

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	7211 54th Avenue Nw, Gig Harbor, WASHINGTON 98335	Order ID	7477077	Property ID	30756856
Inspection Date	08/02/2021	Date of Report	08/02/2021		
Loan Number	45648	APN	7278000220		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs					
Order Tracking ID	0802BPO_citi	Tracking ID 1	0802BPO_citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JESSE R and DORRETTE L REYES	Condition Comments	
R. E. Taxes	\$4,248	<p>The subject is a one story home in average to good condition. it has an attached 2 car garage and there is a heat pump servicing the home. The home fronts a paved street, has public water and power, and uses an on site septic system. The home has good street appeal and should market well as-is or with minimal repairs. The yard is fenced and maintained. The overall condition, quality and character are consistent with other homes in the immediate area.</p>	
Assessed Value	\$379,800		
Zoning Classification	Residential		
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	Suburban	Neighborhood Comments	
Local Economy	Excellent	<p>The subject is located a short distance from the city limits of the small town of Gig Harbor, WA. The area is residential and a mix of rural and suburban settings. The zoning is single family, with a mix of styles, sizes and values of mainly single family, site built homes. The area is heavily wooded. The subject is at the end of a paved road, in a suburban setting among similar single family homes. The homes in the area are generally occupied and well maintained. All amenities and good public services can be found locally. The market is very strong, with high de...</p>	
Sales Prices in this Neighborhood	Low: \$330,000 High: \$3,450,000		
Market for this type of property	Increased 11 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located a short distance from the city limits of the small town of Gig Harbor, WA. The area is residential and a mix of rural and suburban settings. The zoning is single family, with a mix of styles, sizes and values of mainly single family, site built homes. The area is heavily wooded. The subject is at the end of a paved road, in a suburban setting among similar single family homes. The homes in the area are generally occupied and well maintained. All amenities and good public services can be found locally. The market is very strong, with high demand and low inventory. values are increasing rapidly. REO numbers are very low. Most homes are selling above the list price, with bidding wars common.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7211 54th Avenue Nw	1619 Edgewood Dr Nw	3910 68th Ave Ct Nw	7312 57th Ave Ct Nw
City, State	Gig Harbor, WASHINGTON	Gig Harbor, WA	Gig Harbor, WA	Gig Harbor, WA
Zip Code	98335	98332	98335	98335
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	3.47 ¹	2.23 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$529,950	\$509,000	\$550,000
List Price \$	--	\$529,950	\$509,000	\$525,000
Original List Date		07/27/2021	06/25/2021	05/12/2021
DOM · Cumulative DOM	-- · --	3 · 6	4 · 38	46 · 82
Age (# of years)	37	53	36	23
Condition	Average	Good	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 Ranch	1 Story ranch	1 Story RANCH	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,432	1,536	1,562	1,388
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	7	6	7
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	0.42 acres	0.26 acres	0.29 acres	0.67 acres
Other	Heat pump.	--	Air conditioning.	none

* 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.

Current Listings - Cont.

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

- Listing 1** Smaller lot. home is larger but has only one bath and no heat pump. The interior has been upgraded and the condition is assumed a little better. Pending offer on the home. MLS notes*****Beautifully Updated Single-Level Home Located in the Seacliff Community within 10 minutes of Downtown Gig Harbor. Engineered Cherry Floors Throughout, Stunning Chef's Kitchen with Slab Granite Counters and Stainless Appliance Package. Large Family Room and Dining Area off Kitchen which Opens to Your Own Private 1/4-Acre Back Yard Oasis. This Home is Stylish, Comfortable and Flows Well. The Bathroom is Oversized and can be Renovated adding another 1/2 Bath and is in Very Good Condition. The Oversized 2-Car Garage has Plenty of Storage. The Flowers and Garden will Delight any Buyer. Added Bonus is the Private Seacliff Waterfront Park with Boat Launch, Picnic Area, Dock, Beach and Clubhouse. This Home Shows Pride of Ownership.
- Listing 2** Larger home, has an upgraded kitchen, other wise condition and quality are assumed similar or just slightly better. Lot is smaller. home has air conditioning. Pending offer on the home. MLS notes*****Welcome to your adorable 3 bedroom, 2 bathroom, air conditioned rambler in an outstanding location, great living space, perfect for entertaining your guests. This home is close to schools, shopping, parks, only 8 min. to the narrows bridge and 3 min. to the boat launch. No HOA dues! Newly painted, vaulted ceilings, skylights, wood fireplace, air conditioning, generator ready, open kitchen and dining room, with a gorgeous and fully fenced in spacious back yard that's pet ready, a two car garage plus parking for your boat or RV. Ready to move into! New furnace, hot water tank, Dishwasher Quartzite counter and roof is 11 yrs. old. Come enjoy this Air Conditioned classic West Park Estates home nestled in the beautiful Artondale area.
- Listing 3** Slightly smaller home, condition and quality assumed similar, home has a little larger lot, no heat pump. MLS notes*****Amazing location for this close-in, 3 bedroom & 2 full bath one level home perfectly situated on a .67 acre lot on a cul-de-sac street. Privacy is yours in this natural paradise. Huge deck for outside entertaining or for just enjoying the park-like, private setting. The home features a great room, open floor plan with fireplace in the living room complete with high ceilings and two skylights that flood the home with natural light. Master complete with walk-in closet and full bath. Oversized 2-car garage with lots of extra off street parking. Absolutely close to EVERYTHING that Gig Harbor has to offer, just minutes away from all of the shopping of Gig Harbor North, down town waterfront and all of the shops and restaurants that are offered.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7211 54th Avenue Nw	6411 41st St Ct Nw	4201 57th St Ct Nw	324 Point Fosdick Place
City, State	Gig Harbor, WASHINGTON	Gig Harbor, WA	Gig Harbor, WA	Gig Harbor, WA
Zip Code	98335	98335	98335	98335
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.02 ¹	1.17 ¹	4.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$475,000	\$450,000
List Price \$	--	\$425,000	\$475,000	\$450,000
Sale Price \$	--	\$446,000	\$500,000	\$485,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	02/10/2021	03/24/2021	02/08/2021
DOM · Cumulative DOM	-- · --	3 · 28	5 · 41	7 · 55
Age (# of years)	37	44	42	45
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 Ranch	1 Story ranch	1 Story ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,432	1,264	1,440	1,635
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	7	7
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	0.42 acres	0.29 acres	0.33 acres	0.31 acres
Other	Heat pump.	Carport	none	none
Net Adjustment	--	+\$63,579	+\$40,000	+\$29,840
Adjusted Price	--	\$509,579	\$540,000	\$514,840

* 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** Smaller home on smaller lot, condition and quality assumed similar. Adjust down for concessions of \$3000 and \$2500 for the carport, then up for the heat pump \$3500 and for the lot size \$5000 and for the GLA \$10080 and then for market increases of 11%. MLS notes*****Marketing Remarks: Charming single story rambler which sits on a private corner cul-de-sac lot, in a desirable location, & with a covered front porch. This beauty features 3 beds, 1.75 baths, gorgeous hardwood flooring, knotty pine accents, cozy brick surround fireplace in the great sized living room, master suite with attached bathroom & walk-in closet plus shelving units, stainless appliances with flat top range, designer finished, & full of natural light, Complete with oversized partially covered sun deck off the kitchen, huge back yard, fire pit, mature landscaping, useful outbuilding/shop with power in the fenced backyard, & an attached 3 car garage plus carport. Even room for RV parking! Walk across the street to the brand new Artondale Elementary
- Sold 2** Similar age and size, lot is just a little smaller but should not effect value much, if at all. The home condition and quality are assumed similar. home has new carpet but no heat pump. All the different factors should basically offset each other and homes should compete on a even or very near even basis. only an adjustment up for market increases is recommended. Adjust up 8% for market increases. MLS notes*****Gig Harbor Rambler. Large fenced lot in a cul-de-sac to provide plenty of privacy. Close proximity to freeway access & shopping. Spacious kitchen. Wood burning fireplace in living room. Very well maintained. New carpet. Updated master and guest bath. Newer electrical panel, H2O tank and roof. 2 car attached garage. Yard has mature landscaping and plenty of room to garden. Pre- inspection attached.
- Sold 3** Seller paid \$9000 in concessions. home is a little larger, lot is a little smaller, condition and quality are assumed similar. Adjust down for concessions \$9000 and for GLA \$12180, then up for market increases 11%. MLS notes*****If you're looking for a sweet rambler in a quiet, well kept neighborhood this is it! Well maintained 3 bed 2 bath home just off Point Fosdick with updated kitchen & bathrooms including custom hickory cabinets & new tile counters. Beautiful new bamboo floors are so easy to maintain! New furnace & hot water heater! The property is a level one third acre & is mostly fenced. Convenient location to all amenities including shopping, schools, easy freeway access.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home was last listed and sold in 1997.			
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	\$518,000	\$518,000
Sales Price	\$518,000	\$518,000
30 Day Price	\$518,000	--
Comments Regarding Pricing Strategy		
home appears to be in average or better condition, exterior is well maintained. It is assumed the interior is similar, without any major updates or renovation but also without any damage or needed repairs.		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Other

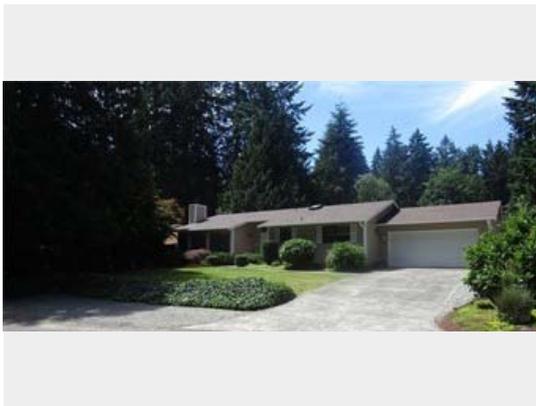
Listing Photos

L1 1619 Edgewood DR NW
Gig Harbor, WA 98332



Front

L2 3910 68th AVE CT NW
Gig Harbor, WA 98335



Front

L3 7312 57th AVE CT NW
Gig Harbor, WA 98335



Front

Sales Photos

S1 6411 41st ST CT NW
Gig Harbor, WA 98335



Front

S2 4201 57th ST CT NW
Gig Harbor, WA 98335



Front

S3 324 Point Fosdick Place
Gig Harbor, WA 98335



Front

ClearMaps Addendum

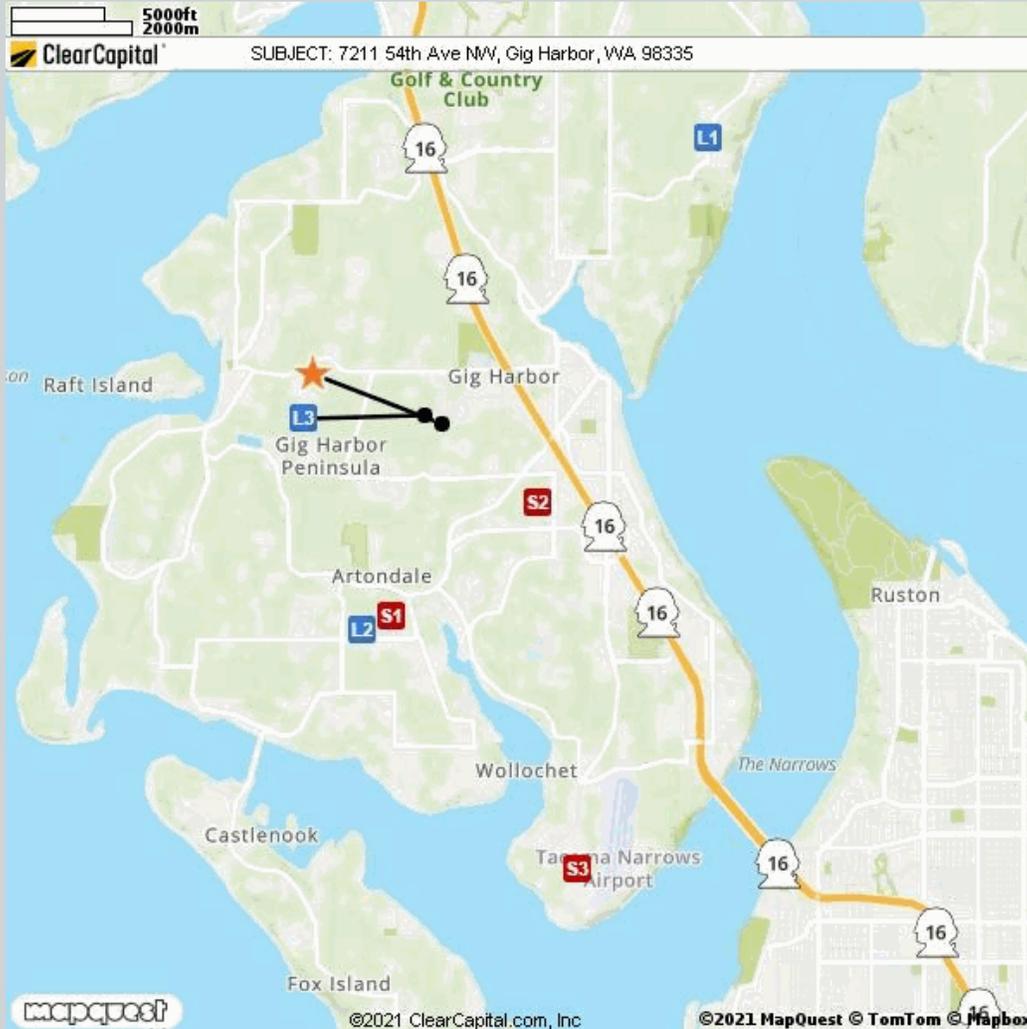
Address ★ 7211 54th Avenue Nw, Gig Harbor, WASHINGTON 98335

Loan Number 45648

Suggested List \$518,000

Suggested Repaired \$518,000

Sale \$518,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7211 54th Avenue Nw, Gig Harbor, Washington 98335	--	Parcel Match
L1 Listing 1	1619 Edgewood Dr Nw, Gig Harbor, WA 98332	3.47 Miles ¹	Parcel Match
L2 Listing 2	3910 68th Ave Ct Nw, Gig Harbor, WA 98335	2.23 Miles ¹	Parcel Match
L3 Listing 3	7312 57th Ave Ct Nw, Gig Harbor, WA 98335	0.18 Miles ¹	Parcel Match
S1 Sold 1	6411 41st St Ct Nw, Gig Harbor, WA 98335	2.02 Miles ¹	Parcel Match
S2 Sold 2	4201 57th St Ct Nw, Gig Harbor, WA 98335	1.17 Miles ¹	Parcel Match
S3 Sold 3	324 Point Fosdick Place, Gig Harbor, WA 98335	4.45 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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817	Address	10717 south ainsworth Tacoma WA 98444
License Expiration	04/29/2023	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	13.45 miles	Date Signed	08/02/2021

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.