

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	7016 Ne 65th Place, Vancouver, WA 98661	Order ID	8232010	Property ID	32803012
Inspection Date	05/29/2022	Date of Report	05/31/2022		
Loan Number	45300	APN	106514154		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	05.25.22_BPO_Updates	Tracking ID 1	05.25.22_BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject looks in average condition so no damage or adverse conditions from the drive-by.
R. E. Taxes	\$4,121	
Assessed Value	\$399,981	
Zoning Classification	Residential R1-6 : CLK	
Property Type	SFR	
Occupancy	Vacant	
Secure?	No	
(Not sure if it secure)		
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	Urban	Neighborhood Comments The subject is in a quiet neighborhood, on public bus line. Close to shopping, schools and freeway access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$397510 High: \$556500	
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	7016 Ne 65th Place	6619 Ne 67th Cir	5324 Ne 66th Dr	6101 Ne 59th Ave
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98661	98661	98661	98661
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.56 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,000	\$549,000	\$520,000
List Price \$	--	\$535,000	\$549,000	\$499,900
Original List Date		05/25/2022	05/22/2022	05/13/2022
DOM · Cumulative DOM	-- · --	4 · 6	7 · 9	16 · 18
Age (# of years)	24	25	24	9
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Trad	2 Stories Trad	2 Stories Trad	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	2,220	2,044	2,222	2,045
Bdrm · Bths · ½ Bths	4 · 2 · 3	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.15 acres	0.07 acres
Other	--	--	--	--

* Listing 3 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 I home on a cul-de-sac in the Walnut Grove area! You'll love the laminate floors, huge primary suite and large fenced yard. Kitchen includes stainless appliances and pantry. Cozy fireplace for winter days and air conditioning for summer. Fridge stay. Newer roof. Similar

Listing 2 4-bedroom home on quiet cul-de-sac. Primary suite with Bay window 9ft ceilings, soaker tub, walk in closet. Granite counter tops thru out. Newer Carpet, and LVP flooring Cherry cabinets and pantry in kitchen. Covered patio.

Listing 3 , this home boasts 4 bedrooms with 2.1 baths. Loads of upgrades! Gorgeous bamboo flooring with granite gourmet kitchen that opens to the family room! All appliances are included! Lovely curb appeal! Close to the mall and restaurants!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7016 Ne 65th Place	5608 Ne 76th Ave	5922 Ne 65th Ct	6600 Ne 52nd Ave
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98661	98662	98661	98661
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.57 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$489,900	\$484,900	\$475,000
List Price \$	--	\$489,900	\$484,900	\$475,000
Sale Price \$	--	\$510,000	\$501,000	\$490,000
Type of Financing	--	Conv.	Conv	Cash
Date of Sale	--	05/12/2022	12/22/2021	12/15/2021
DOM · Cumulative DOM	-- · --	6 · 27	2 · 30	6 · 35
Age (# of years)	24	29	16	9
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Trad	2 Stories Trad	2 Stories Trad	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	2,220	2,010	2,320	1,938
Bdrm · Bths · ½ Bths	4 · 2 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.19 acres	0.13 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$14,700	-\$7,000	+\$19,740
Adjusted Price	--	\$524,700	\$494,000	\$509,740

* Sold 2 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** 4 bedrooms, 2 1/2 bathrooms, 2010 sqft, built in '93 by New Tradition Homes. Formal living & dining rooms w/ laminate floors. Kitchen w/ updated appliances, pantry & peninsula opens great room w/ gas fireplace & ceiling fan. Big master bedroom w/ walk-in closet & bathroom. 4th bedroom/bonus is a huge w/ closet. Roof replaced in 2016. RV parking. Covered back patio overlooks private, fenced yard
- Sold 2** 4 bedroom, 2.5 bathroom home located in Vancouver, WA! A spacious open concept in the kitchen and living room made perfect for living. Kitchen with a breakfast bar, sleek appliances, countertop, and pantry space for supplies. The primary bedroom has a walk-in closet, an en suite bathroom with dual vanity sinks, a jetted tub, a single toilet room, and a walk-in shower
- Sold 3** corner lot home with updated features! Enjoy the new laminate wood flooring on main with high 9' ceilings, open concept, and an abundance of natural light. The kitchen offers a huge island, S/S appliances, pantry & upgrades including subway tile backsplash and custom lighting. Laundry room and 4 generously sized bedrooms all upstairs! Fully fenced backyard, patio

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject last sold on 06/11/2021 for \$370,000			
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	\$495,000	\$495,000
Sales Price	\$495,000	\$495,000
30 Day Price	\$495,000	--
Comments Regarding Pricing Strategy		
We anticipate that demand for housing in Clark County will continue to exceed supply, which will allow prices to continue rising at above-average rates, thanks to the area's relative affordability when compared to the Portland-metro area.		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 6619 NE 67th Cir
Vancouver, WA 98661



Front

L2 5324 NE 66th Dr
Vancouver, WA 98661



Front

L3 6101 NE 59th Ave
Vancouver, WA 98661



Front

Sales Photos

S1 5608 NE 76th Ave
Vancouver, WA 98662



Front

S2 5922 NE 65th Ct
Vancouver, WA 98661



Front

S3 6600 NE 52nd Ave
Vancouver, WA 98661



Front

ClearMaps Addendum

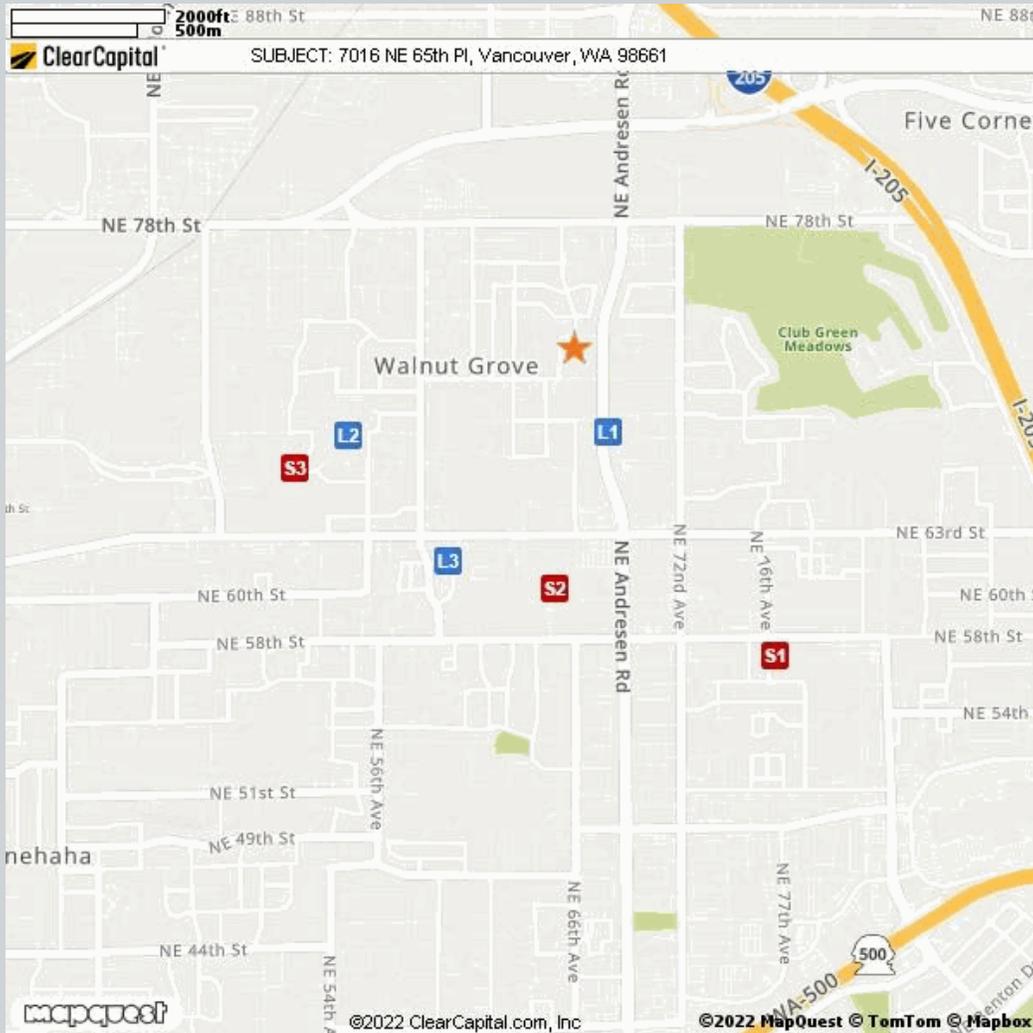
Address ★ 7016 Ne 65th Place, Vancouver, WA 98661

Loan Number 45300

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$495,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7016 Ne 65th Place, Vancouver, WA 98661	--	Parcel Match
L1 Listing 1	6619 Ne 67th Cir, Vancouver, WA 98661	0.21 Miles ¹	Parcel Match
L2 Listing 2	5324 Ne 66th Dr, Vancouver, WA 98661	0.56 Miles ¹	Parcel Match
L3 Listing 3	6101 Ne 59th Ave, Vancouver, WA 98661	0.58 Miles ¹	Parcel Match
S1 Sold 1	5608 Ne 76th Ave, Vancouver, WA 98662	0.88 Miles ¹	Parcel Match
S2 Sold 2	5922 Ne 65th Ct, Vancouver, WA 98661	0.57 Miles ¹	Parcel Match
S3 Sold 3	6600 Ne 52nd Ave, Vancouver, WA 98661	0.71 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	Madeleine Lorentz-Gardner	Company/Brokerage	Premiere Property Group LLC
License No	33898	Address	908 W 36th St Vancouver WA 98660
License Expiration	07/13/2023	License State	WA
Phone	3602819536	Email	mlgprosales@gmail.com
Broker Distance to Subject	4.01 miles	Date Signed	05/31/2022

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.