

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	6245 Central Valley Road Ne, Bremerton, WA 98311	Order ID	8367661	Property ID	33142055
Inspection Date	08/06/2022	Date of Report	08/09/2022		
Loan Number	47332	APN	34250110182004		
Borrower Name	Catamount Properties 2018 LLC	County	Kitsap		

Tracking IDs					
Order Tracking ID	UNKNOWN	Tracking ID 1	UNKNOWN		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties, LLC	The property has been recently renovated with new interior/exterior paint, flooring, and kitchen appliances. The property is located on a major arterial with above average traffic levels. Overall the property generally conforms to the surrounding area.
R. E. Taxes	\$3,921	
Assessed Value	\$341,800	
Zoning Classification	SFD	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All doors and windows are locked and secured.)		
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	Suburban residential neighborhood, primarily consisting of stick built detached housing comparable to the subject. Overall proximity to shopping, schooling, medical, and transportation centers has led to a generally strong seller's market, although recent interest rate increases have cooled the rate of appreciation.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$339,000 High: \$874,900	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6245 Central Valley Road Ne	7408 Blackbird Dr Ne	82 Nw Doncee St	3919 Maple Ave
City, State	Bremerton, WA	Bremerton, WA	Bremerton, WA	Bremerton, WA
Zip Code	98311	98311	98311	98310
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	1.61 ¹	1.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$485,000	\$650,000	\$550,000
List Price \$	--	\$485,000	\$599,950	\$525,000
Original List Date		07/29/2022	06/23/2022	07/20/2022
DOM · Cumulative DOM	-- · --	10 · 11	46 · 47	14 · 20
Age (# of years)	32	39	54	58
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	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,090	1,398	1,384	1,400
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	4 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	490	--	760	1,400
Pool/Spa	--	--	--	--
Lot Size	.62 acres	.19 acres	.33 acres	1.05 acres
Other	Detached shop	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.

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

Listing 1 Superior above ground GLA. Inferior due to lack of basement, and lot size. Comparable room count, location, condition, age, and covered parking. No offers at present.

Listing 2 Superior square footage, mountain view, and bed count. Inferior condition. Comparable age, location, lot size, covered parking, and other amenities. No offers at present.

Listing 3 Superior square footage, bed count, and lot size. Comparable age, condition, location, covered parking, and other amenities. Current status is pending inspection.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6245 Central Valley Road Ne	4860 Hart St Nw	716 Parkway Ct Ne	977 Nw Selbo Rd
City, State	Bremerton, WA	Bremerton, WA	Bremerton, WA	Bremerton, WA
Zip Code	98311	98311	98311	98311
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.85 ¹	1.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$475,000	\$595,000
List Price \$	--	\$525,000	\$475,000	\$595,000
Sale Price \$	--	\$525,000	\$530,000	\$600,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	06/02/2022	04/05/2022	04/06/2021
DOM · Cumulative DOM	-- · --	6 · 36	8 · 39	6 · 36
Age (# of years)	32	64	46	36
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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,090	1,320	1,596	1,514
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	50%	0%	75%
Basement Sq. Ft.	490	1,320	--	1,036
Pool/Spa	--	--	--	--
Lot Size	.62 acres	.28 acres	.24 acres	.5 acres
Other	Detached shop	None	None	None
Net Adjustment	--	-\$2,500	\$0	-\$22,500
Adjusted Price	--	\$522,500	\$530,000	\$577,500

* 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** -\$25,000 for water view -\$7,500 for square footage, +\$25,000 for condition, +\$5,000 for lot size. Comparable room count, location, age, and other amenities. No concessions paid by seller.
- Sold 2** -\$25,000 for above ground GLA, +\$20,000 for lack of basement, +\$5,000 for lot size. Comparable age, location, room count, floor plan, and other amenities. No concessions paid by seller.
- Sold 3** -\$22,500 for square footage. Comparable floor plan, location, age, condition, room count, lot size, and other amenities. No concessions paid by seller.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Windermere Shoreline	Currently listed with no offers at \$599,900.					
Listing Agent Name	Tommy Quach						
Listing Agent Phone	206-653-4136						
# 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
06/25/2022	\$599,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$550,000	\$550,000
Sales Price	\$550,000	\$550,000
30 Day Price	\$525,000	--
Comments Regarding Pricing Strategy		
The subject is well maintained and features ample parking and a large lot, however it is located on a busy arterial that will make ingress/egress difficult at high traffic times and possibly lead to noise pollution. Limited inventory required expanding the search radius to two miles and relaxing GLA requirements. All comps used are the best available.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7408 Blackbird Dr NE
Bremerton, WA 98311



Front

L2 82 NW Doncee St
Bremerton, WA 98311



Front

L3 3919 Maple Ave
Bremerton, WA 98310



Front

Sales Photos

S1 4860 Hart St NW
Bremerton, WA 98311



Front

S2 716 Parkway Ct NE
Bremerton, WA 98311



Front

S3 977 NW Selbo Rd
Bremerton, WA 98311



Front

ClearMaps Addendum

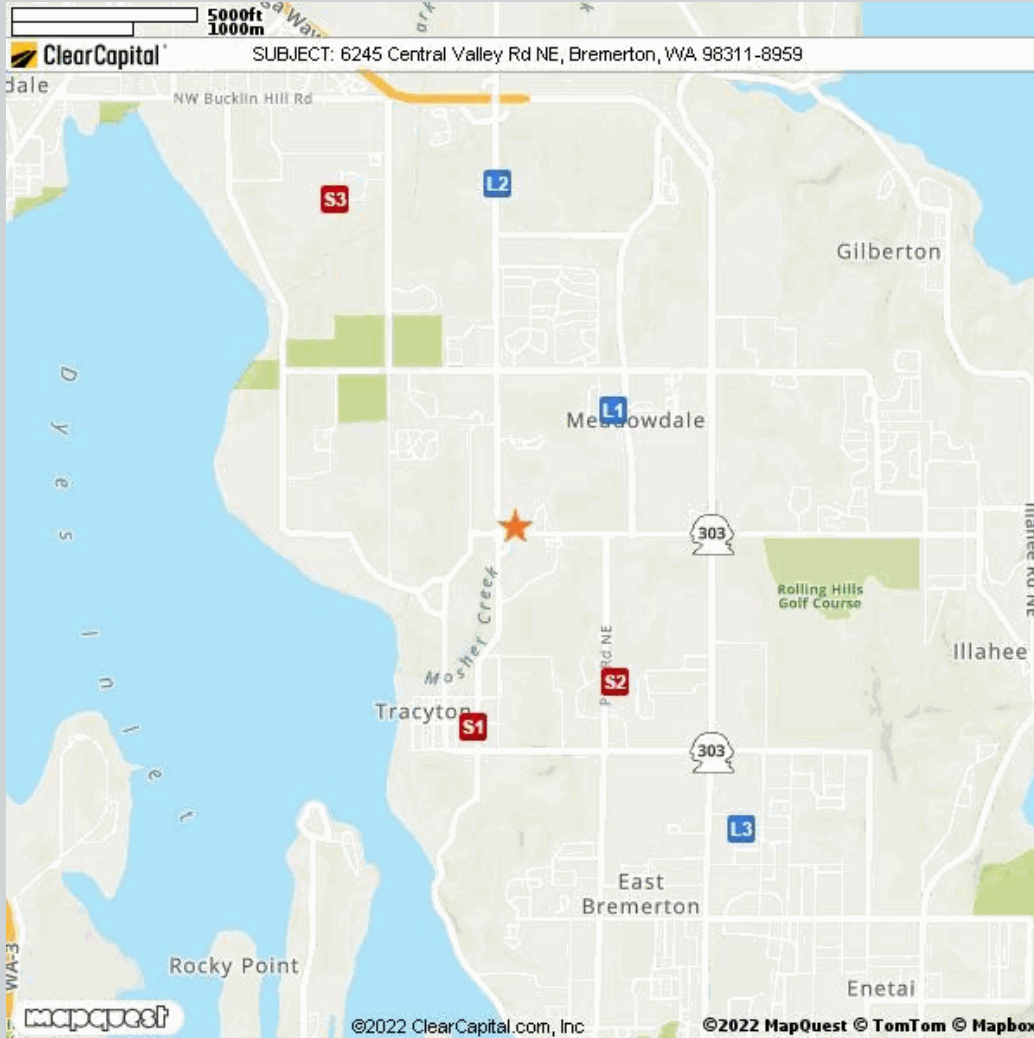
Address ★ 6245 Central Valley Road Ne, Bremerton, WA 98311

Loan Number 47332

Suggested List \$550,000

Suggested Repaired \$550,000

Sale \$550,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6245 Central Valley Road Ne, Bremerton, WA 98311	--	Parcel Match
L1 Listing 1	7408 Blackbird Dr Ne, Bremerton, WA 98311	0.75 Miles ¹	Parcel Match
L2 Listing 2	82 Nw Doncee St, Bremerton, WA 98311	1.61 Miles ¹	Parcel Match
L3 Listing 3	3919 Maple Ave, Bremerton, WA 98310	1.75 Miles ¹	Parcel Match
S1 Sold 1	4860 Hart St Nw, Bremerton, WA 98311	0.92 Miles ¹	Parcel Match
S2 Sold 2	716 Parkway Ct Ne, Bremerton, WA 98311	0.85 Miles ¹	Parcel Match
S3 Sold 3	977 Nw Selbo Rd, Bremerton, WA 98311	1.74 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	Ron Bishop	Company/Brokerage	John L. Scott Real Estate, Inc.
License No	8952	Address	1954 Lund Ave. Port Orchard WA 98366
License Expiration	11/10/2023	License State	WA
Phone	3608955232	Email	ronhbishop@gmail.com
Broker Distance to Subject	7.07 miles	Date Signed	08/08/2022

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.