

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	2327 Se Woodward Street, Portland, OR 97202	Order ID	8519198	Property ID	33553042
Inspection Date	11/16/2022	Date of Report	11/18/2022		
Loan Number	47201	APN	R202227		
Borrower Name	na	County	Multnomah		

Tracking IDs					
Order Tracking ID	11.15.22 CS_Citi Update	Tracking ID 1	11.15.22 CS_Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	Subject is average condition has new roof and new windows just need exterior paint. Subject has average condition with no visible signs of any deterioration nor the any repairs excepted new exterior paint..
R. E. Taxes	\$6,353	
Assessed Value	\$729,660	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$4,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$4,000	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject property is located in a very nice established neighborhood with very easy access to major highway and other services. The subject is located in an established neighborhood with homes in average to good condition. This is a desirable and high demand area/neighborhood that is close to all local amenities. Market gets improved for the past few months in this area and value has been increasing. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines concerning the sales price range between the high and low.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$600,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2327 Se Woodward Street	3548 Se Brooklyn St	3362 Se Tibbetts St	2542 Se 33rd Ave
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97202	97202	97202	97202
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.58 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$574,900	\$569,000	\$650,000
List Price \$	--	\$549,900	\$569,000	\$599,000
Original List Date		09/08/2022	10/28/2022	08/19/2022
DOM · Cumulative DOM	-- · --	49 · 71	20 · 21	88 · 91
Age (# of years)	91	79	105	110
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories bungalow	2 Stories bungalow	1 Story bungalow	2 Stories bungalow
# Units	1	1	1	1
Living Sq. Feet	1,798	1,726	1,931	1,668
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	2 · 1 · 1	4 · 2
Total Room #	7	8	6	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	1,384	430	741	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.11 acres	0.09 acres	0.11 acres
Other	none	none	none	none

* 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.

Current Listings - Cont.

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

- Listing 1** Charming home in the Richmond Neighborhood. Four bedrooms and two bathrooms with a full finished basement provide a great living space. A spacious backyard is awaiting your creative touch for outdoor living space.
- Listing 2** Come to take a look at this adorable and well-maintained classic bungalow featuring, a large covered veranda, boxed beam ceilings, oak hardwood floors, and a built-in buffet table. Beveled glass mirrors, leaded glass accents, and updated light fixtures from rejuvenation hardware. This Richmond neighborhood home is not only cute as a button, but it's also in a fantastic walkable neighborhood being only 4 blocks to Division.
- Listing 3** Opportunity abounds in next to shops and restaurants right off Division Street. Main level is comfortable. Upstairs and basement for the house of your dreams. 2 bedrooms on the main floor. Add a bathroom & upstairs could be a nice primary suite. Basement has 2 more bedrooms & a full bath. Nonconforming ADU in garage with potential to expand to legal, permitted rental. Wonderful bungalow with a big front porch.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2327 Se Woodward Street	3614 Se 26th Ave	4803 Se 33th Pl	3736 Se Cora St
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97202	97202	97202	97202
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	1.12 ¹	1.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$620,000	\$585,000	\$749,900
List Price \$	--	\$599,000	\$585,000	\$599,900
Sale Price \$	--	\$567,500	\$579,000	\$583,300
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	10/07/2022	06/30/2022	11/14/2022
DOM · Cumulative DOM	-- · --	52 · 91	3 · 29	131 · 185
Age (# of years)	91	96	102	81
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow
# Units	1	1	1	1
Living Sq. Feet	1,798	1,466	1,492	1,690
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 3
Total Room #	7	5	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	None	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	100%	100%
Basement Sq. Ft.	1384	692	700	832
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.11 acres	0.11 acres	0.11 acres
Other	none	none	none	none
Net Adjustment	--	+\$13,000	+\$18,000	+\$3,000
Adjusted Price	--	\$580,500	\$597,000	\$586,300

* Sold 1 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** Enter this charming English style bungalow with an enclosed front porch! Inside, find many original details along with tasteful modern updates. Get cooking in the large kitchen w/SS appliances, deep sink, and dining nook. Living room boasts a wood burning fireplace w/hardwoods and built-ins, flows nicely into spacious dining room! The backyard is a stunner, large/private, fenced, w/ nice deck and garden space! Lower level bonus space/laundry room and garage w/ tons of storage space and shelving. This comp to be adjusted for smaller lot size +3000 less sq ft +5000 single car garage +5000 total adjusted +13000
- Sold 2** Golden opportunity to finish out with all your own taste and amazing down to the studs restoration in Reedwood. All finish work, kitchen, baths, flooring lighting and more to still be completed at buyers expense. Cash only on this amazing home. Stunning primary suite on 2nd floor, with territorial views, big closets and bath. Main floor with 2 beds, 1 bath plus laundry. Exterior entrance to basement! This comp to be adjusted for smaller lot size +3000 less sq ft then subject +5000 and none garages +10000 total adjusted +18000
- Sold 3** Charming home in desirable Creston-Kenilworth neighborhood! Huge primary suite upstairs complete with private bathroom and walk-in closet. Enjoy hardwood flooring through main level, efficient kitchen with cute dining nook. Endless possibilities with large, finished bonus room downstairs, full bathroom & utility room. Relax, entertain or play in a private fenced backyard with raised garden beds. Close-in location is a short stroll to restaurants, shopping, Trader Joe's, parks. This comp to be adjusted for smaller lot size +3000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject currently not been listed on the market.			
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	\$595,000	\$599,000
Sales Price	\$585,000	\$589,000
30 Day Price	\$580,500	--
Comments Regarding Pricing Strategy		
Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. At the time inspection, there were no negative features that were noted that would have a negative impact on the subject property's value.		

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



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 3548 SE Brooklyn st
Portland, OR 97202



Front

L2 3362 SE Tibbetts st
Portland, OR 97202



Front

L3 2542 SE 33rd ave
Portland, OR 97202



Front

Sales Photos

S1 3614 SE 26th ave
Portland, OR 97202



Front

S2 4803 SE 33th pl
Portland, OR 97202



Front

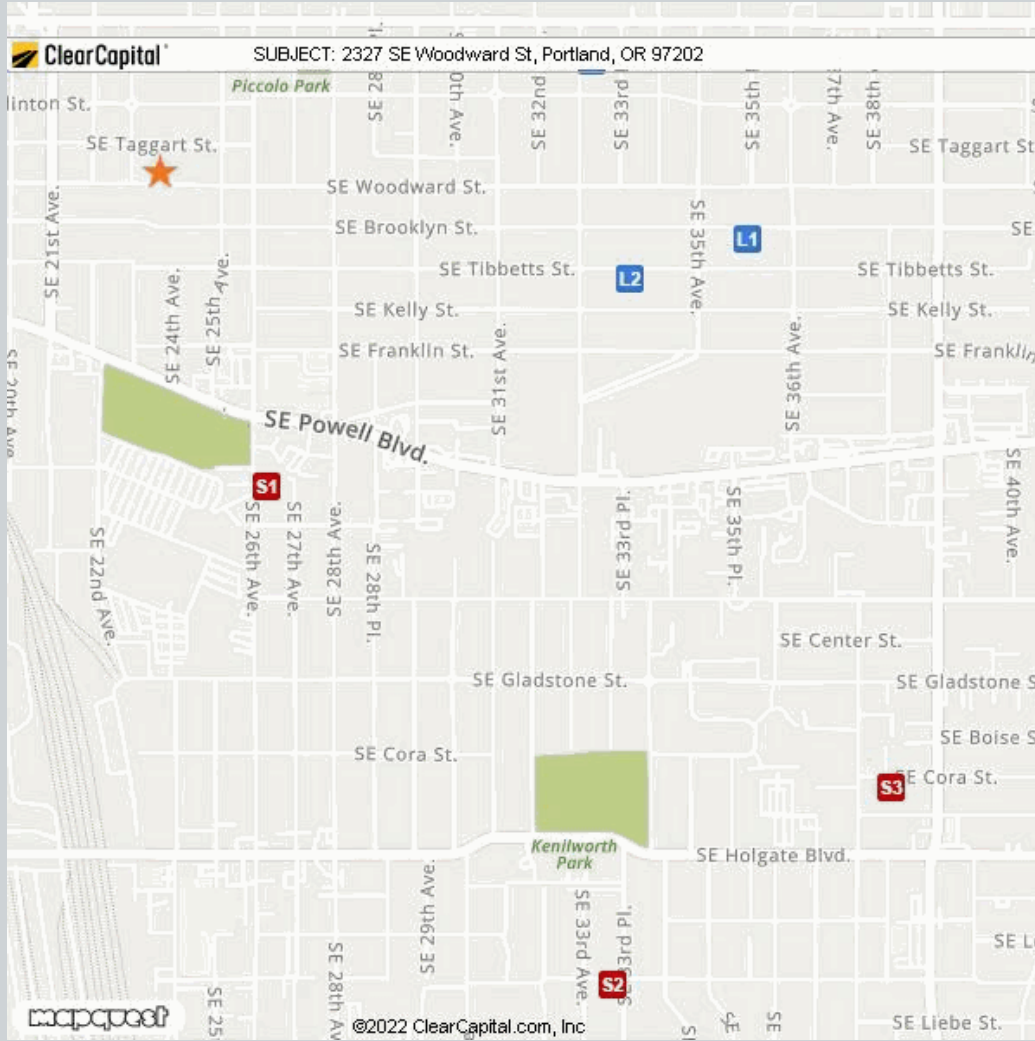
S3 3736 SE Cora st
Portland, OR 97202



Front

ClearMaps Addendum

Address ★ 2327 Se Woodward Street, Portland, OR 97202
Loan Number 47201 **Suggested List** \$595,000 **Suggested Repaired** \$599,000 **Sale** \$585,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2327 Se Woodward Street, Portland, OR 97202	--	Parcel Match
L1 Listing 1	3548 Se Brooklyn St, Portland, OR 97202	0.71 Miles ¹	Parcel Match
L2 Listing 2	3362 Se Tibbetts St, Portland, OR 97202	0.58 Miles ¹	Parcel Match
L3 Listing 3	2542 Se 33rd Ave, Portland, OR 97202	0.54 Miles ¹	Parcel Match
S1 Sold 1	3614 Se 26th Ave, Portland, OR 97202	0.40 Miles ¹	Parcel Match
S2 Sold 2	4803 Se 33th Pl, Portland, OR 97202	1.12 Miles ¹	Parcel Match
S3 Sold 3	3736 Se Cora St, Portland, OR 97202	1.15 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	Vladimir Matveyev	Company/Brokerage	MORE Realty
License No	200511158	Address	826 SW Florence Pl Gresham OR 97080
License Expiration	04/30/2024	License State	OR
Phone	5033536673	Email	realbroker2007@gmail.com
Broker Distance to Subject	9.69 miles	Date Signed	11/18/2022

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.