

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	1923 W 6th Street, Port Angeles, WASHINGTON 98363	Order ID	8108925	Property ID	32500797
Inspection Date	04/12/2022	Date of Report	04/15/2022		
Loan Number	46322	APN	0630009002500000		
Borrower Name	Catamount Properties 2018 LLC	County	Clallam		

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 R 18 LLC	Condition Comments	
R. E. Taxes	\$2,087	Subject is being remodeled and appears to be in average/good condition without any deferred maintenance. Photo of dumpster in the back, newer windows with stickers still intact.	
Assessed Value	\$174,159		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood of homes of similar sizes, styles and ages. No adverse/negative influences noted. subject within 1-3 miles of shopping and amenities.	
Sales Prices in this Neighborhood	Low: \$249000 High: \$704600		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1923 W 6th Street	1138 W 7th Street	2034 E 3rd Avenue	1809 W Tenth Street
City, State	Port Angeles, WASHINGTON	Port Angeles, WA	Port Angeles, WA	Port Angeles, WA
Zip Code	98363	98363	98362	98363
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	3.71 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$435,000	\$379,000
List Price \$	--	\$399,000	\$435,000	\$379,000
Original List Date		02/11/2022	03/08/2022	03/17/2022
DOM · Cumulative DOM	-- · --	15 · 63	24 · 38	4 · 29
Age (# of years)	48	23	51	50
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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,008	1,360	1,280	1,288
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 1 Car	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.16 acres	.22 acres	.25 acres
Other	partially fenced	n, a	gazebo	n, a

* 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** 3BR 2BA home on a corner lot within walking distance to a city park! Attached 2-car garage, paved driveway, wood decks, and a lot of lawn space. Interior welcomes you with cozy floor plan; recessed living room with vaulted ceiling, vinyl windows, natural light, oak cabinetry, wood trim, spacious master bedroom with attached bathroom, separate laundry room, and so much more.
- Listing 2** Three Bedroom Two Bath, oversized Utility Room with Storage situated on large lot. Large Shop behind the house with its own driveway. Shop has rooms that have been built with temporary walls making it easy to convert back to open shop. Parking for RV's, boat or other toys. Garden shed, Rose Bush garden and spot to plant your garden. Outdoor covered patio or uncovered patio to sit and view the Mountains. This house has been well cared for and is ready for new owners.
- Listing 3** Offers: Seller will review offers on Offer Review Date (may review/accept soon)

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1923 W 6th Street	204 S Francis Street	1423 W 7th Street	232 E Vashon Avenue
City, State	Port Angeles, WASHINGTON	Port Angeles, WA	Port Angeles, WA	Port Angeles, WA
Zip Code	98363	98362	98363	98362
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.69 ¹	0.55 ¹	2.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$335,000	\$329,000
List Price \$	--	\$385,000	\$335,000	\$329,000
Sale Price \$	--	\$420,000	\$362,000	\$365,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/07/2022	03/29/2022	02/25/2022
DOM · Cumulative DOM	-- · --	5 · 44	7 · 33	5 · 35
Age (# of years)	48	61	33	43
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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,008	1,185	1,136	1,040
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 1 Car	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.16 acres	.16 acres	.16 acres
Other	partially fenced	fence, shop, patio	fenced, patio, outbuilding	deck, partially fenced
Net Adjustment	--	-\$7,500	-\$2,500	\$0
Adjusted Price	--	\$412,500	\$359,500	\$365,000

* 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** Adjusted for garage and bedroom. Charming Del Guzzi built home conveniently located near the YMCA, Dream Playground, Tennis Courts and Skate Park. Fully fenced back yard with covered patio, beautiful landscaping with a drip system and a 920 square foot 2 car detached garage plus additional workshop area. 2 bedrooms on the main level with one on the 2nd floor plus an unfinished area that could be made into a 4th bedroom or office. Refinished hardwood floors, an energy efficient ductless heat pump, all appliances are included, and the roof is only approximately 5 years old. Currently a successful vacation rental so most of the furnishings can be purchased separately to have a turnkey VRBO! Just minutes to downtown, the Olympic Discovery Trail & the Coho Ferry to Victoria.
- Sold 2** Adjusted for garage. Westside Rambler in a great neighborhood that is close to Shane Park, schools and has easy access to downtown. The home features 3 bedrooms, 1.5 baths, a fenced backyard and plenty of parking. Bring your paint brush and a little elbow grease for instant equity.
- Sold 3** Enjoy peekaboo water views from the terraced front yard, deck and living room of this 3 bedroom, 1 bath home. There are Bamboo floors in the living room with new (Swedish) wood stove on a custom tile base. Off the kitchen, sliding doors lead from the dining area to the deck. One car attached garage, which is accessible from the alley, with room to park your RV. The fenced backyard keeps the deer out of your raised garden beds. Near schools and shopping. Owner has done many updates over the years. Updated appliances, windows, flooring and all doors have all been replaced. Waterline from the street to home has also been replaced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None located.			
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	\$359,500	\$359,500
Sales Price	\$359,500	\$359,500
30 Day Price	\$359,500	--
Comments Regarding Pricing Strategy		
Subject comps used are the best available at the time of the inspection.		

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.
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Subject Photos



Front



Front



Address Verification



Address Verification



Side



Street

Subject Photos



Street



Garage

Listing Photos

L1 1138 W 7th Street
Port Angeles, WA 98363



Front

L2 2034 E 3rd Avenue
Port Angeles, WA 98362



Front

L3 1809 W Tenth Street
Port Angeles, WA 98363



Front

Sales Photos

S1 204 S Francis Street
Port Angeles, WA 98362



Front

S2 1423 W 7th Street
Port Angeles, WA 98363



Front

S3 232 E Vashon Avenue
Port Angeles, WA 98362



Front

ClearMaps Addendum

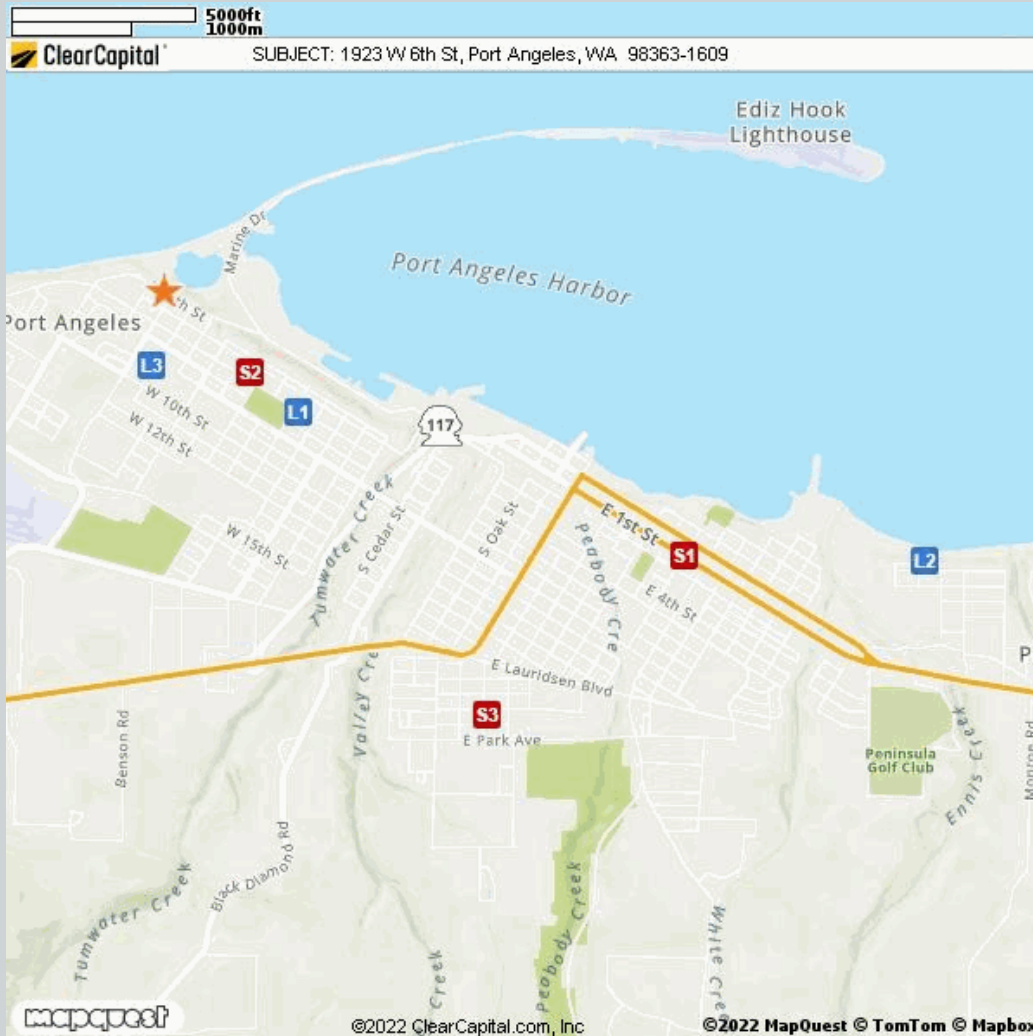
Address ★ 1923 W 6th Street, Port Angeles, WASHINGTON 98363

Loan Number 46322

Suggested List \$359,500

Suggested Repaired \$359,500

Sale \$359,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1923 W 6th Street, Port Angeles, Washington 98363	--	Parcel Match
L1 Listing 1	1138 W 7th Street, Port Angeles, WA 98363	0.83 Miles ¹	Parcel Match
L2 Listing 2	2034 E 3rd Avenue, Port Angeles, WA 98362	3.71 Miles ¹	Parcel Match
L3 Listing 3	1809 W Tenth Street, Port Angeles, WA 98363	0.31 Miles ¹	Parcel Match
S1 Sold 1	204 S Francis Street, Port Angeles, WA 98362	2.69 Miles ¹	Parcel Match
S2 Sold 2	1423 W 7th Street, Port Angeles, WA 98363	0.55 Miles ¹	Parcel Match
S3 Sold 3	232 E Vashon Avenue, Port Angeles, WA 98362	2.44 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	Janet Moore	Company/Brokerage	First Carriage House Realty
License No	24122	Address	3294 East Harbor Road Langley WA 98260
License Expiration	03/01/2023	License State	WA
Phone	3609142460	Email	mobile@reocafe.com
Broker Distance to Subject	44.19 miles	Date Signed	04/15/2022

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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