

Subject Details

PROPERTY TYPE	GLA
SFR	1,430 Sq. Ft.
BEDS	BATHS
3	1.1
STYLE	YEAR BUILT
Bungalow	1938
LOT SIZE	OWNERSHIP
0.18 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Detached Garage	1 Car(s)
HEATING	COOLING
Forced Air	Unknown
COUNTY	APN
King	2595300160

Analysis Of Subject

Provided by Appraiser

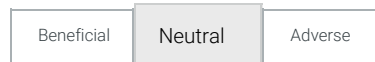
CONDITION RATING



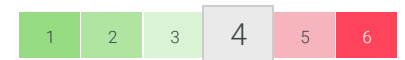
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

VIEW

🏠 Residential



QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

LOCATION

🏠 Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

MLS Comments 8/5: Fabulous Fixer Opportunity! Amazing charm and quaint features abound in this dollhouse complete with white picket fence. On a large lot with 1 car garage just one block from entrance to Fauntleroy Park and walking distance to the Fauntleroy district restaurants and ferry! Home is in need of some love and ... **(continued in Appraiser Commentary Summary)**

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>1 9741 41st Ave Sw Seattle, WA 98136</p>	 <p>1 3546 Sw 99th St Seattle, WA 98126</p>	 <p>2 3732 Sw 100th St Seattle, WA 98146</p>	 <p>3 10050 39th Ave Sw Seattle, WA 98146</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.32 miles	0.25 miles	0.31 miles
DATA/ VERIFICATION SOURCE	Public Records; Other	Public Records	Public Records	Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	06/29/2021	06/17/2021	06/12/2021
SALE PRICE/PPSF	--	\$550,000 \$724/Sq. Ft.	\$510,000 \$638/Sq. Ft.	\$590,000 \$366/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/02/2021	06/24/2021	07/02/2021
SALE DATE	--	07/21/2021	07/14/2021	08/18/2020
DAYS ON MARKET	--	7	7	20
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.18 Acre(s)	0.12 Acre(s)	0.12 Acre(s)	0.17 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Bungalow	Bungalow	Bungalow	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	83	81	84	79
CONDITION	C4	C3 -\$15,000	C4	C3 -\$10,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	5/3/1.1	4/2/1	5/2/1	6/3/2
GROSS LIVING AREA	1,430 Sq. Ft.	760 Sq. Ft. \$20,000	800 Sq. Ft. \$18,900	1,610 Sq. Ft. -\$5,400
BASEMENT	Partial; Unfinished	Partial; unfinished	None	None
HEATING	Forced Air	Forced Air	Heat Pump	Forced Air
COOLING	Unknown	None	Central -\$3,000	None
GARAGE	1 GD	0 None \$1,500	0 None \$1,500	1 GD
OTHER	--	Det. Finished Room -\$2,500	--	Work shop -\$1,000
OTHER	--	--	--	--
NET ADJUSTMENTS		0.73% \$4,000	3.41% \$17,400	-2.78% -\$16,400
GROSS ADJUSTMENTS		7.09% \$39,000	4.59% \$23,400	2.78% \$16,400
ADJUSTED PRICE		\$554,000	\$527,400	\$573,600

Value Conclusion + Reconciliation



\$555,000
AS-IS VALUE

5-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The focus for the comparable search was to find the most recent sales that were as similar as possible in GLA, lot size, location, quality, and condition. All of the comps are located in close proximity to the subject, less than one mile.

EXPLANATION OF ADJUSTMENTS

No market adjustments have been applied for time as a result of the stable market conditions of the price level, based on the HDI analysis herein. Additional adjustments have been applied for condition, GLA, AC, and parking utility. Where applicable, additional market adjustments have been made for site amenities. All of these adjustments have been based on various data sources and the experience of this appraiser.

ADDITIONAL COMMENTS (OPTIONAL)

It is understood that market adjustment percentages of should be no more than 25% gross, 15% net percentage, and individual line item adjustments of no more than 10%, are indicators requested by the typical lender guidelines. All of the comparable properties fall within these guidelines.

Reconciliation Summary

All of the comps have been taken from the surrounding market area, less than one mile from the subject location. The comps bracket the SP in GLA but not in lot size. However, the lot size/utility of all comps are judged similar to the subject and required no market adjustments. A value conclusion approximately mid-range between all three comps is judged reasonable and market supported.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

MLS Comments 8/5: Fabulous Fixer Opportunity! Amazing charm and quaint features abound in this dollhouse complete with white picket fence. On a large lot with 1 car garage just one block from entrance to Fauntleroy Park and walking distance to the Fauntleroy district restaurants and ferry! Home is in need of some love and tenderness The subject is a 1.5 level structure of average quality construction. The lot size is typical as compared to surrounding sites in this market area. Based on documentation and photos provided, and photos reviewed from the MLS, it appears that the subject is in below average condition. Based on data provided there is an estimated rehab of about \$14,000. An extraordinary assumption has been made that this represents a true representation of the cost to cure.

Neighborhood and Market

From Page 6

Subject is located in a typical residential community with a mixture of improvements that vary in age, lot size, quality, and condition. Access to shopping, employment, and schools are good. Homes in this market area show average market appeal. There were no observed external negative inadequacies or deficiencies affecting the subject, based on aerial maps researched herein or on line. The price level of residential properties in this market appears stable, based on the HDI analysis herein. Homes in this market area show average market appeal.

Analysis of Prior Sales & Listings

From Page 5

Based on public records, the subject property has been listed for sale in the last twelve months as documented above. There is currently a pending sale on the SP, but the sale price is not known. The property has not transferred title in the last three years.

Highest and Best Use Additional Comments

The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. Single family residential is the only legally permissible, physically possible, financially feasible and most profitable use for the site. The subject property meets the 4 tests. Therefore, the subject use is its highest and best use.

Subject Details

Provided by
Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No ● Sold Jul 30, 2021 \$525,000 MLS 1810781

LISTING STATUS

Listed in Past Year ● Pending Jul 21, 2021 \$0 MLS

● Active Jul 19, 2021 \$499,000 MLS 1810781

DATA SOURCE(S)

MLS

EFFECTIVE DATE

08/05/2021

SALES AND LISTING HISTORY ANALYSIS

Based on public records, the subject property has been listed for sale in the last twelve months as documented above. There is currently a pending sale on the SP, but the sale price is not known. The property has not transferred title in the last three years.

Order Information

BORROWER

Catamount Properties 2018 LLC

LOAN NUMBER

45726

PROPERTY ID

30757583

ORDER ID

7476949

ORDER TRACKING ID

0802CV

TRACKING ID 1

0802CV

Legal

OWNER

MARCUS H LAW

ZONING DESC.

Residential

ZONING CLASS

SF 7200

ZONING COMPLIANCE

Legal

LEGAL DESC.

FOREST HILLS DIV # 2 UNREC LESS S 2 FT OF W 1/2 PLAT BLOCK: 2 PLAT LOT: 12

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?



FINANCIALLY FEASIBLE?



LEGALLY PERMISSABLE?



MOST PRODUCTIVE USE?



Economic

R.E. TAXES

\$5,115

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

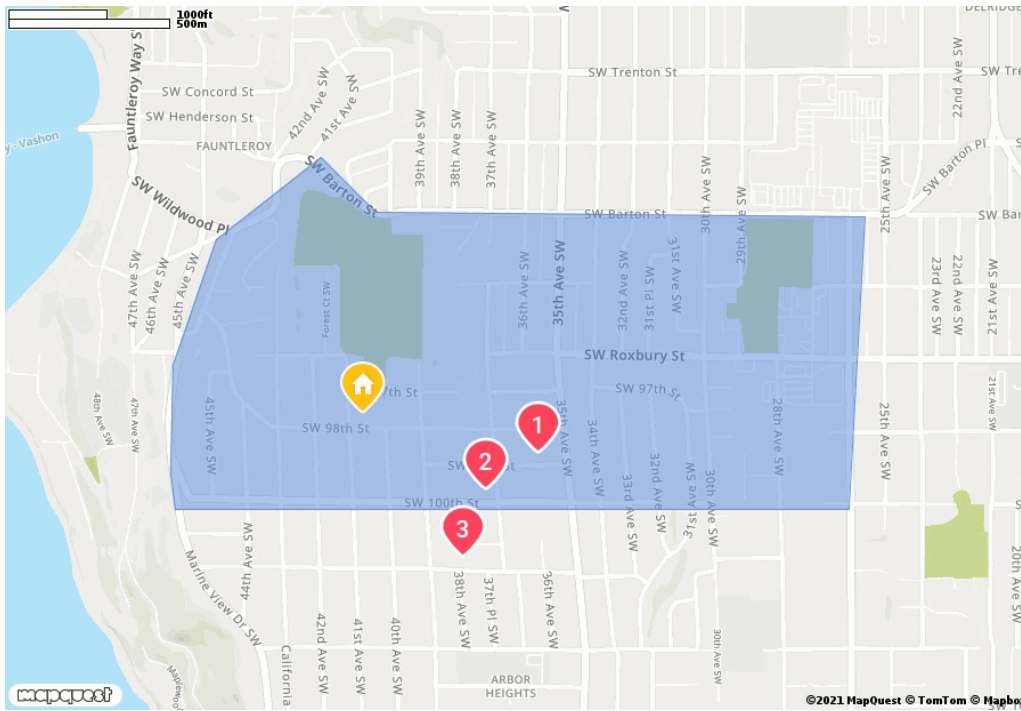
53033C0620G

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

331

Months Supply

0

Avg Days Until Sale

0

Subject Neighborhood as defined by the Appraiser

TYPE

Urban **Suburban** Rural

BUILT-UP

>75% 25-75% <25%

NEIGHBORHOOD & MARKET COMMENTS

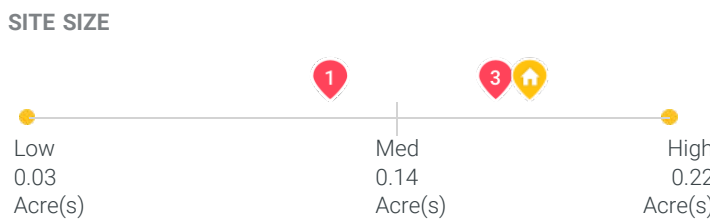
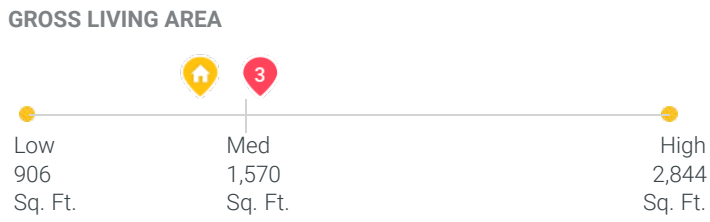
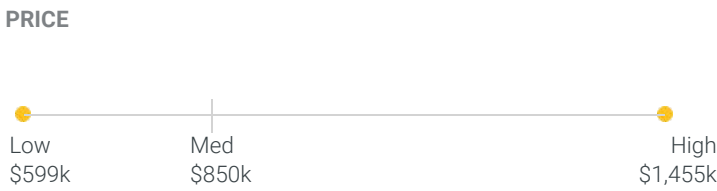
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(continued in Appraiser Commentary Summary)

DEMAND / SUPPLY

Shortage **Balance** Surplus

VALUES

Declining Stable Increasing



Subject Photos



Front



Address Verification



Side



Side



Street



Other

Subject Photos



Other



Other



Other

Comparable Photos

Provided by
Appraiser

1 3546 SW 99th St
Seattle, WA 98126



Front

2 3732 SW 100th St
Seattle, WA 98146



Front

3 10050 39th Ave SW
Seattle, WA 98146



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Brian Runnels, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Brian Runnels and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Norman White	08/03/2021	08/28/2021
LICENSE #	STATE	EXPIRATION	COMPANY
1100586	WA	06/23/2023	Willamette Appraisal Services

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Vacant	No	Detached
PARKING TYPE	STORIES	UNITS
Driveway; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$14,000	N/A	\$14,000

Condition & Marketability

CONDITION	⚠ Fair	Vacant property. landscape overgrown, roof in questionable shape and exterior paint required on the Southside
SIGNIFICANT REPAIRS NEEDED	⚠ Yes	New roof and exterior paint and landscape
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	⚠ No	at neighborhood standards for age and GLA and lot size. Below standard for condition and appeal
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	The average condition of surrounding SFR is good.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	paved without sidewalks
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	No	-

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	prep and paint exterior	\$8,000
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	new roof and gutters	\$4,000
Fencing	-	\$0
Landscape	vines and weeds and trees are overgrown trim and remove	\$2,000
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$14,000

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Brian Runnels/	50187	Brian Runnels	Elite REO Services	08/03/2021