

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	846 N 61st Avenue, West Richland, WA 99353	Order ID	8186075	Property ID	32704926
Inspection Date	05/12/2022	Date of Report	05/17/2022		
Loan Number	46846	APN	131082020007006		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs

Order Tracking ID	05.09.22_BPO_Updates	Tracking ID 1	05.09.22_BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject showed no signs of deferred maintenance.
R. E. Taxes	\$2,405	
Assessed Value	\$190,410	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows closed)		
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 Local market is experiencing increasing values with high demand and limited supply. While there are REO properties available they are not driving market values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$500,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	846 N 61st Avenue	3702 Grant Loop	5433 Fern Loop	5313 W Rail Ct
City, State	West Richland, WA	West Richland, WA	West Richland, WA	West Richland, WA
Zip Code	99353	99353	99353	99353
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.68 ¹	0.53 ¹	1.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$359,900	\$420,000
List Price \$	--	\$305,000	\$359,900	\$420,000
Original List Date		05/10/2022	05/11/2022	03/21/2022
DOM · Cumulative DOM	-- · --	4 · 7	3 · 6	54 · 57
Age (# of years)	49	46	41	40
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,260	960	1,450	1,179
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes Spa - Yes	--
Lot Size	.26 acres	.17 acres	.29 acres	.27 acres
Other	Heat pump	Central heat, air	Heat pump	Heat pump

* 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.

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

Listing 1 Vinyl exterior. Shed. Fenced. Tile and wood floors. RV parking.

Listing 2 Fenced. Covered deck. Pellet stove. Laminate floors. RV parking. Fruit trees.

Listing 3 Fenced. Covered patio. Coved ceiling. No other MLS comments.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	846 N 61st Avenue	3708 Grant Loop	3937 W Augusta	5455 Fern Loop
City, State	West Richland, WA	West Richland, WA	West Richland, WA	West Richland, WA
Zip Code	99353	99353	99353	99353
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.71 ¹	1.40 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$290,000	\$285,000	\$299,900
List Price \$	--	\$290,000	\$285,000	\$340,000
Sale Price \$	--	\$293,000	\$299,000	\$340,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	02/23/2022	10/22/2021	09/24/2021
DOM · Cumulative DOM	-- · --	75 · 75	36 · 36	36 · 36
Age (# of years)	49	62	70	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,260	1,350	1,482	1,392
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.26 acres	.16 acres	.12 acres	.33 acres
Other	Heat pump	Heat pump	Heat pump	Heat pump
Net Adjustment	--	+\$29,000	+\$28,800	-\$38,200
Adjusted Price	--	\$322,000	\$327,800	\$301,800

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Shed. Fenced. Tile and laminate floors. Vinyl windows. (9K) GLA, 15K garage, 13K age, 10K lot.

Sold 2 Fenced. Concrete board exterior. Covered patio. Laminate floors. Vinyl windows. (22.2K) GLA, 10K lot, 20K time, 21K age.

Sold 3 Shed. Fenced. Fireplace. Laminate floors. RV parking. Fruit trees. Vinyl windows. (13.2K) GLA, (15K) bath, (10K) garage, (25K) location, 25K time

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last time sold per county records was on 08/10/2017 for \$173,000. There was a QCD on 11/02/2021.				
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	\$327,500	\$327,500
Sales Price	\$325,000	\$325,000
30 Day Price	\$322,500	--
Comments Regarding Pricing Strategy		
No address posted on subject. Picture from house across street. Verified through county image and Google Maps. Limited available comps made it necessary to expand parameters. Best of available comps were used.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report is showing a large variance in as-is conclusions with the most current duplicate . The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion in its immediate area.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 3702 Grant Loop
West Richland, WA 99353



Front

L2 5433 Fern Loop
West Richland, WA 99353



Front

L3 5313 W Rail Ct
West Richland, WA 99353



Front

Sales Photos

S1 3708 Grant Loop
West Richland, WA 99353



Front

S2 3937 W Augusta
West Richland, WA 99353



Front

S3 5455 Fern Loop
West Richland, WA 99353



Front

ClearMaps Addendum

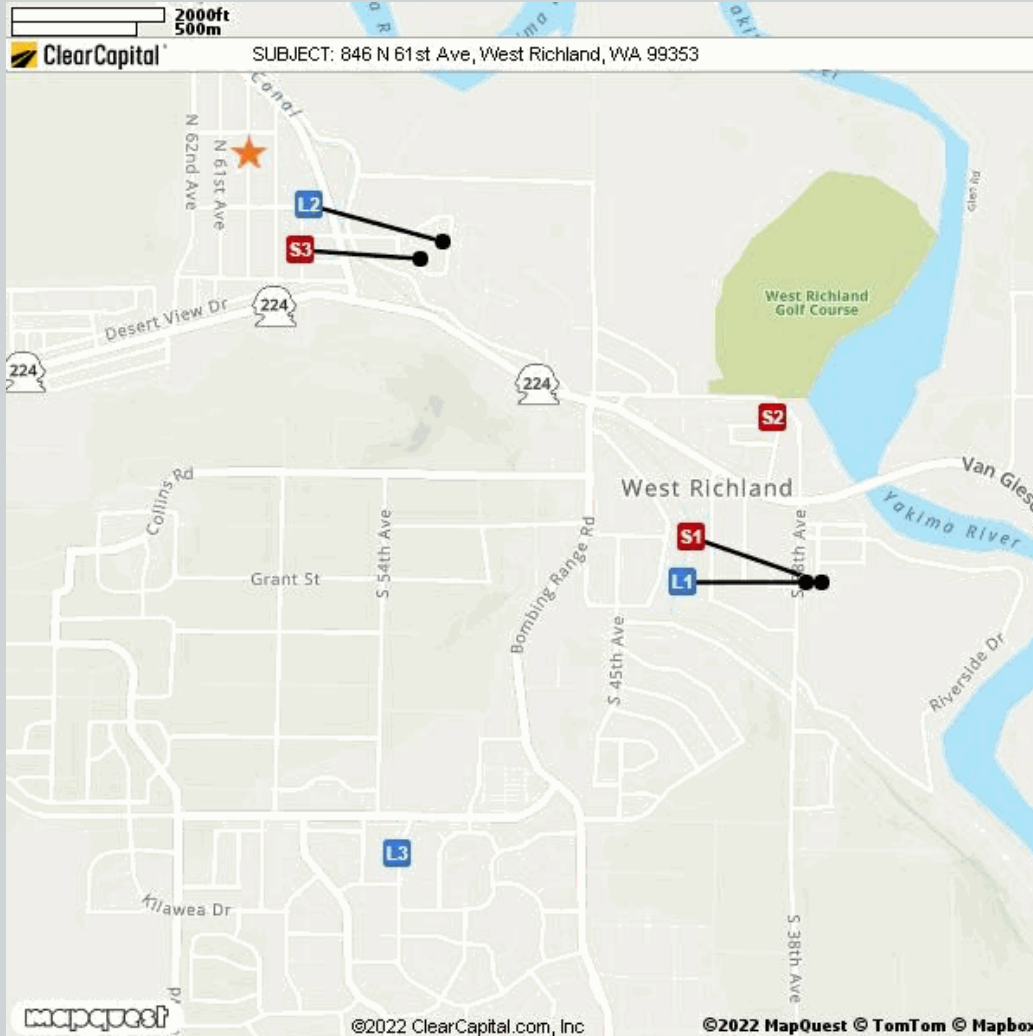
Address ★ 846 N 61st Avenue, West Richland, WA 99353

Loan Number 46846

Suggested List \$327,500

Suggested Repaired \$327,500

Sale \$325,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	846 N 61st Avenue, West Richland, WA 99353	--	Parcel Match
L1 Listing 1	3702 Grant Loop, West Richland, WA 99353	1.68 Miles ¹	Parcel Match
L2 Listing 2	5433 Fern Loop, West Richland, WA 99353	0.53 Miles ¹	Parcel Match
L3 Listing 3	5313 W Rail Ct, West Richland, WA 99353	1.69 Miles ¹	Parcel Match
S1 Sold 1	3708 Grant Loop, West Richland, WA 99353	1.71 Miles ¹	Parcel Match
S2 Sold 2	3937 W Augusta, West Richland, WA 99353	1.40 Miles ¹	Parcel Match
S3 Sold 3	5455 Fern Loop, West Richland, WA 99353	0.50 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	Patrick Scacco	Company/Brokerage	Beacon Realty & Property Management
License No	13557	Address	636 Jadwin Ave Richland WA 99352
License Expiration	08/29/2023	License State	WA
Phone	5097378080	Email	patrick@beaconcities.com
Broker Distance to Subject	4.93 miles	Date Signed	05/17/2022

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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