

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	7944 N Dana Avenue, Portland, OREGON 97203	Order ID	7374185	Property ID	30512527
Inspection Date	06/18/2021	Date of Report	06/19/2021		
Loan Number	45275	APN	R292565		
Borrower Name	Catamount Properties 2018 LLC	County	Multnomah		

Tracking IDs					
Order Tracking ID	0617BPO_Citi	Tracking ID 1	0617BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	SCHMIDTKE PETER	Condition Comments Subject is maintained as in exterior and maintained landscape and conforms to maintained neighborhood
R. E. Taxes	\$2,813	
Assessed Value	\$357,160	
Zoning Classification	ccr2	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	Neighborhood Comments subject is in stable market that has more fair market incentives than reo and short sales and more sold comparable than active comparable
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$550,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7944 N Dana Avenue	4768 N Girard St	6519 N Princeton St	7920 N Foss Ave
City, State	Portland, OREGON	Portland, OR	Portland, OR	Portland, OR
Zip Code	97203	97203	97203	97203
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	1.15 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$500,000	\$480,000
List Price \$	--	\$475,000	\$500,000	\$480,000
Original List Date		06/17/2021	05/19/2021	06/09/2021
DOM · Cumulative DOM	-- · --	1 · 2	30 · 31	6 · 10
Age (# of years)	101	111	101	84
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 bungalow	2 Stories bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	828	1,600	982	1,044
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	8	8	8
Garage (Style/Stalls)	Detached 1 Car	None	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	700	--	440	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.13 acres	0.11 acres	0.11 acres
Other	none	none	none	none

* 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 superior in room count and comparable in overall square footage and lot size and inferior in not having a garage and comparable in neighborhood

Listing 2 comparable in age and superior in room count and comparable in neighborhood and lot size and floor plan

Listing 3 comparable in garage size and age and lot size and comparable in square footage and neighborhood and superior in room count

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7944 N Dana Avenue	4216 N Willis Blvd	7305 N Mckenna Ave	8235 N Hurst Ave
City, State	Portland, OREGON	Portland, OR	Portland, OR	Portland, OR
Zip Code	97203	97203	97203	97203
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.87 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$367,950	\$375,000	\$425,000
List Price \$	--	\$367,950	\$375,000	\$425,000
Sale Price \$	--	\$420,000	\$430,000	\$450,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/19/2021	12/17/2020	05/17/2021
DOM · Cumulative DOM	-- · --	5 · 42	4 · 27	6 · 38
Age (# of years)	101	107	82	97
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 bungalow	1.5 Stories bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	828	1,180	1,145	1,044
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Detached 1 Car	None	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	700	672	551	720
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.11 acres	0.11 acres	0.11 acres
Other	none	none	none	none
Net Adjustment	--	+\$4,676	+\$2,932	-\$1,236
Adjusted Price	--	\$424,676	\$432,932	\$448,764

* 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** inferior in garage size and adjusted 5k per garage size and superior in square footage and adjusted 5k per garage size and comparable in neighborhood and lot size and room count
- Sold 2** inferior in not having a garage and adjusted 5k per garage space and superior in age and adjusted 1k per decade and superior in square footage and adjusted 100 per 100 square feet and comparable in neighborhood and room count and lot size
- Sold 3** superior in room count and adjusted 1k per room and comparable in lot size and superior in square footage and adjusted 100 per 100 square feet and comparable in neighborhood and style and lot size and age

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no prior listing history on rmls				
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$450,000	\$450,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Subject price is based on sold comparable with the least amount of changes to their variable and also taken into consideration is tax records and active comparable with the least amount of changes to their variables		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 4768 N GIRARD ST
Portland, OR 97203



Front

L2 6519 N PRINCETON ST
Portland, OR 97203



Front

L3 7920 N FOSS AVE
Portland, OR 97203



Front

Sales Photos

S1 4216 N WILLIS BLVD
Portland, OR 97203



Front

S2 7305 N MCKENNA AVE
Portland, OR 97203



Front

S3 8235 N HURST AVE
Portland, OR 97203



Front

ClearMaps Addendum

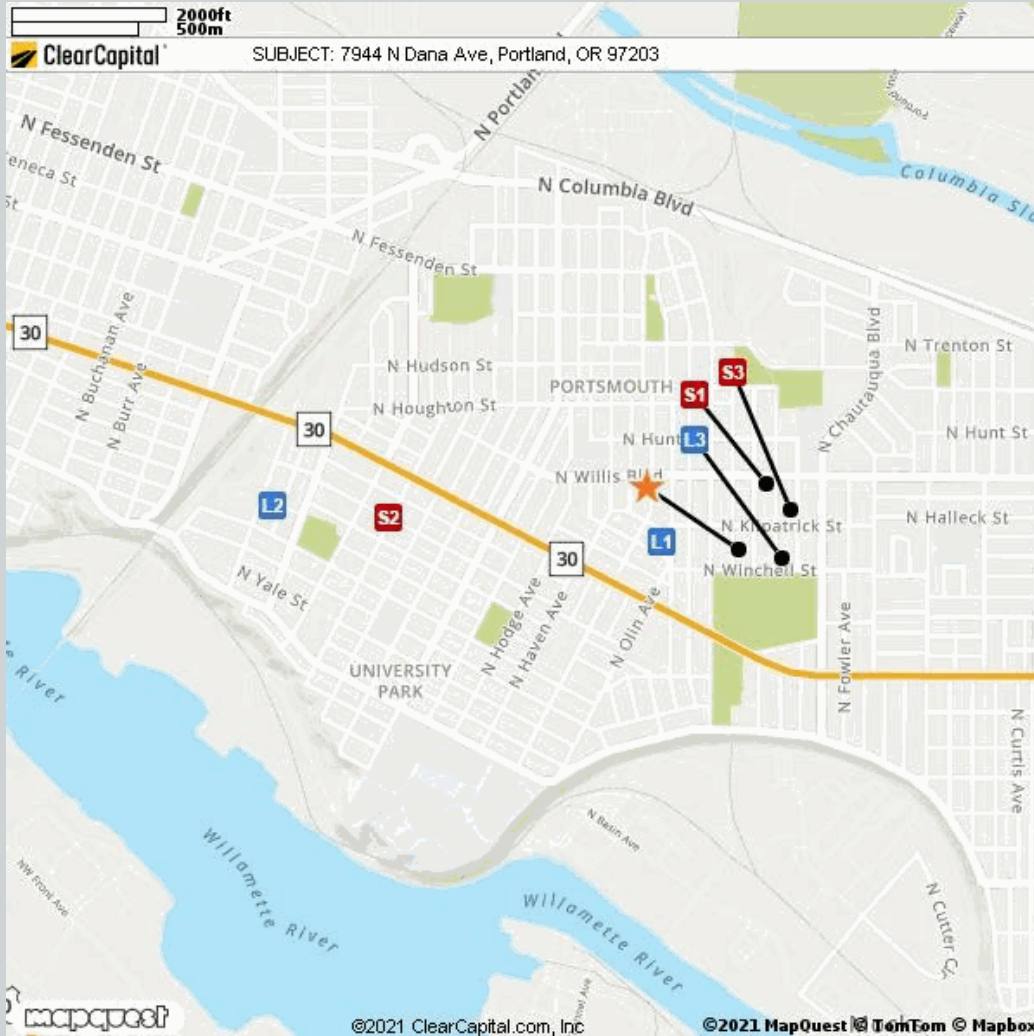
Address ★ 7944 N Dana Avenue, Portland, OREGON 97203

Loan Number 45275

Suggested List \$450,000

Suggested Repaired \$450,000

Sale \$440,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7944 N Dana Avenue, Portland, Oregon 97203	--	Parcel Match
L1	4768 N Girard St, Portland, OR 97203	0.21 Miles ¹	Parcel Match
L2	6519 N Princeton St, Portland, OR 97203	1.15 Miles ¹	Parcel Match
L3	7920 N Foss Ave, Portland, OR 97203	0.11 Miles ¹	Parcel Match
S1	4216 N Willis Blvd, Portland, OR 97203	0.17 Miles ¹	Parcel Match
S2	7305 N Mckenna Ave, Portland, OR 97203	0.87 Miles ¹	Parcel Match
S3	8235 N Hurst Ave, Portland, OR 97203	0.16 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	Noelle Howe	Company/Brokerage	century 21 peninsula
License No	200601143	Address	7124 n chase portland OR 97217
License Expiration	10/31/2021	License State	OR
Phone	5038064954	Email	Noellehowe@oregonfirst.com
Broker Distance to Subject	0.58 miles	Date Signed	06/18/2021

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.