

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	1401 S Adams Street, Spokane, WASHINGTON 99203	Order ID	8444660	Property ID	33346344
Inspection Date	09/28/2022	Date of Report	09/28/2022		
Loan Number	46511	APN	353020506		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Beautiful Story Book Home ~ newly updated and restored, located directly across the street from Spokane's famous Rocket Bakery! Immediately welcomed and awed by the preserved natural woodwork and historical architectural design by Kirtland Cutter.
R. E. Taxes	\$2,947	
Assessed Value	\$251,730	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lockbox on property)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments Neighborhood in average condition. Market is stable in the area with increasing inventory over the last 6 months
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$274342 High: \$701800	
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	1401 S Adams Street	1127 W 20th Ave	517 W 14th Ave	703 W 20th Ave
City, State	Spokane, WASHINGTON	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99203	99203	99204	99203
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.48 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$605,000	\$599,000
List Price \$	--	\$400,000	\$605,000	\$565,000
Original List Date		08/25/2022	08/04/2022	08/11/2022
DOM · Cumulative DOM	-- · --	34 · 34	55 · 55	48 · 48
Age (# of years)	115	96	113	112
Condition	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Other	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	1,888	1,576	2,336	2,089
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	50%	0%
Basement Sq. Ft.	988	1,576	810	1,170
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.16 acres	0.16 acres	0.19 acres
Other	None	None	None	None

* Listing 3 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** This property is in a very upscale neighborhood on Spokane's South Hill on a corner lot. Located near Cannon Hill Park, Manito, High Dr. This home boasts 3 bedrooms on the main floor with an additional bedroom in the basement and 2 baths. Original hardwood floors under the carpet in the family room.
- Listing 2** This bright 4 bedroom / 2 bath home is packed with character and beautiful updates. Original wood floors with amazing woodwork and moldings throughout. Gorgeous kitchen with custom cabinets and high end appliances, main floor laundry and even a den/office off the kitchen. Upstairs are 4 large bedrooms and a full bathroom with clawfoot tub.
- Listing 3** Inside the home you have all the beautiful craftsmanship of the early 1900's with hardwood floors, all original wood trim and beams, and built-ins around the fireplace and in the dining room. Both floors feature 2 bedrooms and 1 updated bathroom.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1401 S Adams Street	1015 W 14th Ave	1120 W 14th Ave	1006 W 15th Ave
City, State	Spokane, WASHINGTON	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99203	99204	99204	99203
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.09 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$490,000	\$469,000	\$460,000
List Price \$	--	\$490,000	\$469,000	\$460,000
Sale Price \$	--	\$490,000	\$480,000	\$520,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/08/2022	05/25/2022	04/28/2022
DOM · Cumulative DOM	-- · --	50 · 50	26 · 26	35 · 35
Age (# of years)	115	112	117	117
Condition	Good	Good	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	2 Stories Traditional	2 Stories Other	1 Story Other	2 Stories Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,888	2,072	1,420	2,090
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	988	500	1,138	800
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.16 acres	0.11 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	-\$15,000	+\$20,000	-\$22,500
Adjusted Price	--	\$475,000	\$500,000	\$497,500

* 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** Large covered front porch. Natural wood work, wood floors, butler's pantry, built in china cabinet. Tall ceilings and large rooms. Nice garage off alley. Patio with pergola for summer bbq's and entertaining. 2nd floor has 3 large bedrooms and nice full bath. Main floor bed and 1/2 bath. Basement is clean and dry with family room, laundry and storage.
- Sold 2** Tastefully renovated over the past year this 4-bedroom, 2 bathroom home features charming white kitchen with custom tile back splash, dining room, brick wood burning fireplace with built-in surround shelving, and all new flooring throughout. Large main floor bathroom with the original clawfoot tub
- Sold 3** This 1905 home has been remodeled keeping the old charm and character. High ceilings and natural light flows throughout giving a nice touch. Owners suite is on the main level with 2 fun bedrooms and loft upstairs & one bedroom downstairs with additional family room.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Spokane - Main	Currently listed but not under contract.					
Listing Agent Name	Nate Juarez						
Listing Agent Phone	509-458-4000						
# 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	10/07/2021	\$310,000	Tax Records
08/21/2022	\$549,900	09/08/2022	\$539,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$500,000	\$500,000
Sales Price	\$500,000	\$500,000
30 Day Price	\$475,000	--
Comments Regarding Pricing Strategy		
Subject property appears to be recently remodeled. Market is stable in the area.		

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



Street

Listing Photos

L1 1127 W 20th Ave
Spokane, WA 99203



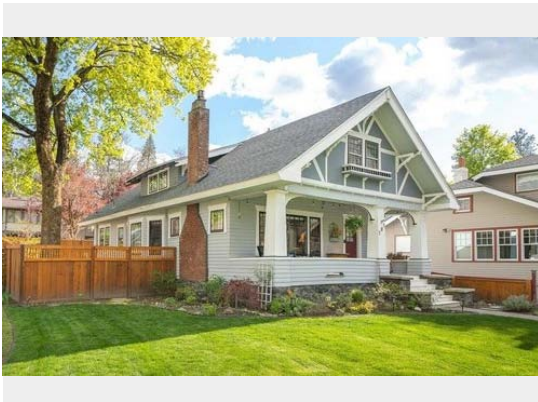
Front

L2 517 W 14th Ave
Spokane, WA 99204



Front

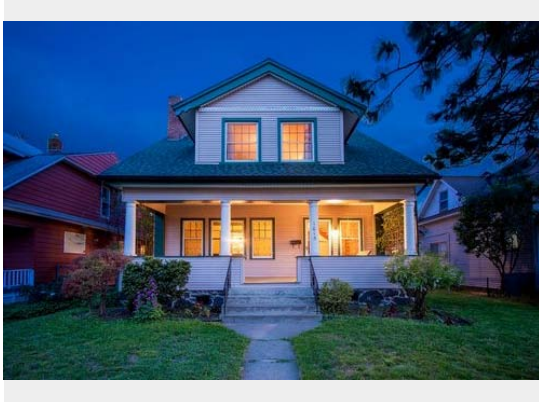
L3 703 W 20th Ave
Spokane, WA 99203



Front

Sales Photos

S1 1015 W 14th Ave
Spokane, WA 99204



Front

S2 1120 W 14th Ave
Spokane, WA 99204



Front

S3 1006 W 15th Ave
Spokane, WA 99203



Front

ClearMaps Addendum

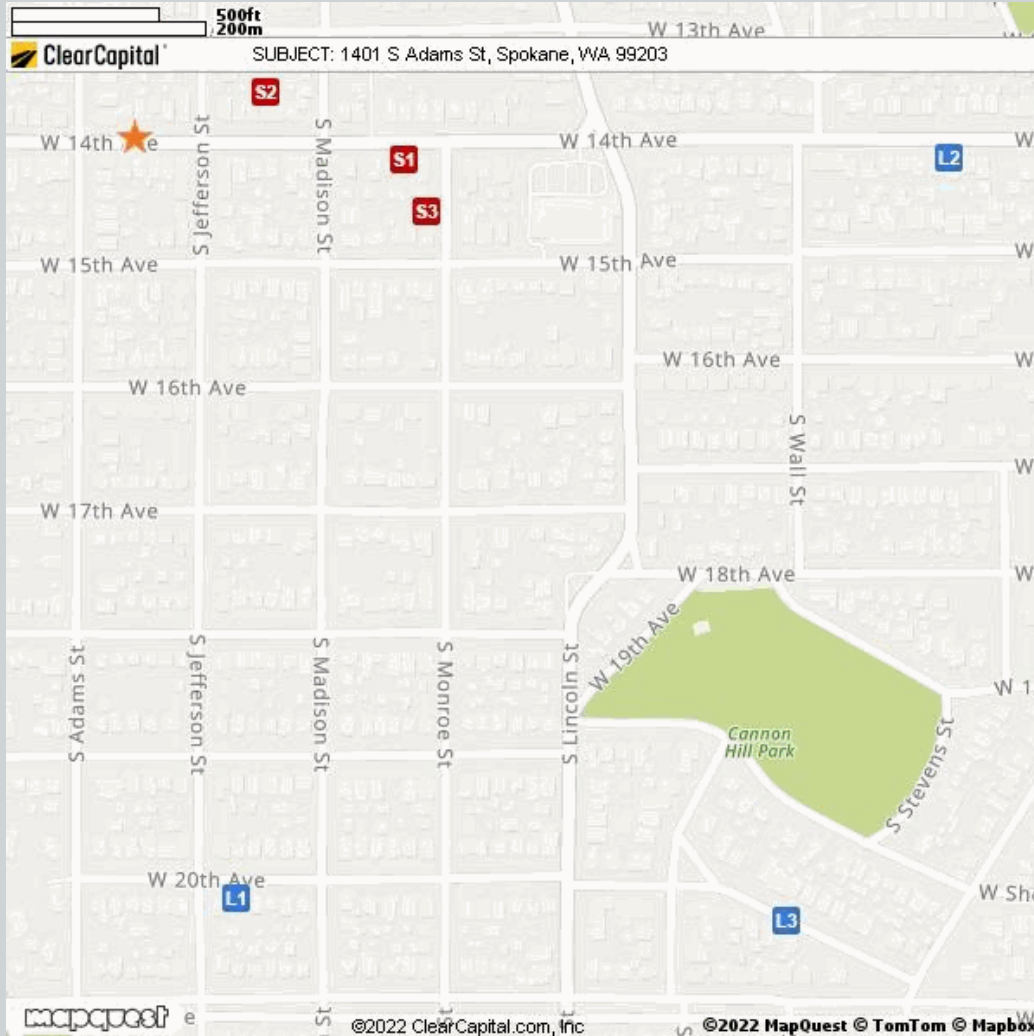
Address ★ 1401 S Adams Street, Spokane, WASHINGTON 99203

Loan Number 46511

Suggested List \$500,000

Suggested Repaired \$500,000

Sale \$500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1401 S Adams Street, Spokane, Washington 99203	--	Parcel Match
L1 Listing 1	1127 W 20th Ave, Spokane, WA 99203	0.44 Miles ¹	Parcel Match
L2 Listing 2	517 W 14th Ave, Spokane, WA 99204	0.48 Miles ¹	Parcel Match
L3 Listing 3	703 W 20th Ave, Spokane, WA 99203	0.59 Miles ¹	Parcel Match
S1 Sold 1	1015 W 14th Ave, Spokane, WA 99204	0.16 Miles ¹	Parcel Match
S2 Sold 2	1120 W 14th Ave, Spokane, WA 99204	0.09 Miles ¹	Parcel Match
S3 Sold 3	1006 W 15th Ave, Spokane, WA 99203	0.18 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	Jerald Jones	Company/Brokerage	Kelly Right Real Estate of Spokane
License No	73253	Address	7716 N Whitehouse Dr. Spokane WA 99208
License Expiration	02/07/2023	License State	WA
Phone	5097016408	Email	jjones2772@hotmail.com
Broker Distance to Subject	5.96 miles	Date Signed	09/28/2022

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.