

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	24040 Ne Holladay Street, Troutdale, OREGON 97060	Order ID	8108925	Property ID	32500790
Inspection Date	04/08/2022	Date of Report	04/10/2022		
Loan Number	46284	APN	R321993		
Borrower Name	Catamount Properties 2018 LLC	County	Multnomah		

Tracking IDs

Order Tracking ID	BPO_Update_04.06.22	Tracking ID 1	BPO_Update_04.06.22
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject appears to be maintained and in marketable condition from what I could see in the drive by. No issues to call out.
R. E. Taxes	\$4,928	
Assessed Value	\$288,150	
Zoning Classification	Residential R12	
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 Homes in the area differ in age, style, condition, lot size and size. Close to shopping, parks and schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275000 High: \$900,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	24040 Ne Holladay Street	23520 Ne Holladay Pl	300 Creekside Ter	1185 Ne 27th St
City, State	Troutdale, OREGON	Wood Village, OR	Fairview, OR	Gresham, OR
Zip Code	97060	97060	97024	97030
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.96 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$510,000	\$419,900	\$499,500
List Price \$	--	\$510,000	\$419,990	\$499,500
Original List Date		03/31/2022	03/29/2022	01/16/2022
DOM · Cumulative DOM	-- · --	10 · 10	12 · 12	84 · 84
Age (# of years)	60	46	65	45
Condition	Average	Average	Good	Good
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	1.5 Stories other	1 Story Ranch/Rambler	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,106	1,976	1,762	1,292
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 3	4 · 3	4 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	50%	0%	0%	100%
Basement Sq. Ft.	1,320	--	--	599
Pool/Spa	--	--	--	--
Lot Size	.4 acres	0.28 acres	0.15 acres	0.18 acres
Other	--	--	--	--

* Listing 1 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** Two bedroom suites, plus 2 additional bedrooms and den. Two living spaces, spacious remodeled kitchen and attached dining room. This home is perfect for multi-gen or long term guests. Enjoy the private back yard with multiple seating areas for entertaining. Plenty of space to garden or enjoy the outdoors this spring and summer. Located in quiet, established neighborhood with easy access to freeway
- Listing 2** DOUBLE master suites, 2-car overside garage and RV/BOAT PARKING! View of MT. HOOD! One master suite on main and one upstairs. New roof in 2019! Brand new stove range & Dishwasher! New exterior painting! New flooring on main! Upstairs & Livingroom flooring updated in 2015. Convenient location! Minutes to shopping centers, like WALMART, FRED MEYERS, LOWES and others.
- Listing 3** Open floor plan, lots of light, kitchen w/breakfast bar, great room w/built-in & fireplace. 3 BRs on main, incl. master w/ensuite. Lower level has 3rd full bath w/laundry, plus huge flex room w/fireplace & big windows--could be 4th BR, work-at-home space, family or media room! Corner lot, secluded fenced yard w/deck & garden shed. Oversized 2 car garage w/work bench, plus RV pad. Close to shops, restaurants, parks.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	24040 Ne Holladay Street	23780 Ne Holladay St	935 Ne 239th Pl	23765 Ne Holladay St
City, State	Troutdale, OREGON	Wood Village, OR	Wood Village, OR	Wood Village, OR
Zip Code	97060	97060	97060	97060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.07 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,999	\$595,000	\$849,900
List Price \$	--	\$599,999	\$595,000	\$824,900
Sale Price \$	--	\$650,000	\$595,000	\$765,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/30/2021	06/04/2021	01/27/2022
DOM · Cumulative DOM	-- · --	48 · 48	31 · 31	64 · 64
Age (# of years)	60	48	57	49
Condition	Average	Good	Good	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	1.5 Stories other	2 Stories Ranch/Rambler	1.5 Stories other	2 Stories Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,106	2,422	1,550	2,124
Bdrm · Bths · ½ Bths	3 · 1 · 1	5 · 2 · 1	3 · 2	5 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	100%	100%	100%
Basement Sq. Ft.	1320	500	1,500	2,100
Pool/Spa	--	Pool - Yes	--	--
Lot Size	.4 acres	0.23 acres	0.38 acres	0.28 acres
Other	--	--	--	--
Net Adjustment	--	-\$48,040	-\$8,160	-\$78,400
Adjusted Price	--	\$601,960	\$586,840	\$686,600

* 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** -\$10,000 for upgrades, -\$12640 for sq footage, \$24600 for basement, -\$20000 for garage, -\$20000 for bed count and -\$10000 for bath count. updated home in park-like setting! Vaulted wood-beam ceilings, spacious kitchen, hardwood floors, freshly painted throughout, all 5 bedrooms on main floor with 2.1 baths, 2 wood burning fireplaces bring a wonderful coziness to shared spaces, outside boasts an in-ground pool, covered patio and beautiful mature landscaping.
- Sold 2** \$22240 for sq footage, -\$5000 for bath count, -\$5400 for basement, -\$10000 for garage, -\$10,000 for upgrades. remodeled cool bungalow style home on .38 acre parklike corner lot. Functional age 2018. Newer roof, windows, Furnace, Water heater, kitchen, baths, fixtures,. Restored hardwoods, new designer carpets/paints. Top grade landscaping. Lower level perfect for extended family area. High ceilings. bright, full remodeled. Views of Wash.
- Sold 3** -\$20000 for bed count, -\$15000 for bath count, -\$23400 for basement, -\$20000 for garage. e home in Wood Village with territorial views of the Columbia River and Camas. Updates and remodeled throughout; potential for ADU setup and separate living quarters in the basement with a kitchenette and easy additions possible. Open floor plan, sub zero fridge, vaulted ceilings, gas fireplaces, extra storage, oversized garage, office, new deck, landscaped exterior, professionally sealed attic

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				According to tax record sold on 9/28/2021. No listing info available as it hasn't been listed in local MLS since 2017.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	09/28/2021	\$455,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$600,000	\$600,000
Sales Price	\$600,000	\$600,000
30 Day Price	\$575,000	--
Comments Regarding Pricing Strategy		
Search criteria was back 12 months, up to 1 mile, up to 5 beds and 4 baths, 1100-2500 sq feet, with or without a basement. Search criteria was forced to be relaxed due to low inventory in the market. Of the comps returned, in my opinion these 6 best reflect the value of the subject.		

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



Front



Front



Front



Front

Listing Photos

L1 23520 NE Holladay Pl
Wood Village, OR 97060



Front

L2 300 Creekside Ter
Fairview, OR 97024



Front

L3 1185 NE 27th St
Gresham, OR 97030



Front

Sales Photos

S1 23780 NE Holladay St
Wood Village, OR 97060



Front

S2 935 NE 239th Pl
Wood Village, OR 97060



Front

S3 23765 NE Holladay St
Wood Village, OR 97060



Front

ClearMaps Addendum

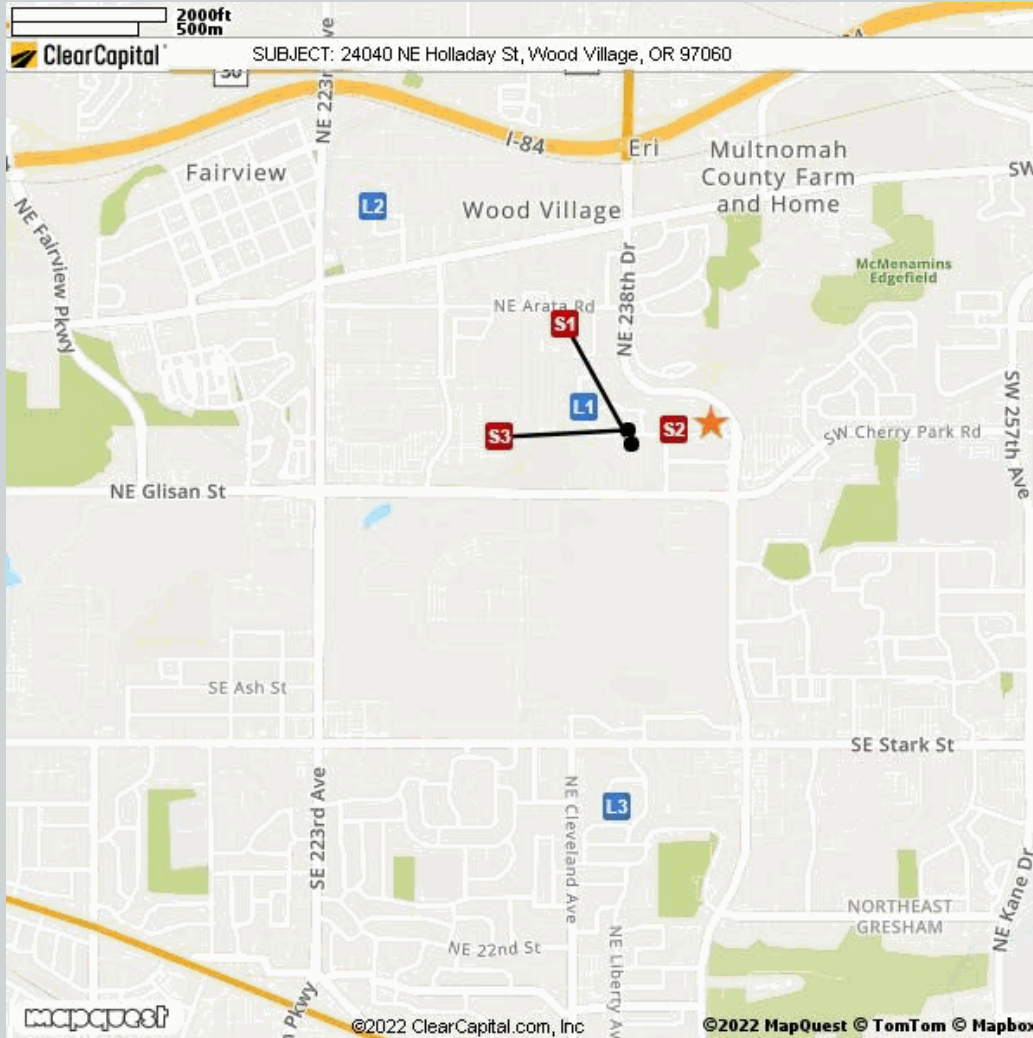
Address ★ 24040 Ne Holladay Street, Troutdale, OREGON 97060

Loan Number 46284

Suggested List \$600,000

Suggested Repaired \$600,000

Sale \$600,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	24040 Ne Holladay Street, Troutdale, Oregon 97060	--	Parcel Match
L1 Listing 1	23520 Ne Holladay Pl, Troutdale, OR 97060	0.29 Miles ¹	Parcel Match
L2 Listing 2	300 Creekside Ter, Fairview, OR 97024	0.96 Miles ¹	Parcel Match
L3 Listing 3	1185 Ne 27th St, Gresham, OR 97030	0.93 Miles ¹	Parcel Match
S1 Sold 1	23780 Ne Holladay St, Troutdale, OR 97060	0.14 Miles ¹	Parcel Match
S2 Sold 2	935 Ne 239th Pl, Troutdale, OR 97060	0.07 Miles ¹	Parcel Match
S3 Sold 3	23765 Ne Holladay St, Troutdale, OR 97060	0.15 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	Jefty Dean Metzdorf	Company/Brokerage	Weichert Realtors on Main Street
License No	201220442	Address	197 N Hayden Bay Drive Portland OR 97217
License Expiration	08/31/2022	License State	OR
Phone	2088419912	Email	JEFTYMETZDORF@HOTMAIL.COM
Broker Distance to Subject	13.53 miles	Date Signed	04/10/2022

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.