

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>	6601 Ne 52nd Street, Vancouver, WA 98661	<b>Order ID</b>	7963468	<b>Property ID</b>	32111879
<b>Inspection Date</b>	02/15/2022	<b>Date of Report</b>	02/16/2022		
<b>Loan Number</b>	45800	<b>APN</b>	108660274		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	02.10.22_BPO_Update	<b>Tracking ID 1</b>	02.10.22_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,469	The subject looks to be in good condition, saw no damage from the drive-by	
<b>Assessed Value</b>	\$450,267		
<b>Zoning Classification</b>	Residential R-30 : CLK		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Private		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The search was expanded looking for a daylight ranch style home like subject. Have used all ranch style homes and will adjust for the subjects basement. Great area close to shopping, schools and freeway access.	
<b>Sales Prices in this Neighborhood</b>	Low: \$332000 High: \$600,000		
<b>Market for this type of property</b>	Increased 5 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	6601 Ne 52nd Street	5402 Ne 55th St	7801 Ne 67th St	6305 Ne 44th Cir
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98661	98661	98662	98661
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.60 <sup>1</sup>	0.96 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$469,500	\$460,000	\$525,000
<b>List Price \$</b>	--	\$469,900	\$460,000	\$525,000
<b>Original List Date</b>		02/10/2022	02/08/2022	02/03/2022
<b>DOM · Cumulative DOM</b>	-- · --	4 · 6	4 · 8	3 · 13
<b>Age (# of years)</b>	26	26	23	29
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Daylight Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,703	1,621	1,710	1,725
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	10	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	818	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.14 acres	0.15 acres	0.19 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** Well kept one level 3BD/2BA home in excellent condition. Formal front living room has bay window and gas fireplace. Vaulted ceilings and arched doorways throughout. Hot tub electrical wiring/box is set up and ready for your tub. Other features include gas forced air furnace/AC, kitchen w/eating bar, water filtration system, family/dining room combo, primary bedroom w/dual sink bathroom & walk-in closet, upgraded flooring, covered deck,
- Listing 2** This is the one level you have been looking for! Great open floor plan, large, private master suite, upgraded appliances and large water heater. You will love having bbq's under your covered wood inlay patio with surround sound. Great location and fantastic privacy with a greenbelt behind you.
- Listing 3** Check out this well appointed one level ranch home tucked away on a private cul-de-sac! Spacious family room with gas fireplace and sliding door to large deck with power retractable awning! Beautifully landscaped private back yard & Tuff Shed garden shed! Lots of recent upgrades on this home make it the best choice - upgraded baseboard & window trim molding, high-end window shades, extra attic insulation, and Hardi plank siding. The house was also completely replumbed with PEX.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6601 Ne 52nd Street	9607 Ne 56th Ct	6603 Ne 72nd Cir	7205 Ne 69th
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98661	98665	98661	98662
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.26 <sup>1</sup>	0.99 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$475,000	\$495,000	\$500,000
<b>List Price \$</b>	--	\$475,000	\$450,000	\$500,000
<b>Sale Price \$</b>	--	\$472,000	\$450,000	\$500,000
<b>Type of Financing</b>	--	Cash	Conventional	Conventional
<b>Date of Sale</b>	--	09/01/2021	10/08/2021	02/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	1 · 15	41 · 65	31 · 71
<b>Age (# of years)</b>	26	26	26	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Daylight Ranch	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,703	1,609	1,900	1,820
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	10	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	818	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.17 acres	0.14 acres	0.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$47,950	+\$43,400	+\$40,900
<b>Adjusted Price</b>	--	\$519,950	\$493,400	\$540,900

\* Sold 3 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** Welcome to Main level living on a quiet cul-de-sac in Miller Pond Estates! This home is the perfect floor plan for delightful gatherings in the secluded back yard, underneath the covered patio, or indoors around the fireplace. Light and bright kitchen w/island and pantry. Master on Main. Laundry/mud room off garage. Large bonus/family room and 3rd bedroom upstairs. Backyard is just the right size w/ a tool shed and fully fenced. Gave \$50 per foot for subjects basement, for the GLA on the sold comps was at \$75.00 per foot.
- Sold 2** Large Price Reduction! Adorable 4 bedroom home, vaulted ceilings, bay window, gas fireplace and AC! Great kitchen with eating bar and cherry cabinets. Large master suite with walk in closet & dual vanities! French doors open to deck & great back yard with room for play structure or large garden area. Dog run, fire pit, and large shed.
- Sold 3** Single story home with a low maintenance, flat yard on a corner lot in a desirable neighborhood of Walnut Grove. Flowing, open floor plan and high ceilings gives this home a light and airy feel. Living room with gas fireplace, sliding glass windows to a private patio. Double garage with room for vertical storage

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	RE/MAX	The subject is listed 02/11/2022 for \$539,900					
<b>Listing Agent Name</b>	Linsey Beatie						
<b>Listing Agent Phone</b>	360-852-5836						
<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>
02/11/2022	\$539,900	02/15/2022	\$539,900	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$539,000	\$539,000
<b>Sales Price</b>	\$530,000	\$530,000
<b>30 Day Price</b>	\$525,000	--
<b>Comments Regarding Pricing Strategy</b>		
Things may not be looking up for homebuyers this year, with the months of inventory and total inventory of homes on the market in Southwest Washington at the lowest it's ever been in a January.		

## 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



Other



## Listing Photos

**L1** 5402 NE 55th St  
Vancouver, WA 98661



Front

**L2** 7801 NE 67th St  
Vancouver, WA 98662



Front

**L3** 6305 NE 44th Cir  
Vancouver, WA 98661



Front

## Sales Photos

**S1** 9607 NE 56th Ct  
Vancouver, WA 98665



Front

**S2** 6603 NE 72nd Cir  
Vancouver, WA 98661



Front

**S3** 7205 NE 69th  
Vancouver, WA 98662



Front

## ClearMaps Addendum

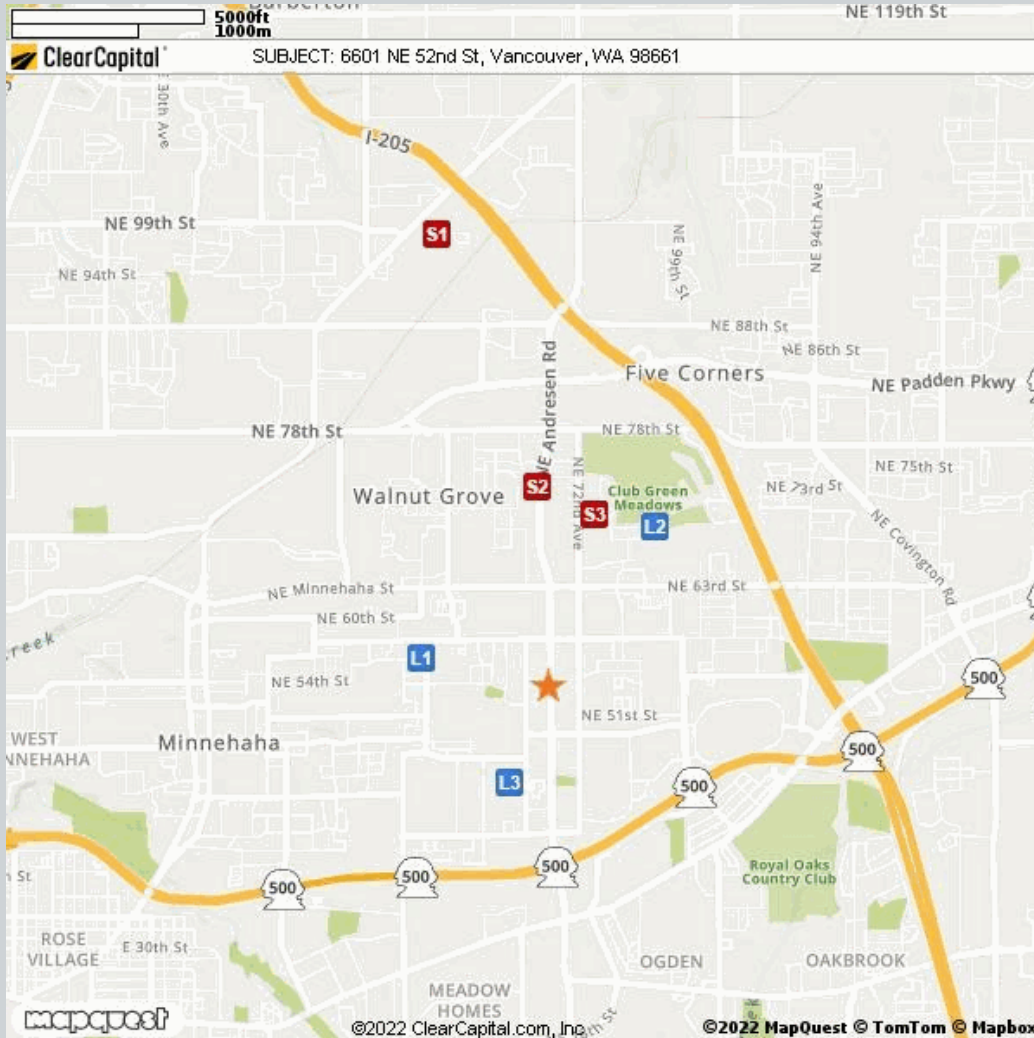
**Address** ★ 6601 Ne 52nd Street, Vancouver, WA 98661

**Loan Number** 45800

**Suggested List** \$539,000

**Suggested Repaired** \$539,000

**Sale** \$530,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6601 Ne 52nd Street, Vancouver, WA 98661	--	Parcel Match
L1 Listing 1	5402 Ne 55th St, Vancouver, WA 98661	0.60 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7801 Ne 67th St, Vancouver, WA 98661	0.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6305 Ne 44th Cir, Vancouver, WA 98661	0.45 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9607 Ne 56th Ct, Vancouver, WA 98665	2.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6603 Ne 72nd Cir, Vancouver, WA 98661	0.99 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7205 Ne 69th, Vancouver, WA 98662	0.89 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.

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

<b>Broker Name</b>	Madeleine Lorentz-Gardner	<b>Company/Brokerage</b>	Premiere Property Group LLC
<b>License No</b>	33898	<b>Address</b>	908 W 36th St Vancouver WA 98660
<b>License Expiration</b>	07/13/2023	<b>License State</b>	WA
<b>Phone</b>	3602819536	<b>Email</b>	mlgprosales@gmail.com
<b>Broker Distance to Subject</b>	3.75 miles	<b>Date Signed</b>	02/15/2022

*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:**

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