

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>	3001 Kauffman Avenue, Vancouver, WA 98660	<b>Order ID</b>	7793381	<b>Property ID</b>	31743433
<b>Inspection Date</b>	12/06/2021	<b>Date of Report</b>	12/08/2021		
<b>Loan Number</b>	45223	<b>APN</b>	001042000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

### Tracking IDs

<b>Order Tracking ID</b>	1203BPO_update	<b>Tracking ID 1</b>	1203BPO_update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> From the drive-by the subject looks in average conditions, saw no damage or adverse conditions
<b>R. E. Taxes</b>	\$3,585	
<b>Assessed Value</b>	\$354,350	
<b>Zoning Classification</b>	Residential R-18 : VAN	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The area is a mix of single family homes and some multiple family homes. On the public bus line, close rt freeway access.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$337000 High: \$855800	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3001 Kauffman Avenue	411 W Fourth Plain Blvd	1103 Nw 48th St	204 W 34th St
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98660	98660	98663	98660
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.94 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$480,000	\$560,000	\$449,900
<b>List Price \$</b>	--	\$459,900	\$525,000	\$449,900
<b>Original List Date</b>		09/30/2021	08/19/2021	11/24/2021
<b>DOM · Cumulative DOM</b>	-- · --	68 · 69	110 · 111	13 · 14
<b>Age (# of years)</b>	73	93	68	78
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Busy Road	Beneficial ; Residential	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Bungalow	1 Story Other	1 Story Cape Cod
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,228	1,187	1,272	1,134
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 1 · 1	3 · 1 · 1	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	Detached 1 Car	Attached 2 Car(s)	Detached 1 Car
<b>Basement (Yes/No)</b>	No	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	100%	100%	100%
<b>Basement Sq. Ft.</b>	--	455	1,272	410
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.10 acres	0.17 acres	0.11 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

### Current Listings - Cont.

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

- Listing 1** Updated with: plumbing,electrical,sewer lines,gas forced air heating,water heater,kitchen cabinets,vinyl windows,half bath addition to upper level...Upstairs has one large primary suite, 2 bedrooms on main, one non-conforming bedroom in basement
- Listing 2** Downtown Vancouver. Great schools located nearby and family parks in walking distance. Come enjoy this large corner lot with beautiful shrubbery. Large windows allow for beautiful natural light to shine in. With a fully finished basement there is room for everyone. RV/boat storage on the side with a large shed ,
- Listing 3** cottage home in desirable Lower Lincoln. 3 bed, 1 bath home features original hardwood floors, crystal doorknobs, brass locks, picture molding, established landscaping & great location. Use 1 bdr downstairs for cozy den, the coved ceilings upstairs make for a roomy office/craft room & bedroom tucked under the eaves. Potential living space in basement.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3001 Kauffman Avenue	3521 Kauffman Ave	705 W 31st St	2205 H St
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98660	98660	98660	98663
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.10 <sup>1</sup>	0.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$459,900	\$547,900	\$449,999
<b>List Price \$</b>	--	\$459,900	\$547,900	\$449,999
<b>Sale Price \$</b>	--	\$440,000	\$555,000	\$429,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/30/2021	05/19/2021	06/21/2021
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	35 · 35	33 · 63
<b>Age (# of years)</b>	73	64	69	73
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,228	1,278	1,021	1,378
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	4 · 2	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	Yes	Yes	No
<b>Basement (% Fin)</b>	0%	100%	100%	0%
<b>Basement Sq. Ft.</b>		639	1,021	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.12 acres	0.11 acres	0.11 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$2,000	-\$5,350	-\$10,000
<b>Adjusted Price</b>	--	\$438,000	\$549,650	\$419,900

\* Sold 3 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** Updated Mid-Century modern home in the Lincoln Neighborhood. Some updating while keeping the vintage charm! Many original built ins and drawers. Original hardwood floors have been refinished, new windows on main level(2019), updated bright kitchen, 2 wood burning fireplaces and tons of extra living space in the full basement.
- Sold 2** Downtown Location! Wonderful multi generational home or 2nd Residence Opportunity! 4 Bedroom Home w/ Wood Burning Fireplaces on Both Floors! Original Hardwood Floors, Built- in Dining Hutch, Vinyl Windows, Newer Siemens Electrical Panel & Updated Flooring in Bathroom & Mud Room. Private Fenced Backyard w/ Garden Beds & Newer 10x16 shed w/Metal Roof.
- Sold 3** Downtown Charmer in sought after Arnada Park!Sensational location just moments away from shopping,dining&picturesque new waterfront!Retro vintage w/hardwood flrs throughout!Enjoy morning coffee at the eating bar,then stroll over to the park or walk downtown.Spacious kitchen&dining area open to lvng rm w hi ceilings,huge windows provide tons of space. floorplan w/full bath on main level. private yard, s plus detached garage!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject sold on 06/09/2021 for \$365,000 it was an REO			
<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>	1						
<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>
--	--	--	--	Sold	06/09/2021	\$365,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$419,900	\$419,900
<b>Sales Price</b>	\$419,900	\$419,900
<b>30 Day Price</b>	\$419,900	--
<b>Comments Regarding Pricing Strategy</b>		
In November 2021, Clark County home prices were up 16.1% compared to last year, selling for a median price of \$488K. On average, homes in Clark County sell after 9 days on the market compared to 12 days last year. There were 759 homes sold in November this year, down from 859 last year.		

## 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



Street

## Listing Photos

**L1** 411 W Fourth Plain Blvd  
Vancouver, WA 98660



Front

**L2** 1103 NW 48th St  
Vancouver, WA 98663



Front

**L3** 204 W 34th St  
Vancouver, WA 98660



Front



## Sales Photos

**S1** 3521 Kauffman Ave  
Vancouver, WA 98660



Front

**S2** 705 W 31st St  
Vancouver, WA 98660



Front

**S3** 2205 H St  
Vancouver, WA 98663



Front

### ClearMaps Addendum

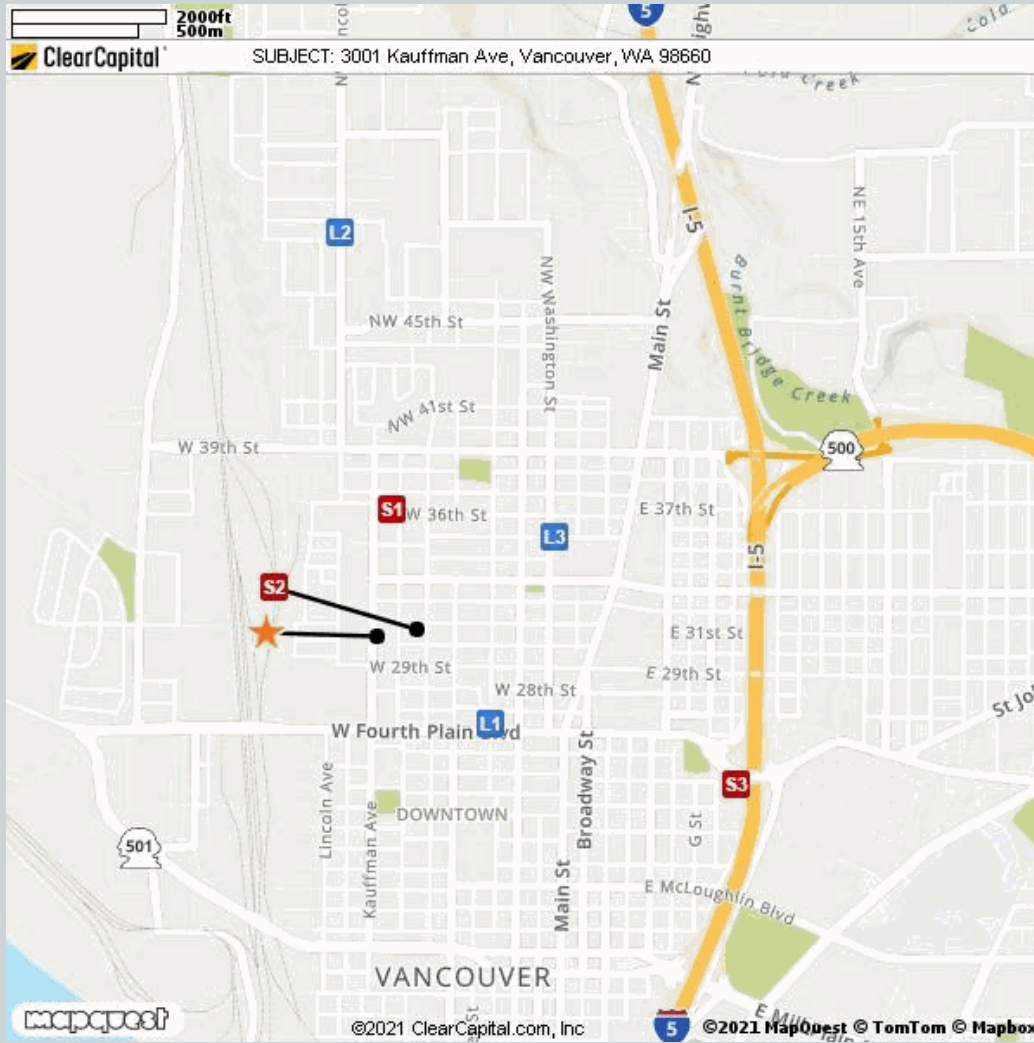
**Address** ★ 3001 Kauffman Avenue, Vancouver, WA 98660

**Loan Number** 45223

**Suggested List** \$419,900

**Suggested Repaired** \$419,900

**Sale** \$419,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3001 Kauffman Avenue, Vancouver, WA 98660	--	Parcel Match
L1 Listing 1	411 W Fourth Plain Blvd, Vancouver, WA 98660	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1103 Nw 48th St, Vancouver, WA 98663	0.94 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	204 W 34th St, Vancouver, WA 98660	0.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3521 Kauffman Ave, Vancouver, WA 98660	0.27 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	705 W 31st St, Vancouver, WA 98660	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2205 H St, Vancouver, WA 98663	0.92 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>	Madeleine Lorentz-Gardner	<b>Company/Brokerage</b>	Premiere Property Group LLC
<b>License No</b>	33898	<b>Address</b>	908 W 36th St Vancouver WA 98660
<b>License Expiration</b>	07/13/2023	<b>License State</b>	WA
<b>Phone</b>	3602819536	<b>Email</b>	mlgprosales@gmail.com
<b>Broker Distance to Subject</b>	0.31 miles	<b>Date Signed</b>	12/08/2021

*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.**