

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	13310 E 5th Avenue, Spokane, WA 99216	Order ID	8232010	Property ID	32803015
Inspection Date	05/26/2022	Date of Report	05/28/2022		
Loan Number	47232	APN	452210506		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	05.25.22_BPO_Updates	Tracking ID 1	05.25.22_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject is in good condition for the area with no visible deferred maintenance or significant repair issues. The subject appears to have been recently painted. A subject is currently on the market and appears to have been fully renovated inside and out.
R. E. Taxes	\$3,310	
Assessed Value	\$283,300	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject area has seen steady appreciation over the last several years with rapid appreciation in the last 18 months. There is no REO activity in the subject area at the present time.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$315000 High: \$590,000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13310 E 5th Avenue	14612 E Main Ave	1008 S Vercler Rd	305 N Best Rd
City, State	Spokane, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99216	99216	99216	99216
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.53 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$465,000	\$500,000	\$555,000
List Price \$	--	\$465,000	\$485,000	\$555,000
Original List Date		04/20/2022	05/11/2022	05/11/2022
DOM · Cumulative DOM	-- · --	36 · 38	15 · 17	15 · 17
Age (# of years)	67	68	6	68
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	1 Story Ranch/Rambler	1 Story Rancher	2 Stories Contemporary	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,447	1,170	1,976	1,547
Bdrm · Bths · ½ Bths	3 · 2	6 · 2	3 · 3	4 · 3
Total Room #	7	8	8	9
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	1,050	1,170	--	1,270
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.29 acres	.29 acres	0.24 acres	0.42 acres
Other	--	--	--	Detached Shop

* 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 Listing one was sold prior to hitting the open market. Listing states it is updated however no interior pictures are supplied.

Listing 2 Listing to is significantly newer than the subject it has a larger GLA but lacks the basement of the subject similar current condition.

Listing 3 Listing 3 is similar to the subject however it has a pool and Superior Landscaping. Also has a detached shop.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13310 E 5th Avenue	13811 E 5th Ct	1302 S Avalon Ct	12513 E Main Ave
City, State	Spokane, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99216	99216	99216	99216
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.52 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,900	\$465,000	\$480,000
List Price \$	--	\$449,900	\$465,000	\$480,000
Sale Price \$	--	\$465,000	\$499,000	\$501,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/23/2022	04/15/2022	01/31/2022
DOM · Cumulative DOM	-- · --	6 · 49	30 · 30	3 · 48
Age (# of years)	67	42	25	84
Condition	Good	Good	Average	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	1 Story Ranch/Rambler	1 Story Rancher	2 Stories Contemporary	1 Story Rancher
# Units	1	1	1	1
Living Sq. Feet	1,447	1,048	1,858	1,792
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	4 · 2
Total Room #	7	7	9	8
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1050	1,048	576	1,136
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	.31 acres	0.24 acres	.56 acres
Other	--	--	--	--
Net Adjustment	--	+\$16,200	-\$10,200	-\$17,500
Adjusted Price	--	\$481,200	\$488,800	\$483,500

* 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 Sale one has a matching room count compared to the subject with the primary difference being a smaller GLA.

Sold 2 Sale 2 is in average condition however it has a significantly larger gland superior room count. Newer construction than the subject as well. The larger GLA and room count more than offset the condition difference.

Sold 3 Sale 3 is older than the subject but has been recently renovated. Has a 600 square foot guest home at the back of the property which is included in the GLA.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Spokane	The subject sold about 6 months ago since has been renovated and is currently on the market.					
Listing Agent Name	Nate Jaurez						
Listing Agent Phone	(509) 499-6971						
# 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
11/29/2021	\$340,000	05/14/2022	\$499,900	Sold	12/10/2021	\$315,000	MLS
05/14/2022	\$499,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$490,000	\$490,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$480,000	--
Comments Regarding Pricing Strategy		
<p>The subjects current listing status was taken into account in the evaluation as it has been on the market slightly longer than is average for the area. The sales and listings bracket the subjects condition and features. The search area was expanded slightly in order to find similar fully remodeled comps homes with some minor updating are common however fully renovated homes like the subject are not. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</p>		

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.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 14612 E Main Ave
Spokane Valley, WA 99216



Front

L2 1008 S Vercler Rd
Spokane Valley, WA 99216



Front

L3 305 N Best Rd
Spokane Valley, WA 99216



Front

Sales Photos

S1 13811 E 5th Ct
Spokane Valley, WA 99216



Front

S2 1302 S Avalon Ct
Spokane Valley, WA 99216



Front

S3 12513 E Main Ave
Spokane Valley, WA 99216



Front

ClearMaps Addendum

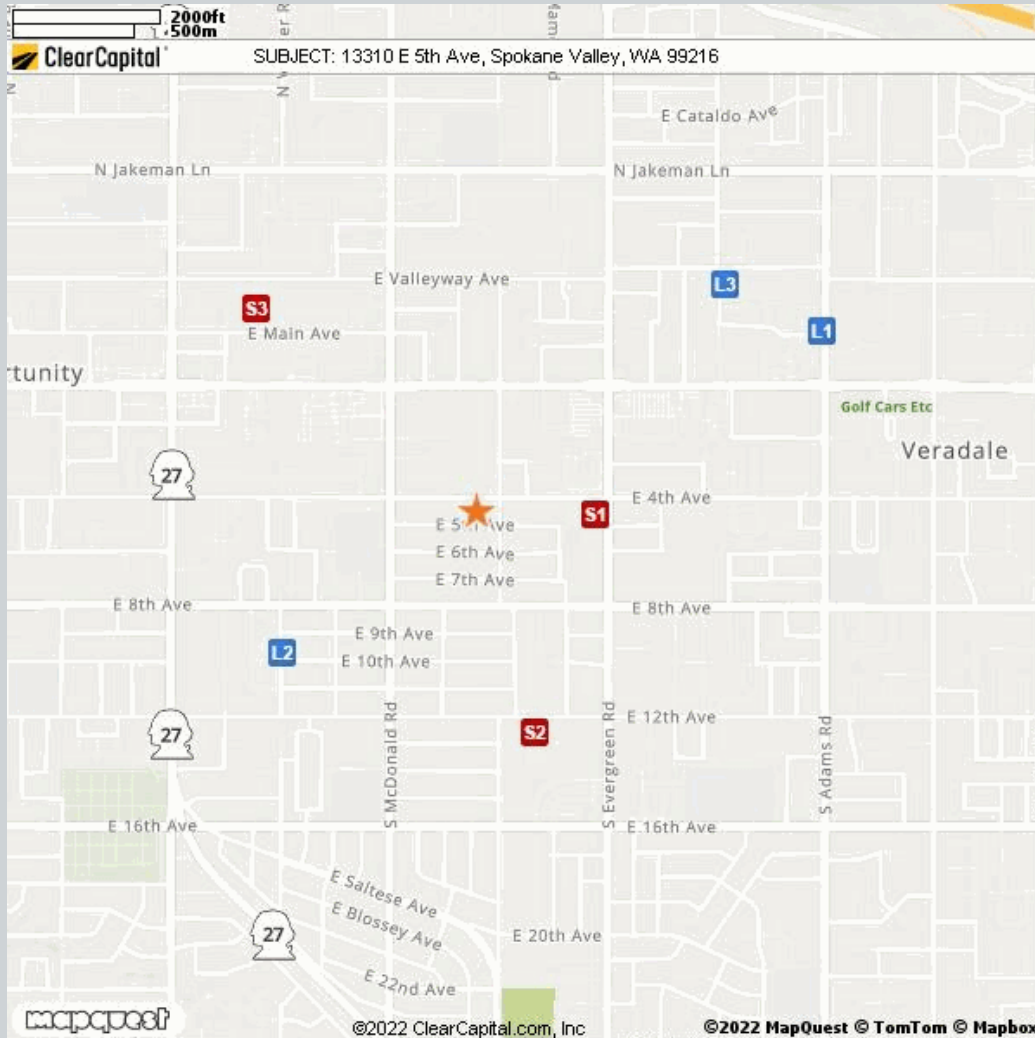
Address ★ 13310 E 5th Avenue, Spokane, WA 99216

Loan Number 47232

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$485,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13310 E 5th Avenue, Spokane, WA 99216	--	Parcel Match
L1 Listing 1	14612 E Main Ave, Spokane, WA 99216	0.92 Miles ¹	Parcel Match
L2 Listing 2	1008 S Vercler Rd, Spokane, WA 99216	0.53 Miles ¹	Street Centerline Match
L3 Listing 3	305 N Best Rd, Spokane, WA 99216	0.80 Miles ¹	Parcel Match
S1 Sold 1	13811 E 5th Ct, Spokane, WA 99216	0.29 Miles ¹	Parcel Match
S2 Sold 2	1302 S Avalon Ct, Spokane, WA 99216	0.52 Miles ¹	Parcel Match
S3 Sold 3	12513 E Main Ave, Spokane, WA 99216	0.69 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2023	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	8.95 miles	Date Signed	05/28/2022

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.