

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>	609 5th Street, Hoquiam, WA 98550	<b>Order ID</b>	7397179	<b>Property ID</b>	30559114
<b>Inspection Date</b>	06/29/2021	<b>Date of Report</b>	06/30/2021		
<b>Loan Number</b>	45408	<b>APN</b>	051803200300		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Grays Harbor		

### Tracking IDs

<b>Order Tracking ID</b>	0628BPO_Citi	<b>Tracking ID 1</b>	0628BPO_Citi
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	WILDER RUSSEL L & CATHY J	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$598	Subject is in average condition for a home of this age with some signs of deferred maintenance.	
<b>Assessed Value</b>	\$121,374		
<b>Zoning Classification</b>	RESIDENTIAL		
<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>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Generally conforming homes on city lots with well landscaped yards. Dear downtown and all amenities.	
<b>Sales Prices in this Neighborhood</b>	Low: \$145,000 High: \$350,000		
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	609 5th Street	614 M St	902 Spruce St	725 4th St
<b>City, State</b>	Hoquiam, WA	Hoquiam, WA	Hoquiam, WA	Hoquiam, WA
<b>Zip Code</b>	98550	98550	98550	98550
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.43 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$219,950	\$225,000	\$279,000
<b>List Price \$</b>	--	\$219,950	\$225,000	\$279,000
<b>Original List Date</b>		06/25/2021	06/24/2021	05/14/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 5	5 · 6	4 · 47
<b>Age (# of years)</b>	117	96	53	65
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,038	1,932	1,848	2,240
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	4 · 1	4 · 1	4 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.17 acres	.12 acres	.11 acres	.08 acres
<b>Other</b>	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

\* Listing 2 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** SIMILAR. home is conveniently located in Hoquiam with easy access to beaches, schools and downtown Hoquiam. This is the ideal sweat equity opportunity for an affordable price. The property features a large lot and home with detached garage. Hardwood floors flow throughout the home as well as new roofing and patio area,
- Listing 2** SIMILAR. 1,846 square foot house with 4 bedrooms and 1 bathroom built in 1928; situated on a 4,800 square foot corner lot in a nice quiet neighborhood. House has lots of storage; 1 year old hot water tank; fireplace with wood insert and 'lifetime' lined chimney; dual level ductless heat pump units; 2008 composition roof; stucco siding; appears to be hardwood floors under carpet; several cords of wood in shed; close to schools, downtown, bus line, new bay park, estuary; walk to those or to bay, airport; large cherry tree in front; shop area;
- Listing 3** SIMILAR. his West Hoquiam home has all the room you may need. 4 bedrooms, 2 baths with a den. Tons of storage, hardwood floors and lots of great light. Fenced yard with a hidden patio

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	609 5th Street	343 Eklund Ave	1416 C St	623 1st St
City, State	Hoquiam, WA	Hoquiam, WA	Hoquiam, WA	Hoquiam, WA
Zip Code	98550	98550	98550	98550
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 <sup>1</sup>	0.45 <sup>1</sup>	0.29 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$150,000	\$249,950	\$269,000
List Price \$	--	\$150,000	\$249,950	\$269,000
Sale Price \$	--	\$165,000	\$270,000	\$280,000
Type of Financing	--	Cash	Va	Conventional
Date of Sale	--	05/21/2021	06/02/2021	06/18/2021
DOM · Cumulative DOM	-- · --	4 · 23	7 · 76	5 · 43
Age (# of years)	117	95	112	111
Condition	Average	Average	Good	Good
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	2 Stories TRADITIONAL	2 Stories TRADITIONAL	1.5 Stories TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,038	1,798	2,020	2,144
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	4 · 2 · 1	3 · 2
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.12 acres	.14 acres	.17 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
Net Adjustment	--	+\$14,850	-\$3,000	+\$3,850
Adjusted Price	--	\$179,850	\$267,000	\$283,850

\* Sold 1 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** MOST SIMILAR. +6000 for sq feet, +850 for acreage, +6000 for bed, +2000 for bath. 3 bedrooms 1 bath home in West Hoquiam. If you are looking for a home that still has the charm of a classic, this house is for you. Original wood floors throughout, new interior paint, and a fenced backyard. 2 bedrooms and the bath are on the main level while upstairs there is a fun bonus space and third bedroom. Easily restore this home to its original grandeur, building on the great work that has already been done. Cash, Conventional, or Rehab offers only.
- Sold 2** SIMILAR. +450 for sq feet, -4000 for bath, +550 for acreage. 2020 sq ft 4 bedroom 2.25 bath home. Nicely updated kitchen with black stainless steel appliances. Gas cooktop and gas hot water tank. Downstairs includes separate living area with wheelchair accessible ramp, currently being used as master bedroom, kitchenette area is plumbed and ready for your vision. Stackable full size washer and dryer included. Home security system. Detached garage.
- Sold 3** SIMILAR. -2650 for sq feet, +2500 for garage, +6000 for bed, -2000 for bath. 144 sqft home with 2 full bathrooms, 3 bedrooms, with an additional bonus room upstairs that can be used as a bedroom or office. Main floor has hardwood, formal dining room, 2 living spaces, large kitchen with plenty of counter space & eat in area. The master bedroom has a walk-in closet and enough room for a king bed. Appliances stay with the home. . You will enjoy the gas fireplace in the colder months and the large corner lot, deck and back patio when the sun is shining. Large mudroom/laundry with tons of storage. Home also has an attached shed

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			NO SALES HISTORY ON FILE FOR THIS PARCEL				
<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>	0						
<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>

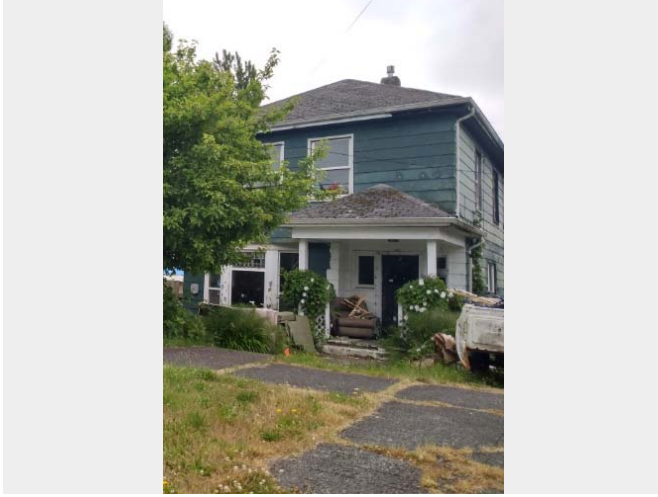
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$192,500	\$212,500
<b>Sales Price</b>	\$192,000	\$212,000
<b>30 Day Price</b>	\$187,000	--
<b>Comments Regarding Pricing Strategy</b>		
Property should qualify for most financing to include Cash, Conventional, etc.		

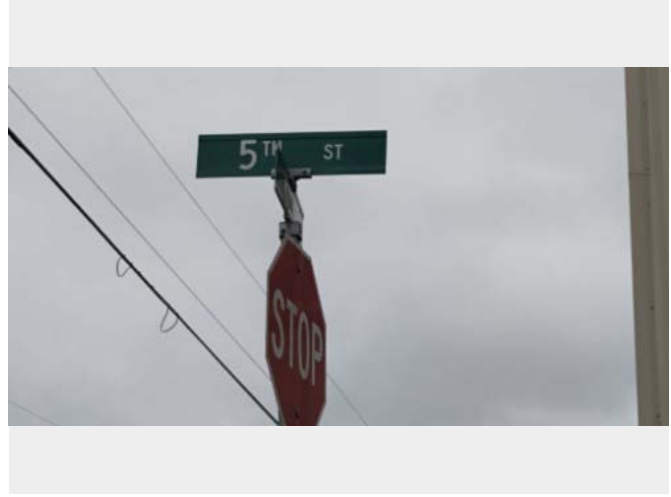
## Clear Capital Quality Assurance Comments Addendum

**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



Street

## Subject Photos



Other



## Listing Photos

**L1** 614 M St  
Hoquiam, WA 98550



Front

**L2** 902 Spruce St  
Hoquiam, WA 98550



Front

**L3** 725 4th St  
Hoquiam, WA 98550



Front

## Sales Photos

**S1** 343 Eklund Ave  
Hoquiam, WA 98550



Front

**S2** 1416 C St  
Hoquiam, WA 98550



Front

**S3** 623 1st St  
Hoquiam, WA 98550



Front

### ClearMaps Addendum

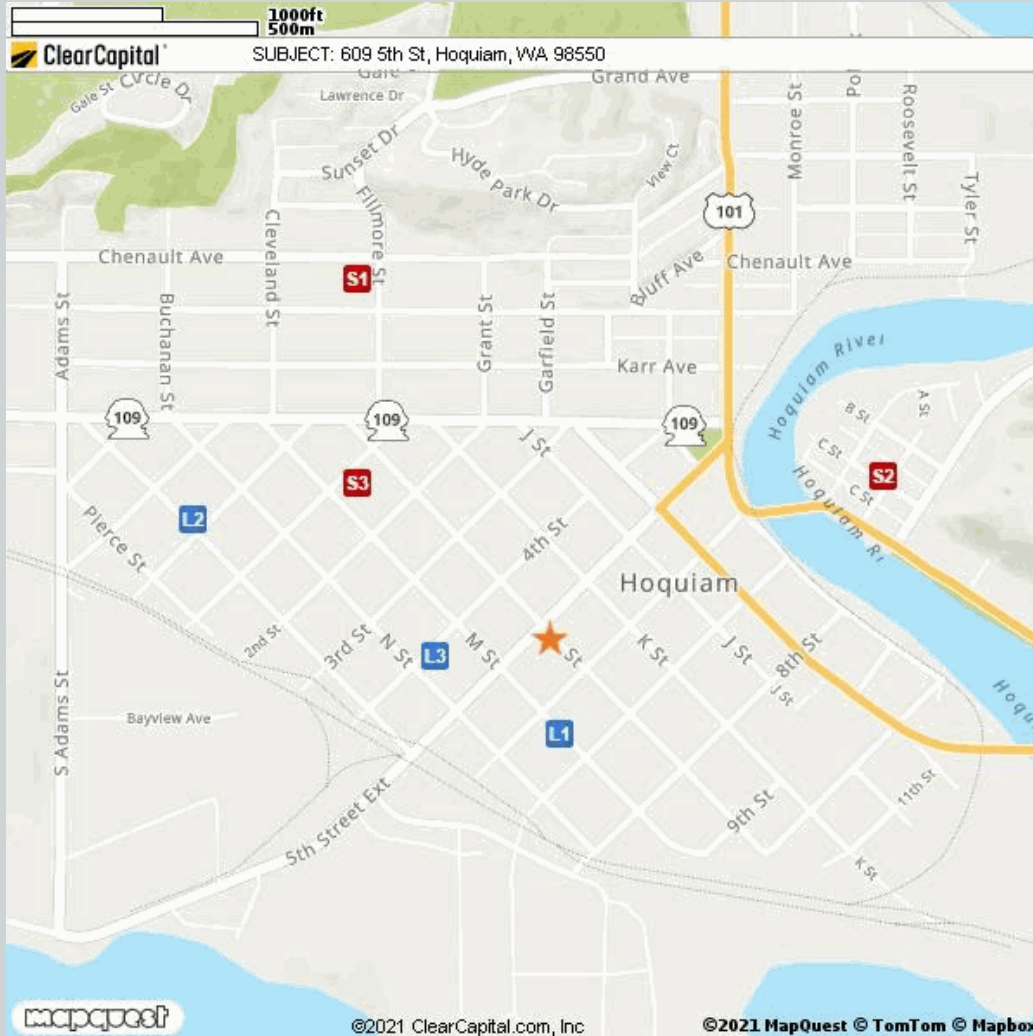
**Address** ★ 609 5th Street, Hoquiam, WA 98550

**Loan Number** 45408

**Suggested List** \$192,500

**Suggested Repaired** \$212,500

**Sale** \$192,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	609 5th Street, Hoquiam, WA 98550	--	Parcel Match
L1 Listing 1	614 M St, Hoquiam, WA 98550	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	902 Spruce St, Hoquiam, WA 98550	0.43 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	725 4th St, Hoquiam, WA 98550	0.13 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	343 Eklund Ave, Hoquiam, WA 98550	0.48 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1416 C St, Hoquiam, WA 98550	0.45 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	623 1st St, Hoquiam, WA 98550	0.29 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.

\*\*\* 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

<b>Broker Name</b>	Heather Marti	<b>Company/Brokerage</b>	Coldwell Banker Voetberg RE
<b>License No</b>	114481	<b>Address</b>	4905 163rd Lane SW Rochester WA 98579
<b>License Expiration</b>	11/18/2021	<b>License State</b>	WA
<b>Phone</b>	3607892129	<b>Email</b>	heather.marti@coldwellbanker.com
<b>Broker Distance to Subject</b>	43.61 miles	<b>Date Signed</b>	06/30/2021

*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.**