

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	8111 Ne 94th Street, Vancouver, WASHINGTON 98662	Order ID	7591890	Property ID	31100832
Inspection Date	09/17/2021	Date of Report	09/18/2021		
Loan Number	46361	APN	105614182		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs			
Order Tracking ID	0916BPO	Tracking ID 1	CAT
Tracking ID 2	--	Tracking ID 3	--

General Conditions		
Owner	Fowler James	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$3,392	
Assessed Value	\$332,759	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$272,000 High: \$486,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8111 Ne 94th Street	6203 Ne 104th Ct	6105 Ne Erin Wy	6903 Ne 55th St
City, State	Vancouver, WASHINGTON	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98662	98662	98686	98661
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.95 ¹	0.97 ¹	2.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$369,900	\$350,000
List Price \$	--	\$379,000	\$369,900	\$360,000
Original List Date		09/16/2021	08/26/2021	08/13/2021
DOM · Cumulative DOM	-- · --	1 · 2	22 · 23	35 · 36
Age (# of years)	42	43	25	14
Condition	Average	Good	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 Ranch	1 Story Ranch	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,568	1,278	1,536	1,536
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.180 acres	0.17 acres	0.26 acres	0.09 acres
Other	None	None	None	None

* 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 The comparable property is superior in condition and similar in view to the subject property. Adjustments:Condition:\$-3750,GLA:\$5800,Total Adjustment:\$2050,Net Adjustment Value:\$381050

Listing 2 The comparable property is similar in bed count and condition to the subject property. Adjustments:,Age:\$-425,Lot:\$-160,Total Adjustment:\$-585,Net Adjustment Value:\$369315

Listing 3 The comparable property is superior in bath count and style to the subject property. Adjustments:,HBath:\$-1000,Age:\$-700,Lot:\$180,Total Adjustment:\$-1520,Net Adjustment Value:\$358480

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8111 Ne 94th Street	6505 Ne 58th St	8911 Ne 78th Cir	9712 Ne 84th Wy
City, State	Vancouver, WASHINGTON	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98662	98661	98662	98662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.95 ¹	0.92 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$325,000	\$439,900
List Price \$	--	\$359,000	\$325,000	\$439,900
Sale Price \$	--	\$368,000	\$340,000	\$405,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/26/2021	04/30/2021	05/27/2021
DOM · Cumulative DOM	-- · --	37 · 37	15 · 15	25 · 25
Age (# of years)	42	71	55	25
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 Ranch	1 Story Ranch	Split split entry	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,568	1,560	1,820	1,648
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 2 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.180 acres	0.24 acres	0.25 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,605	-\$4,855	-\$3,025
Adjusted Price	--	\$376,605	\$335,145	\$401,975

* 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** The comparable property is inferior in bed count and inferior in lot size to the subject property. Adjustments:,Bed:\$4000,Bath:\$2000,HBath:\$-1000,Age:\$725,Garage:\$2000,Lot:\$-120, sold date adjustment=\$1000, Total Adjustment:8605,Net Adjustment Value:\$376605
- Sold 2** The comparable property is similar in condition and view to the subject property. Adjustments:,HBath:\$-1000,GLA:\$-5040,Age:\$325,Lot:\$-140, sold date adjustment=\$1000, Total Adjustment:-4855,Net Adjustment Value:\$335145
- Sold 3** The comparable property is superior in GLA and inferior in lot size to the subject property. Adjustments:,GLA:\$-1600,Age:\$-425,Garage:\$-2000, sold date adjustment=\$1000, Total Adjustment:-3025,Net Adjustment Value:\$401975

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$375,000	\$375,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
<p>When I searched a distance up to 1 mile, GLA +/- 20% sqft, lot size 30% +/- sqft, age 10% +/- years, and up to 12 months in time, there were limited comparable available. Even after exceeding the search criteria, the result remained the same. So it was necessary to exceed the proximity and search up to 2 miles. Due to the limited comparable, it was necessary to exceed the style, condition, year built, bed/bath count and lot size. In order to stay within the guidelines closer to the subject's attributes and within the miles, it was necessary to use a comp with sales date beyond 3-6 months. Due to limited comparable from same location, it was necessary to use comparable from across the highway and major roads, but from similar neighborhood. It will not affect the current market value and marketability of the subject. In delivering final valuation, most weight has been placed on CS2 and LC2 as they were similar to subject GLA and overall structure.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 2.02 miles and the sold comps closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 6203 NE 104th Ct
Vancouver, WA 98662



Front

L2 6105 NE Erin Wy
Vancouver, WA 98686



Front

L3 6903 NE 55th St
Vancouver, WA 98661



Front

Sales Photos

S1 6505 NE 58th St
Vancouver, WA 98661



Front

S2 8911 NE 78th Cir
Vancouver, WA 98662



Front

S3 9712 NE 84th Wy
Vancouver, WA 98662



Front

ClearMaps Addendum

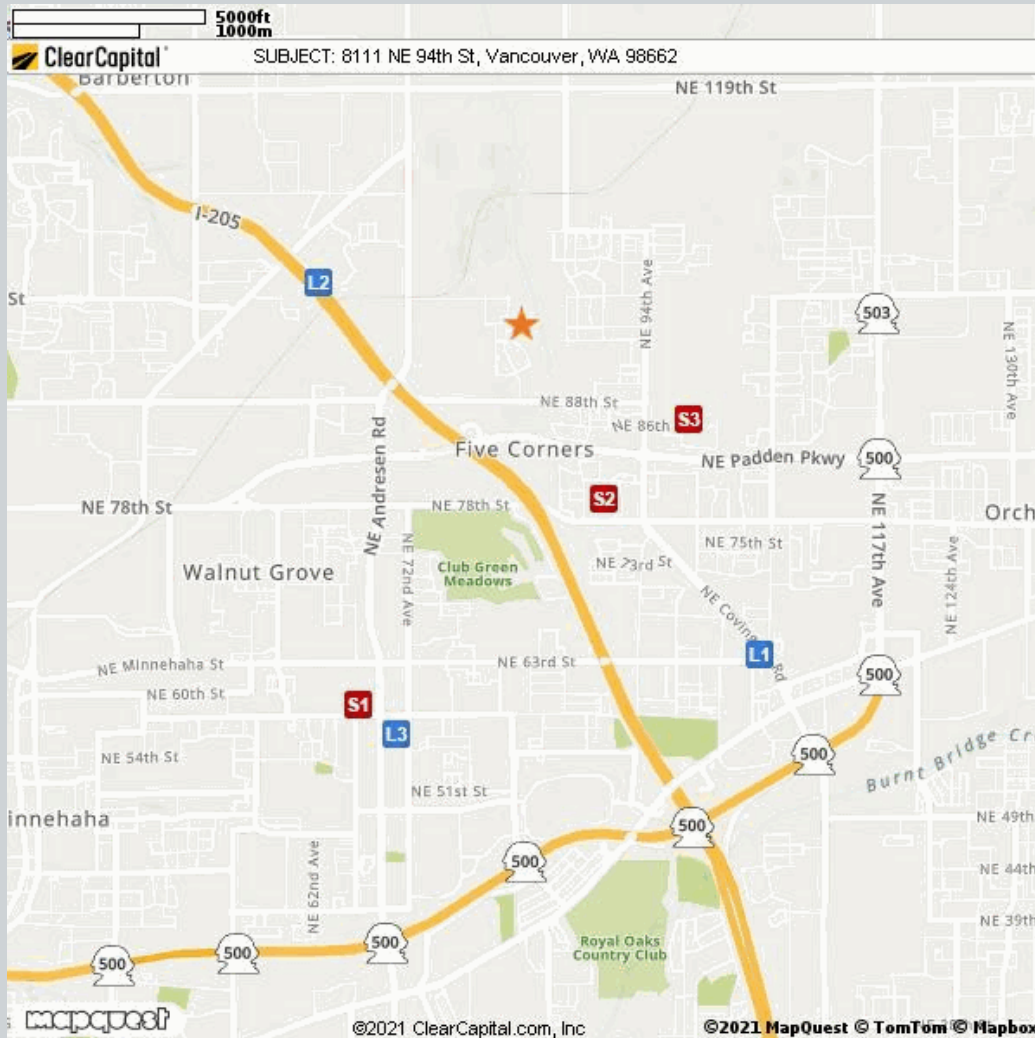
Address ★ 8111 Ne 94th Street, Vancouver, WASHINGTON 98662

Loan Number 46361

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8111 Ne 94th Street, Vancouver, Washington 98662	--	Parcel Match
L1 Listing 1	6203 Ne 104th Ct, Vancouver, WA 98662	1.95 Miles ¹	Parcel Match
L2 Listing 2	6105 Ne Erin Wy, Vancouver, WA 98686	0.97 Miles ¹	Parcel Match
L3 Listing 3	6903 Ne 55th St, Vancouver, WA 98661	2.02 Miles ¹	Parcel Match
S1 Sold 1	6505 Ne 58th St, Vancouver, WA 98661	1.95 Miles ¹	Parcel Match
S2 Sold 2	8911 Ne 78th Cir, Vancouver, WA 98662	0.92 Miles ¹	Parcel Match
S3 Sold 3	9712 Ne 84th Wy, Vancouver, WA 98662	0.94 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	Marcela Roberts	Company/Brokerage	Bang Realty
License No	26025	Address	4112 NE 50th Ave Vancouver WA 98661
License Expiration	03/29/2022	License State	WA
Phone	5034570270	Email	Vancouverbpo@bangrealty.com
Broker Distance to Subject	3.03 miles	Date Signed	09/18/2021

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.