

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	17133 Old Highway 99, Tenino, WA 98589	Order ID	8725050	Property ID	34157734
Inspection Date	05/06/2023	Date of Report	05/08/2023		
Loan Number	47333	APN	80000003202		
Borrower Name	Catamount Properties 2018 LLC	County	Thurston		

Tracking IDs

Order Tracking ID	05.03.23 Cit-CS Update	Tracking ID 1	05.03.23 Cit-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES LLC	Condition Comments Subject is in good condition for a home of this age with no signs of deferred maintenance. Nestled on just under 5 acres with endless opportunities for animals, toys & more! Inside, you'll find modern updating including flooring, paint, fixtures & a sprawling kitchen w/quartz counters, new cabinetry & tons of storage! The large family room offers a cozy wood burning fireplace & is perfect for relaxing & entertaining. Primary bedroom is located on the main level, plus bonus loft space & more bedrooms upstairs
R. E. Taxes	\$1,839	
Assessed Value	\$315,000	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors & windows 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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Generally conforming homes on acreage. Set back from road, and most homes are gated.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$895,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	17133 Old Highway 99	333 Blanchard Rd Unit #14	241 156th Lane Se	2706 Sandra Ave
City, State	Tenino, WA	Centralia, WA	Tenino, WA	Centralia, WA
Zip Code	98589	98531	98589	98531
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.89 ¹	1.71 ¹	7.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$719,000	\$675,000	\$599,000
List Price \$	--	\$629,000	\$625,000	\$580,000
Original List Date		07/09/2022	03/31/2023	04/14/2023
DOM · Cumulative DOM	-- · --	297 · 303	37 · 38	19 · 24
Age (# of years)	81	33	1	16
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 NW CONTEMPORARY	2 Stories NW CONTEMPORARY	1 Story NW CONTEMPORARY	1 Story NW CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	2,548	2,790	1,656	1,782
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	3 · 2	3 · 2
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.61 acres	2.0 acres	5.46 acres	2.28 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

* 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** 2 + acre private estate has it all with a 3 car garage and shop for all your toys & projects. Step into the main floor with expansive great room, meticulously updated kitchen with quartz counters, dining space w/adjoining french-doors for indoor/outdoor entertaining through summer & holiday months. Primary bedroom with walk-in closet & attached bath finishes off the main floor. Upstairs boasts two large bedrooms with jack and jill bathroom for a bit more privacy. Downstairs you will find a rec-room, large craft room and a 4th guest room
- Listing 2** 5+/- acre lot - new construction home sits on a quiet, paved, private road. Chef's kitchen has upgraded custom cabinetry and beautiful quartz counter tops. Home features include durable waterproof vinyl planking throughout. Spacious great room is ideal for entertaining, luxurious Primary Suite includes a roomy walk-in closet, dual vanities and quartz countertop. You'll enjoy the private back deck on summer days. Expertly landscaped yard is designed for low maintenance. Dining room, kitchen and master bedroom look out to a backyard paradise.
- Listing 3** Custom kitchen design with custom cabinets, cupboards, and extra large island. Open floor plan split rambler (primary is on opposite side of the home as other bedrooms). Primary room has deck access to hot tub. Large detached 42x48 shop has electricity and well house in one of the storage rooms. Three large doors on shop (two doors are 10x10, one is 12x12) to park your big toys. Chicken coop/potting shed on the side has sink. Extra storage above garage with shelving. Full RV Hook Ups,

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17133 Old Highway 99	18636 Old Hwy 99 Sw	2808 Angus Rd Se	17036 Kaylen Lane Sw
City, State	Tenino, WA	Rochester, WA	Tenino, WA	Rochester, WA
Zip Code	98589	98579	98589	98579
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.99 ¹	4.97 ¹	2.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$650,000	\$650,000	\$699,850
List Price \$	--	\$599,999	\$639,900	\$699,850
Sale Price \$	--	\$610,000	\$640,000	\$699,850
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/29/2022	02/24/2023	01/12/2023
DOM · Cumulative DOM	-- · --	88 · 133	85 · 115	3 · 42
Age (# of years)	81	19	31	26
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Water	Neutral ; Residential
Style/Design	2 Stories NW CONTEMPORARY	1 Story NW CONTEMPORARY	1 Story NW CONTEMPORARY	2 Stories NW CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	2,548	2,008	2,094	2,100
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	3 · 3
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.61 acres	5.35 acres	2.71 acres	5.0 acres
Other	NONE NOTED	NONE NOTED	SHOP & BARN	BARN, SHOP COMBO
Net Adjustment	--	+\$25,100	-\$38,340	-\$55,580
Adjusted Price	--	\$635,100	\$601,660	\$644,270

* 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** +21600 for sq feet, -5000 for acreage, +6000 for bed, +2500 for bath. 2,008 square foot home with complete privacy on 5.35 acres! Property backs up to Port Blakely forestland with horse trails. NEW 30 year roof, NEW hot water heater, NEW paint inside & out, NEW waterproof wood laminate floors, Low E windows, open concept living room off of kitchen. Fully fenced front yard space, FLAT ACREAGE can be used as equestrian property, maintained forest area, horse trails, quiet location set back from highway.
- Sold 2** +18160 for sq feet, +10000 for acreage, +6000 for bed, +2500 for bath, -75000 for shop/barn. 2.71 +/- acres. Desirable rambler offers formal living room & dining room, family room features a gas fireplace with brick surround & built ins. Kitchen offers Corian countertops, stainless steel appliances, hardwood floors & glass door to the covered rear patio for grilling and to enjoy nature year round. Wood wrapped windows throughout. Lrg primary BR w/ensuite bath includes a jetted tub, double sinks, and shower. Laundry room w/sink & cabinets. Fantastic, detached 24'x 40' (960 sf) shop w\RV door, woodstove & loft. 18'x24' (432 sf) barn w/2 stalls, has water, power, chicken coop, & fenced pasture-
- Sold 3** +17920 for sq feet, -2000 for acreage, +6000 for bed, -2500 for bath, -75000 for barm/shop. farm house on 5 acres at the end of a cul-de-sac! Huge 48x48' barn and shop combo consisting of three 12x12 stalls with Dutch Doors leading to covered paddocks, hay storage, heated tack room and attached heated shop! 60x130 outdoor sand arena. Separate garden shed. The home features 3 large bedrooms - all with private bathrooms. Main floor master suite, bonus room over garage, family room, formal dining room, breakfast nook off the kitchen and mud room! Apple trees, raspberries and grapes. Wake up every morning to the view of your horses and Mt. Rainier! Hardiplank siding with newly installed roof March, 2019.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX Equity Group	LAST SOLD ON 12/13/2021 FOR 397,000.					
Listing Agent Name	Linsey Beattie						
Listing Agent Phone	360-882-6000						
# 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
03/30/2023	\$574,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$605,000	\$605,000
Sales Price	\$602,000	\$602,000
30 Day Price	\$585,000	--
Comments Regarding Pricing Strategy		
Subject should qualify for all types of financing. Low active inventory in immediate 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. The current valuation is coming in higher in value than the most recent duplicate. The previous valuation was completed assuming average condition. Online sources confirm the subject has been updated. The current valuation has been completed using comps in similar Good condition to the subject.

Subject Photos



Front



Side



Side



Street



Street



Other

Listing Photos

L1 333 Blanchard Rd Unit #14
Centralia, WA 98531



Front



Front

L3 2706 Sandra Ave
Centralia, WA 98531



Front



Front

Sales Photos

S2 2808 Angus Rd SE
Tenino, WA 98589



Front

S3 17036 Kaylen Lane SW
Rochester, WA 98579



Front

ClearMaps Addendum

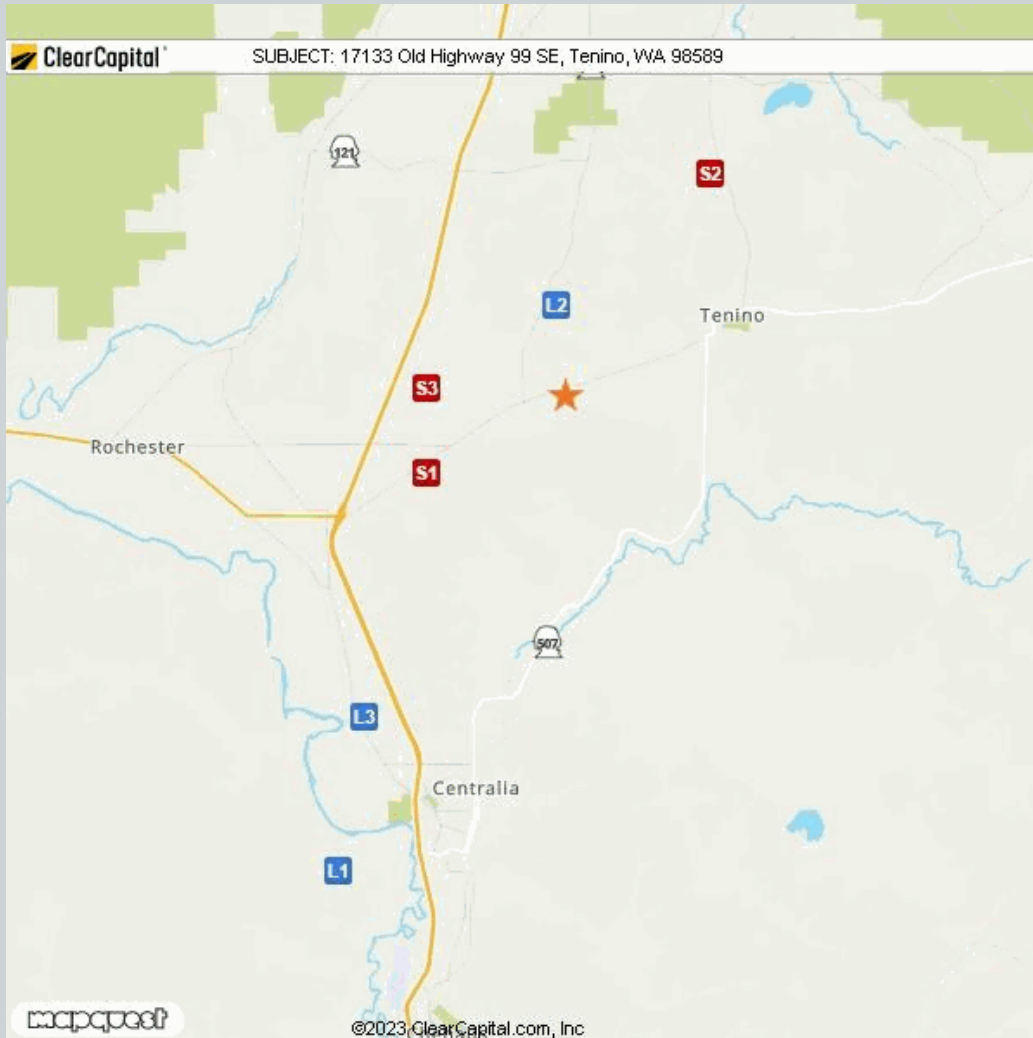
Address ★ 17133 Old Highway 99, Tenino, WA 98589

Loan Number 47333

Suggested List \$605,000

Suggested Repaired \$605,000

Sale \$602,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17133 Old Highway 99, Tenino, WA 98589	--	Parcel Match
L1 Listing 1	333 Blanchard Rd Unit #14, Centralia, WA 98531	9.89 Miles ¹	Parcel Match
L2 Listing 2	241 156th Lane Se, Tenino, WA 98589	1.71 Miles ¹	Parcel Match
L3 Listing 3	2706 Sandra Ave, Centralia, WA 98531	7.11 Miles ¹	Parcel Match
S1 Sold 1	18636 Old Hwy 99 Sw, Rochester, WA 98579	2.99 Miles ¹	Parcel Match
S2 Sold 2	2808 Angus Rd Se, Tenino, WA 98589	4.97 Miles ¹	Parcel Match
S3 Sold 3	17036 Kaylen Lane Sw, Rochester, WA 98579	2.61 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	Heather Marti	Company/Brokerage	Coldwell Banker Voetberg RE
License No	114481	Address	4905 163rd Lane SW Rochester WA 98579
License Expiration	11/18/2023	License State	WA
Phone	3607892129	Email	heather.marti@coldwellbanker.com
Broker Distance to Subject	3.45 miles	Date Signed	05/07/2023

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.