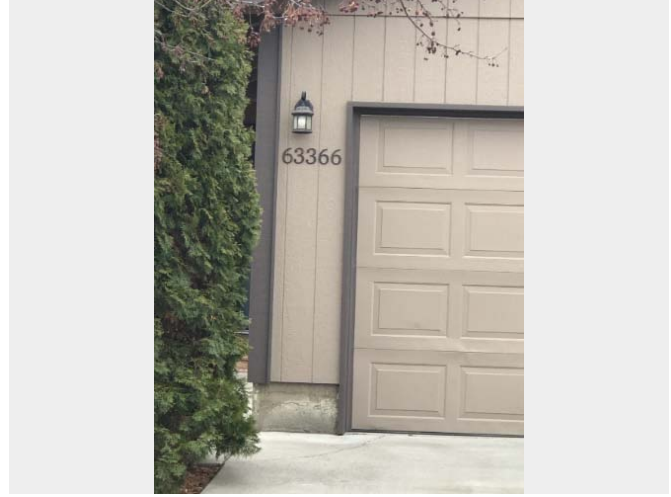
## SITE SIZE



## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Comparable Photos

Provided by  
Appraiser

1 20757 Gallop Rd  
Bend, OR 97701



Front

2 63362 Tristar Dr  
Bend, OR 97701



Front

3 63464 Phoenix Way  
Bend, OR 97701



Front

### Comparable Photos

Provided by  
Appraiser

4 20721 Patriot Ln  
Bend, OR 97701



Front

## Scope of Work



Provided by  
Appraiser

### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Rick Carter, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))*

### SCOPE OF WORK COMMENTS

none

## Assumptions, Conditions, Certifications, & Signature



### EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

*none*

### STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

### LIMITING CONDITIONS COMMENTS

*none*

## Assumptions, Conditions, Certifications, & Signature (Cont.)



**I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Rick Carter and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**APPRAISER'S CERTIFICATION COMMENTS**

*none*

<b>SIGNATURE</b>	<b>NAME</b>	<b>EFFECTIVE DATE</b>	<b>DATE OF REPORT</b>
	Norman White	03/16/2021	03/24/2021
<b>LICENSE #</b>	<b>STATE</b>	<b>EXPIRATION</b>	<b>COMPANY</b>
C000005	OR	06/30/2022	Willamette Appraisal Services



# Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Vacant	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 2 spaces	<b>STORIES</b> 2.5	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

## Condition & Marketability

<b>CONDITION</b>	✓ Good	The property appears to be in good condition from the outside and it's condition is similar to many of the other properties in the neighborhood.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	-
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	-
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	-
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	-
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	-
<b>SUBJECT NEAR POWERLINES</b>	✓ No	-
<b>SUBJECT NEAR RAILROAD</b>	✓ No	-
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	-

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	No	-

## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

## Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Rick Carter/	201220597	Rick Carter	Allison James Estates & Homes	03/16/2021