

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	13106 178th Drive Se, Snohomish, WA 98290	Order ID	7632908	Property ID	31319039
Inspection Date	10/01/2021	Date of Report	10/03/2021		
Loan Number	46452	APN	00404400000800		
Borrower Name	Catamount Properties 2018 LLC	County	Snohomish		

Tracking IDs					
Order Tracking ID	1001BPO	Tracking ID 1	1001BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Renato Delblanco	Condition Comments Home appears to need exterior painting or staining- metal roof appears in average condition- some landscaping is needed. Above average lot size- on septic. Per MLS photos-interior needs updating and minor repairs.
R. E. Taxes	\$3,925	
Assessed Value	\$330,800	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lockbox)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments Neighborhood is a mixture of older modest sized homes on large lots to newer construction of larger upscale homes on acreage. Rural location but close in to all services. Market is appreciating rapidly with historically low inventory and very high demand. REO activity is declining.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$1,000,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	13106 178th Drive Se	26315 Florence Acres Rd	13813 Chain Lake Rd	12906 184th Dr Se
City, State	Snohomish, WA	Monroe, WA	Monroe, WA	Snohomish, WA
Zip Code	98290	98272	98272	98290
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.31 ¹	1.48 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$599,000	\$669,950
List Price \$	--	\$450,000	\$599,000	\$669,950
Original List Date		10/01/2021	10/01/2021	09/23/2021
DOM · Cumulative DOM	-- · --	1 · 2	1 · 2	9 · 10
Age (# of years)	43	50	51	31
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	Split split	1 Story 1 stry	Split split	Split split
# Units	1	1	1	1
Living Sq. Feet	1,836	1,352	1,910	1,880
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	.38 acres	.58 acres	.11 acres	.3 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.

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

Listing 1 One story home- needs updating- inferior sq footage and baths- similar condition, location, style, lot size and year built. fair market sale.

Listing 2 Split level home- Most similar comp- Similar location, style, year built and sq footage. Inferior lot size. fair market sale.

Listing 3 Two story home- superior condition, year built and quality- Similar style, sq footage and lot size. Fair market sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13106 178th Drive Se	347 N Kelsey St	12908 182nd Ave Se	14629 244th Dr Se
City, State	Snohomish, WA	Monroe, WA	Snohomish, WA	Monroe, WA
Zip Code	98290	98272	98290	98272
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.60 ¹	0.31 ¹	4.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$500,000	\$599,950
List Price \$	--	\$450,000	\$500,000	\$579,950
Sale Price \$	--	\$400,000	\$570,000	\$580,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	07/20/2021	07/28/2021	05/17/2021
DOM · Cumulative DOM	-- · --	25 · 75	16 · 48	11 · 46
Age (# of years)	43	111	43	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	Split split	2 Stories 2 stry	2 Stories 2 stry	1 Story 1 stry
# Units	1	1	1	1
Living Sq. Feet	1,836	1,700	1,686	2,048
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 1 · 1	3 · 2 · 1	3 · 1 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.38 acres	.22 acres	.59 acres	.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,800	+\$7,500	-\$6,850
Adjusted Price	--	\$425,800	\$577,500	\$573,150

* 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** Value adjustments +6800 sq footage +2000 garage +17000 year built. Most similar in condition- Inferior year built -similar sq footage, location and style. Fair market sale.
- Sold 2** Value adjustment +7500 sq footage. Most similar as repaired comp- similar sq footage, location, style, year built and lot size. Fair market sale.
- Sold 3** Value adjustments -10600 sq footage +1750 year built +2000 garage. Similar sq footage, location, style, year built and lot size. Superior condition. Fair market sale.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Home Smart	Home was listed on 09/16/2021 -pending 09/22/2021- sold 09/30/2021					
Listing Agent Name	Linda Piacitille						
Listing Agent Phone	206 372-1215						
# 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
09/16/2021	\$425,000	--	--	Sold	09/30/2021	\$451,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$505,000	\$515,000
Sales Price	\$500,000	\$510,000
30 Day Price	\$495,000	--
Comments Regarding Pricing Strategy		
Due to rural location, historically low inventory, above average sq footage, lot size and year built- search was expanded to a five mile radius with expanded year built, lot size, style, value range and lot size criteria. Very limited number of homes sold under \$500,000 and even fewer "fixer" homes -values given best reflect current market conditions with very low inventory and very high demand.		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Listing Photos

L1 26315 Florence Acres Rd
Monroe, WA 98272



Front

L2 13813 Chain Lake Rd
Monroe, WA 98272



Front

L3 12906 184th Dr SE
Snohomish, WA 98290



Front

Sales Photos

S1 347 N Kelsey St
Monroe, WA 98272



Front

S2 12908 182nd Ave SE
Snohomish, WA 98290



Front

S3 14629 244th Dr SE
Monroe, WA 98272



Front

ClearMaps Addendum

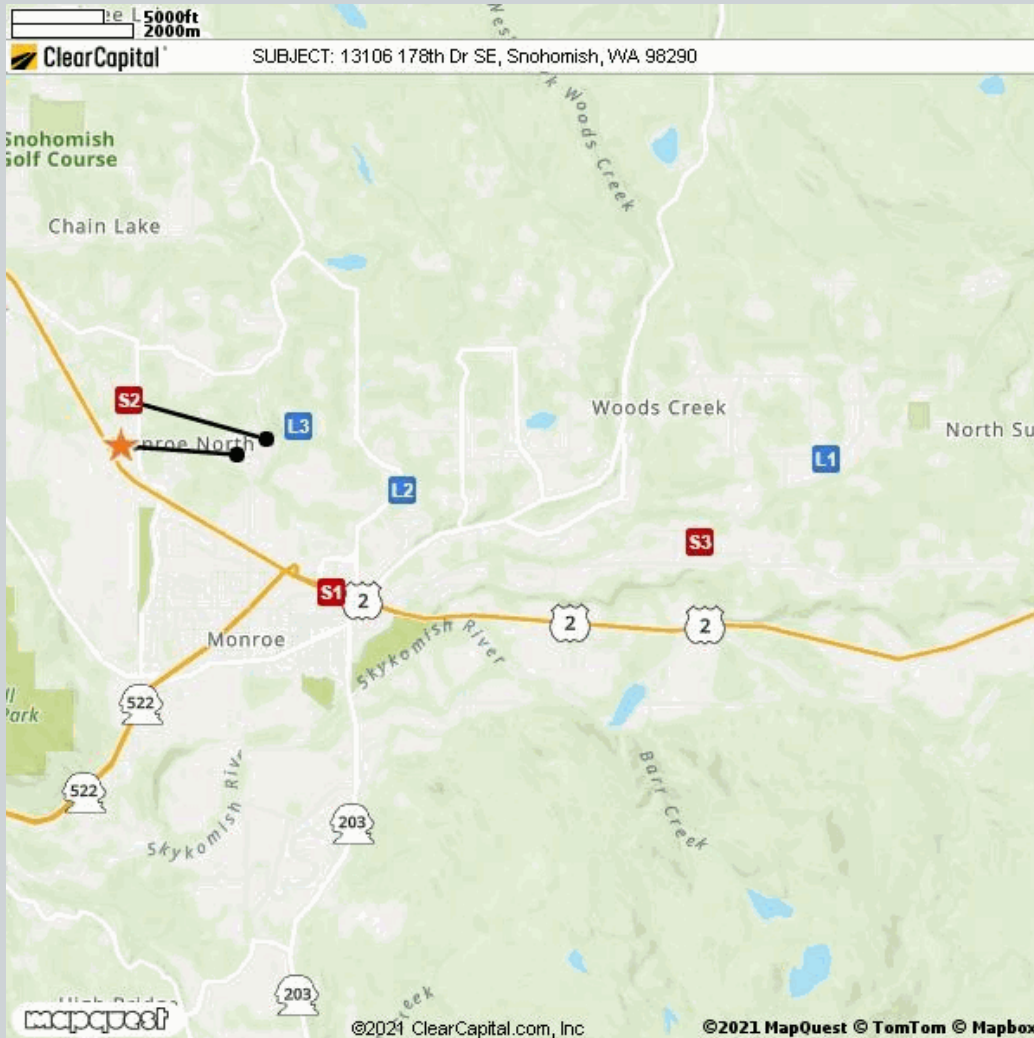
Address ★ 13106 178th Drive Se, Snohomish, WA 98290

Loan Number 46452

Suggested List \$505,000

Suggested Repaired \$515,000

Sale \$500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13106 178th Drive Se, Snohomish, WA 98290	--	Parcel Match
L1 Listing 1	26315 Florence Acres Rd, Monroe, WA 98272	5.31 Miles ¹	Parcel Match
L2 Listing 2	13813 Chain Lake Rd, Monroe, WA 98272	1.48 Miles ¹	Parcel Match
L3 Listing 3	12906 184th Dr Se, Snohomish, WA 98290	0.46 Miles ¹	Parcel Match
S1 Sold 1	347 N Kelsey St, Monroe, WA 98272	1.60 Miles ¹	Parcel Match
S2 Sold 2	12908 182nd Ave Se, Snohomish, WA 98290	0.31 Miles ¹	Parcel Match
S3 Sold 3	14629 244th Dr Se, Monroe, WA 98272	4.25 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	Dennis Sanders	Company/Brokerage	Williams Real Estate Brokers
License No	46079	Address	3021 74th Dr NE Marysville WA 98270
License Expiration	04/14/2022	License State	WA
Phone	4254222221	Email	dsbylake111@gmail.com
Broker Distance to Subject	11.91 miles	Date Signed	10/02/2021

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:

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