

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	15603 Goldbar Drive, Gold Bar, WASHINGTON 98251	Order ID	8026550	Property ID	32297775
Inspection Date	03/08/2022	Date of Report	03/10/2022		
Loan Number	45825	APN	00512200005200		
Borrower Name	Catamount Properties 2018 LLC	County	Snohomish		

Tracking IDs					
Order Tracking ID	Citi_BPO_Update	Tracking ID 1	Citi_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties	Condition Comments
R. E. Taxes	\$1,872	The subject appeared to be in average/good condition and adequately maintained at the time of this inspection. The subject conforms to the neighborhood.
Assessed Value	\$185,600	
Zoning Classification	Residential	
Property Type	Manuf. Home	
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	Rural	Neighborhood Comments
Local Economy	Stable	The subject is located in a neighborhood consisting of manufactured homes and SFR's that are similar but may vary in GLA, style, condition and lot size. The demand for the area is normal and REO is not a factor in this location. Seller concessions are not required to sell a home in this area but may be advantageous for a quick sale.
Sales Prices in this Neighborhood	Low: \$355,000 High: \$370,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	15603 Goldbar Drive	23511 Friar Creek Rd	520 Orchard Ave	15808 Wallace Falls Loop Rd
City, State	Gold Bar, WASHINGTON	Monroe, WA	Gold Bar, WA	Gold Bar, WA
Zip Code	98251	98272	98251	98251
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	11.34 ¹	0.61 ¹	0.21 ¹
Property Type	Manuf. Home	SFR	SFR	SFR
Original List Price \$	\$	\$324,000	\$395,000	\$419,950
List Price \$	--	\$324,000	\$389,500	\$419,950
Original List Date		03/03/2022	10/05/2021	12/08/2021
DOM · Cumulative DOM	-- · --	5 · 7	7 · 156	46 · 92
Age (# of years)	37	39	29	1
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	Other Manufactured	Other Manufactured	Other Manufactured	Other Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,300	924	1,232	1,498
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	0.55 acres	0.17 acres	0.24 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Enjoy over half an acre of property located on a quiet cul-de-sac 10 minutes out of downtown Monroe. You have the opportunity to put finishing touches on the current home or build your dream home. The adjacent lot included provides privacy and keeps you surrounded by forest. Entertain in your large backyard and don't miss the fire pit area towards the back of the property.
- Listing 2** Beautiful 3 bdrm, 2 bath manufactured home. Open concept great room for easy entertaining. Living room with beautiful bay window. Clean looks throughout with your white/gray color scheme. Master bedroom has private bath and walk in closet. 2 nice size bedrooms on opposite side of house. All appliances stay, including washer and dryer. Large deck for BBQ and entertaining. Plenty of parking spaces in front and back. Yard is nice size and fully fenced.
- Listing 3** Manufactured home with mountain views. Comes with one year home warranty. Open concept, large kitchen with kitchen island-opens to dining, and spacious living room. Includes oven/stove, dishwasher, refrigerator. Separate mudroom/utility room off kitchen with space for a pantry. All three bedrooms are great sizes with all having walk-in closets. Energy star. If you like being near outdoor activities yet only one hour away from Seattle, you'll love it here. Great high-speed internet for those who want to work from home. New manufactured home next door, great neighborhood. Ample parking on the lot.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	15603 Goldbar Drive	40924 Wallace Falls Loop Rd	249 7th	15818 356th Ave Se
City, State	Gold Bar, WASHINGTON	Gold Bar, WA	Gold Bar, WA	Sultan, WA
Zip Code	98251	98251	98251	98294
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.45 ¹	3.29 ¹
Property Type	Manuf. Home	SFR	SFR	SFR
Original List Price \$	--	\$355,000	\$361,000	\$370,000
List Price \$	--	\$355,000	\$369,000	\$370,000
Sale Price \$	--	\$355,000	\$361,000	\$370,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	12/10/2021	11/19/2021	09/30/2021
DOM · Cumulative DOM	-- · --	14 · 57	16 · 54	19 · 64
Age (# of years)	37	35	44	15
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	Other Manufactured	Other Manufactured	Other Manufactured	Other Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,300	1,152	1,152	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	None	None	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	0.2 acres	0.2 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,400	+\$1,300	-\$9,400
Adjusted Price	--	\$362,400	\$362,300	\$360,600

* Sold 1 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** Great opportunity to own an affordable 3 bedroom 2 bath home in this market! Quartz countertops & stainless appliances. 2 remodeled baths! Interior recently upgraded w/new laminate, carpet, fixtures & Interior & Exterior paint. Large deck! Room for your RV! Great Location. Quiet, secluded. Gateway to hiking, biking, kayaking, camping and more.! Adjustments: GLA 7400
- Sold 2** This home offers 2 car detached shop/garage, RV/boat parking and large fenced back yard! Kitchen cabinets, butcher block counter tops, tile back splash, SS appliances, motion activated lighting, flooring, and beautiful reclaimed barn wood accent walls + extra details you will love! Fresh paint inside-n-out, new gravel w/tons of parking! Back deck adjacent to large entertainment patio and opens to a sprawling green space ~ room for garden too! Outbuilding + a shop boasting storage areas and a work space. Adjustments: Age: 1400, GLA: 7400, Bed: 2500 Garage: -10,000
- Sold 3** Don't miss your shot with this 1400 sqft 3 bedroom 2 full bath home. Large master and adjoining bathroom with soaking tub, stand up shower and double sink vanity. Lovingly cared for and upgraded with gray cabinetry, Laminate flooring and Corian countertops. All appliances included. New windows, full concrete slab and concrete board skirting. VA, FHA, approved. 8276 sqft lot landscaped to inspire any fairy tale, hand crafted hobby shed and chicken run, concrete raised garden beds, Fully fenced back and front yard with English roses throughout. Great community private gated beach access to one of the best swimming spots around. Adjustments: Age: -4400, GLA: -5000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject has not been sold or listed in the last 12 months.				
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	\$362,000	\$362,000
Sales Price	\$360,600	\$360,600
30 Day Price	\$360,600	--
Comments Regarding Pricing Strategy		
I based this report on comparing all manufactured homes to the subject property and I considered all differences, location, design as well as appeal when arriving at the subjects final values. It was necessary to increase the distance due to a shortage of these type of properties.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
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Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 23511 Friar Creek Rd
Monroe, WA 98272



Front

L2 520 Orchard Ave
Gold Bar, WA 98251



Front

L3 15808 Wallace Falls Loop Rd
Gold Bar, WA 98251



Front

Sales Photos

S1 40924 Wallace Falls Loop Rd
Gold Bar, WA 98251



Front

S2 249 7th
Gold Bar, WA 98251



Front

S3 15818 356th Ave SE
Sultan, WA 98294



Front

ClearMaps Addendum

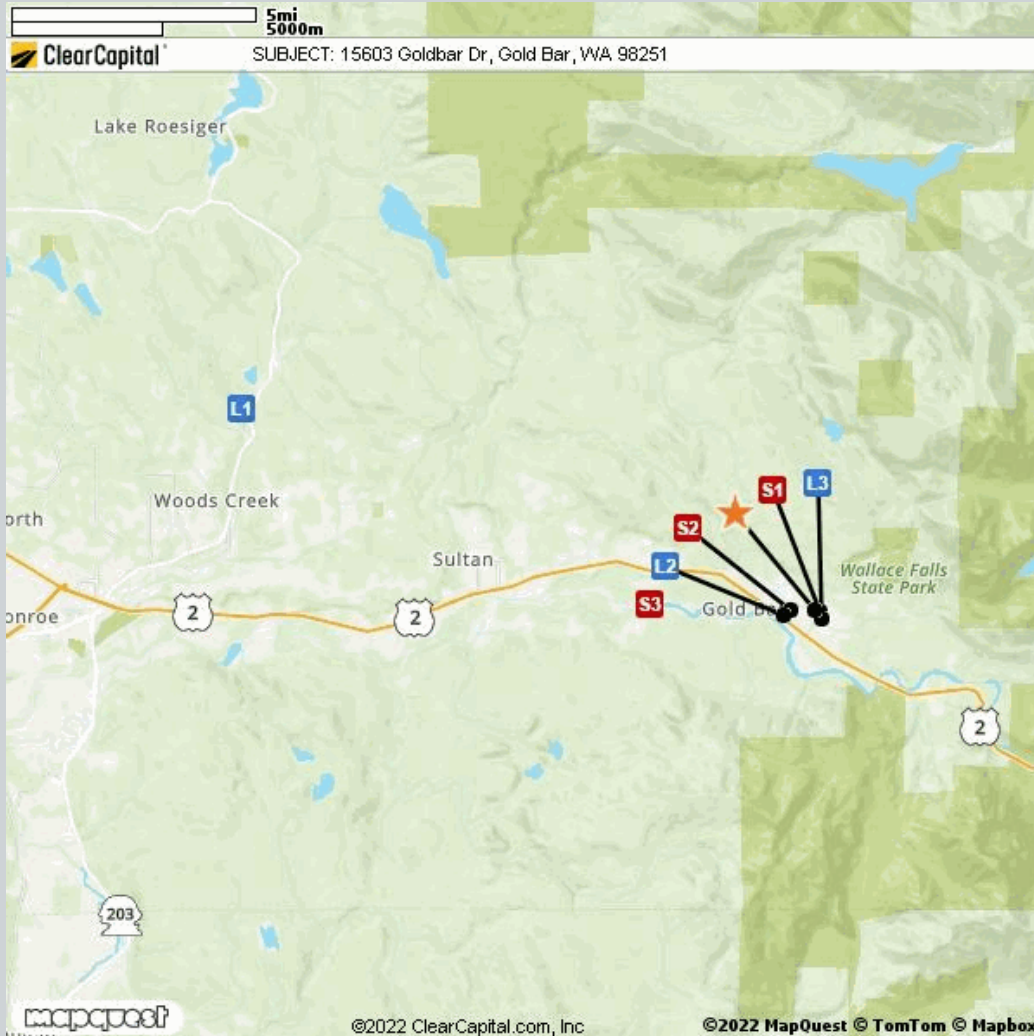
Address ★ 15603 Goldbar Drive, Gold Bar, WASHINGTON 98251

Loan Number 45825

Suggested List \$362,000

Suggested Repaired \$362,000

Sale \$360,600



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15603 Goldbar Drive, Gold Bar, Washington 98251	--	Parcel Match
L1	23511 Friar Creek Rd, Monroe, WA 98272	11.34 Miles ¹	Parcel Match
L2	520 Orchard Ave, Gold Bar, WA 98251	0.61 Miles ¹	Parcel Match
L3	15808 Wallace Falls Loop Rd, Gold Bar, WA 98251	0.21 Miles ¹	Street Centerline Match
S1	40924 Wallace Falls Loop Rd, Gold Bar, WA 98251	0.09 Miles ¹	Parcel Match
S2	249 7th, Gold Bar, WA 98251	0.45 Miles ¹	Parcel Match
S3	15818 356th Ave Se, Sultan, WA 98294	3.29 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.

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

Broker Name	Lori Templeton	Company/Brokerage	Williams Real Estate Brokers
License No	112788	Address	5523 67th Dr. SE Snohomish WA 98290
License Expiration	04/26/2023	License State	WA
Phone	4252993977	Email	homesbylorit@gmail.com
Broker Distance to Subject	22.02 miles	Date Signed	03/09/2022

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:

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.