

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	416 Redcoat Court, Lacey, WASHINGTON 98503	Order ID	7477077	Property ID	30756849
Inspection Date	08/02/2021	Date of Report	08/02/2021		
Loan Number	45803	APN	34570001300		
Borrower Name	Catamount Properties 2018 LLC	County	Thurston		

Tracking IDs

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

General Conditions

Owner	THOMAS W MAZZEI	Condition Comments	
R. E. Taxes	\$3,652	Property appears to be in average condition. There was no damage seen. Some deferred maintenance. Yard needs to be cleaned up. It does conform with other homes in the neighborhood.	
Assessed Value	\$280,800		
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	Bicentennial 360-456-2200		
Association Fees	\$11 / Month (Other: CC&R's)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is close to town and freeway access. The homes in the area are similar in age, style and lot size.	
Sales Prices in this Neighborhood	Low: \$285,000 High: \$440,000		
Market for this type of property	Increased 30 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	416 Redcoat Court	906 Forrestal Pl Ne	7810 13th Ave Ne	7418 5th Ave Se
City, State	Lacey, WASHINGTON	Lacey, WA	Olympia, WA	Lacey, WA
Zip Code	98503	98516	98516	98503
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.86 ¹	0.57 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$399,900	\$411,500
List Price \$	--	\$360,000	\$399,900	\$411,500
Original List Date		07/09/2021	07/15/2021	07/14/2021
DOM · Cumulative DOM	-- · --	24 · 24	5 · 18	5 · 19
Age (# of years)	42	44	44	42
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	2 Stories Split Level	2 Stories split Level	2 Stories Split Entry	2 Stories Split-Entry
# Units	1	1	1	1
Living Sq. Feet	1,741	1,687	1,874	1,972
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2 · 1
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	920	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.33 acres	.25 acres	.22 acres	.33 acres
Other	Deck	Deck	Deck	Deck

* Listing 2 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 This property is inferior to the subject .It has less sq ftg,no garage and lot is smaller than the subject. It is similar in age.Due to subjects style,location and age it was necessary to expand the search area.

Listing 2 This property is similar to the subject. It has similar sq ftg and bed and bath count are similar. Lot size is smaller,age is similar.Not far from subject.

Listing 3 This property is superior to the subject. It has more sq ftg. It is similar in age and lot size.Not far from subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	416 Redcoat Court	7832 6th Way Se	7611 Alice Ct Se	529 Choker Ct Se
City, State	Lacey, WASHINGTON	Lacey, WA	Lacey, WA	Lacey, WA
Zip Code	98503	98503	98503	98503
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.91 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$380,000	\$365,000
List Price \$	--	\$315,000	\$380,000	\$365,000
Sale Price \$	--	\$350,000	\$395,000	\$405,000
Type of Financing	--	Fha	Va	Va
Date of Sale	--	02/11/2021	04/30/2021	07/12/2021
DOM · Cumulative DOM	-- · --	5 · 35	4 · 36	4 · 33
Age (# of years)	42	49	41	44
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	2 Stories Split Level	1.5 Stories Split Level	2 Stories split entry	2 Stories split entry
# Units	1	1	1	1
Living Sq. Feet	1,741	1,425	1,556	1,743
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2 · 1	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	50%	75%
Basement Sq. Ft.	--	--	1,012	989
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.33 acres	.22 acres	.33 acres	.18 acres
Other	Deck	Fenced fully	Deck	Deck
Net Adjustment	--	+\$10,000	+\$3,000	+\$2,000
Adjusted Price	--	\$360,000	\$398,000	\$407,000

* 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** This property is inferior to the subject. It has less sq ftg., it is older and has less baths than the subject. Lot size is also smaller. Close to the subject. adjust parking space +2,000 adjust sq ftg +8,000
- Sold 2** This property is similar to the subject maybe slightly inferior. It has less sq ftg but lot size and age are similar. Not far from subject and closed close to 90 days. adjust sq ftg +5,000 adjust 1/2 bath -2,000
- Sold 3** This property is similar to the subject. It has similar sq ftg, and age is also similar. It does have a smaller lot. Closed within 90 days and close to the subject. adjust parking space +2,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is no listing history with this property.					
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	\$399,900	\$399,900
Sales Price	\$399,900	\$399,900
30 Day Price	\$399,900	--
Comments Regarding Pricing Strategy		
All comparables used properly bracketed the subject.all the solds were close to the subject and 2 closed within 90 days.Price was determined by comparing the subject to the 3 properties that were the most similar. Listing # 2 and solds #2 and#3. Average price per sq ft of the solds divided by three then times the subjects sq ftg was also considered.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Street

Listing Photos

L1 906 Forrestal PI NE
Lacey, WA 98516



Front

L2 7810 13th Ave NE
Olympia, WA 98516



Front

L3 7418 5th Ave SE
Lacey, WA 98503



Front

Sales Photos

S1 7832 6th Way SE
Lacey, WA 98503



Front

S2 7611 Alice Ct SE
Lacey, WA 98503



Front

S3 529 Choker Ct SE
Lacey, WA 98503



Front

ClearMaps Addendum

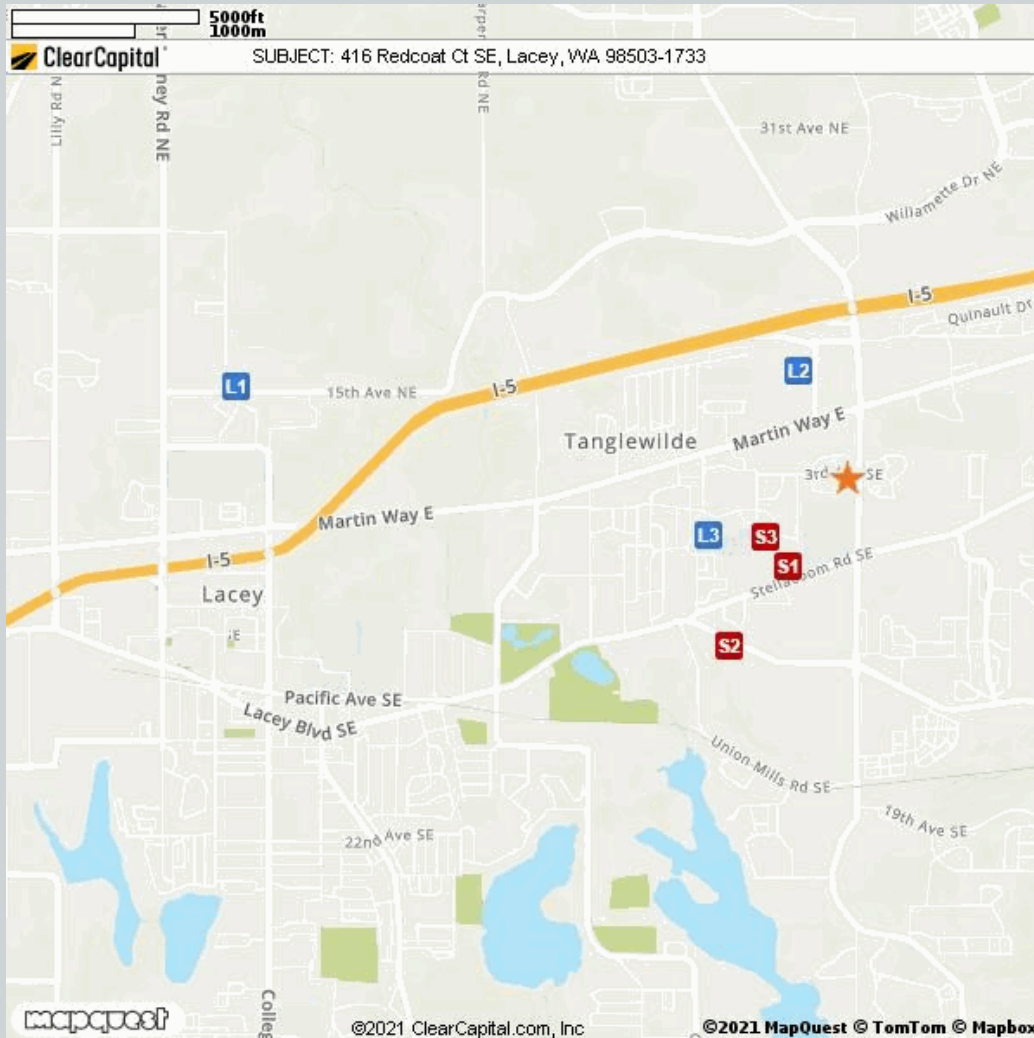
Address ★ 416 Redcoat Court, Lacey, WASHINGTON 98503

Loan Number 45803

Suggested List \$399,900

Suggested Repaired \$399,900

Sale \$399,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	416 Redcoat Court, Lacey, Washington 98503	--	Parcel Match
L1 Listing 1	906 Forrestal Pl Ne, Olympia, WA 98516	2.86 Miles ¹	Parcel Match
L2 Listing 2	7810 13th Ave Ne, Olympia, WA 98516	0.57 Miles ¹	Parcel Match
L3 Listing 3	7418 5th Ave Se, Lacey, WA 98503	0.66 Miles ¹	Parcel Match
S1 Sold 1	7832 6th Way Se, Lacey, WA 98503	0.45 Miles ¹	Parcel Match
S2 Sold 2	7611 Alice Ct Se, Lacey, WA 98503	0.91 Miles ¹	Parcel Match
S3 Sold 3	529 Choker Ct Se, Lacey, WA 98503	0.43 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	Dennis Hutchens	Company/Brokerage	VanDorm Realty Inc.
License No	20194	Address	1530 Black Lake Blvd Suite F Olympia Wa WA 98502
License Expiration	02/22/2022	License State	WA
Phone	3608781341	Email	denhutchens@gmail.com
Broker Distance to Subject	8.09 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.