

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	732 W 5th Street, Port Angeles, WA 98363	Order ID	8644873	Property ID	33975233
Inspection Date	03/08/2023	Date of Report	03/11/2023		
Loan Number	47395	APN	0630000100350000		
Borrower Name	Catamount Properties 2018 LLC	County	Clallam		

Tracking IDs

Order Tracking ID	03.06.23 BPO Citi-CS Update	Tracking ID 1	03.06.23 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Nice remodel in fast selling location and good neighborhood with huge front yard. House is in good condition on the exterior.
R. E. Taxes	\$1,378	
Assessed Value	\$108,505	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(I checked front door and looked in windows.)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments The Subject property is located in a prime location in Port Angeles, in a nice neighborhood of well maintained homes close to schools, restaurants and amenities of Port Angeles, and also close to trail entrance of Olympic National Park.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$154601 High: \$517620	
Market for this type of property	Decreased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	732 W 5th Street	1714 Lambert Lane	1319 W 16th St	906 S Washington St
City, State	Port Angeles, WA	Port Angeles, WA	Port Angeles, WA	Port Angeles, WA
Zip Code	98363	98362	98363	98362
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.42 ¹	0.96 ¹	1.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,000	\$320,000	\$315,000
List Price \$	--	\$439,000	\$320,000	\$315,000
Original List Date		02/06/2023	03/08/2023	02/14/2023
DOM · Cumulative DOM	-- · --	32 · 33	3 · 3	25 · 25
Age (# of years)	99	17	40	69
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	Beneficial ; Water
Style/Design	1 Story cottage	1 Story traditional	1 Story traditional	1.5 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	832	1,490	1,772	1,179
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	3 · 2	3 · 1
Total Room #	6	9	9	6
Garage (Style/Stalls)	None	Attached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.05 acres	0.16 acres	0.16 acres
Other	162 sqft storage space	HOA, CCRS Age restriction	detached garage	water view

* Listing 2 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 Inventory is low so I had to search further out for available listings. This listing is superior in that it was built in 2006, 1490 sqft, part of an HOA, and age restricted and has a garage.

Listing 2 Inventory is low and cottage style remodels in this Port Angeles area sell quickly. This listing has 3 bedrooms, 2 baths, 1772 sq ft, garage and fenced and is superior for those qualities but most similar to subject property.

Listing 3 Inventory is low so had to search further out for an active listing. This home has 3 bedrooms, 1 bath, 1,179 sqft and a much desired Strait of Juan de Fuca water view. Superior listing due to square footage and water view.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	732 W 5th Street	910 W 16th St	804 W 5th St.	828 W 8th St
City, State	Port Angeles, WA	Port Angeles, WA	Port Angeles, WA	Port Angeles, WA
Zip Code	98363	98363	98363	98363
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.04 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$300,000	\$315,000
List Price \$	--	\$265,000	\$300,000	\$299,900
Sale Price \$	--	\$264,000	\$301,500	\$299,900
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	01/18/2023	12/30/2022	09/28/2022
DOM · Cumulative DOM	-- · --	77 · 104	41 · 41	79 · 79
Age (# of years)	99	43	94	95
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	Beneficial ; Water	Beneficial ; Mountain
Style/Design	1 Story cottage	1 Story cottage	1 Story cottage	1 Story cottage
# Units	1	1	1	1
Living Sq. Feet	832	832	912	936
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	5	7	6
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.18 acres	0.16 acres	0.16 acres
Other	162 sqft storage space	--	--	--
Net Adjustment	--	+\$35,000	\$0	\$0
Adjusted Price	--	\$299,000	\$301,500	\$299,900

* 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 Refreshed home with new carpeting and updated appliances. Fully fenced back yard.

Sold 2 Water and Mountain views. Detached garage/shop Similar age and location and square footage. Most similar to subject property excluding water views.

Sold 3 Craftsman in Central Port Angeles with deck, outbuildings and shop. Similar square footage and bedroom count to subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject property was last sold on 08/02/2018.				
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	\$305,000	\$325,000
Sales Price	\$299,000	\$315,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
Super low inventory for this price range of homes in Port Angeles. Location is key. If its finished, will sell in 300-225 range.		

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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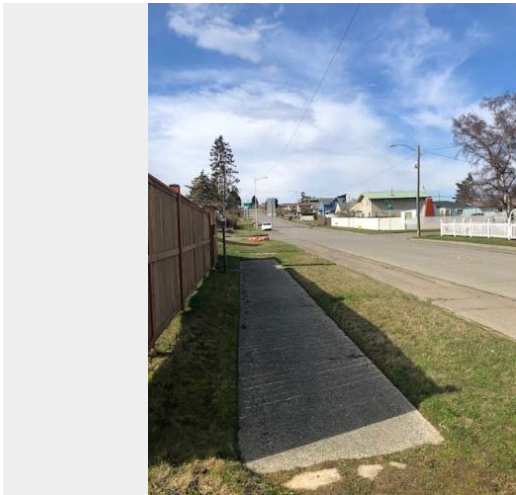
Subject Photos



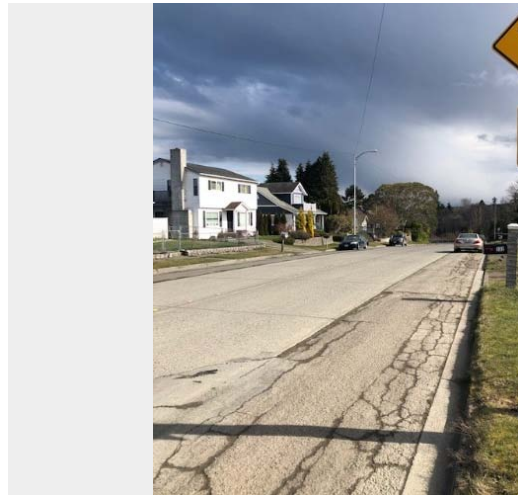
Front



Address Verification



Street



Street

Listing Photos

L1 1714 Lambert Lane
Port Angeles, WA 98362



Front

L2 1319 W 16th ST
Port Angeles, WA 98363



Front

L3 906 S Washington ST
Port Angeles, WA 98362



Front

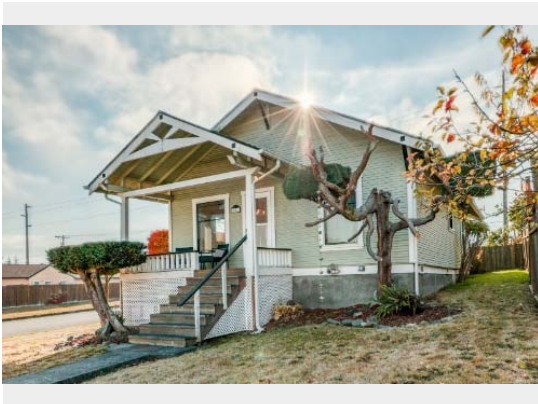
Sales Photos

S1 910 W 16th St
Port Angeles, WA 98363



Side

S2 804 W 5th St.
Port Angeles, WA 98363



Front

S3 828 W 8th ST
Port Angeles, WA 98363



Front

ClearMaps Addendum

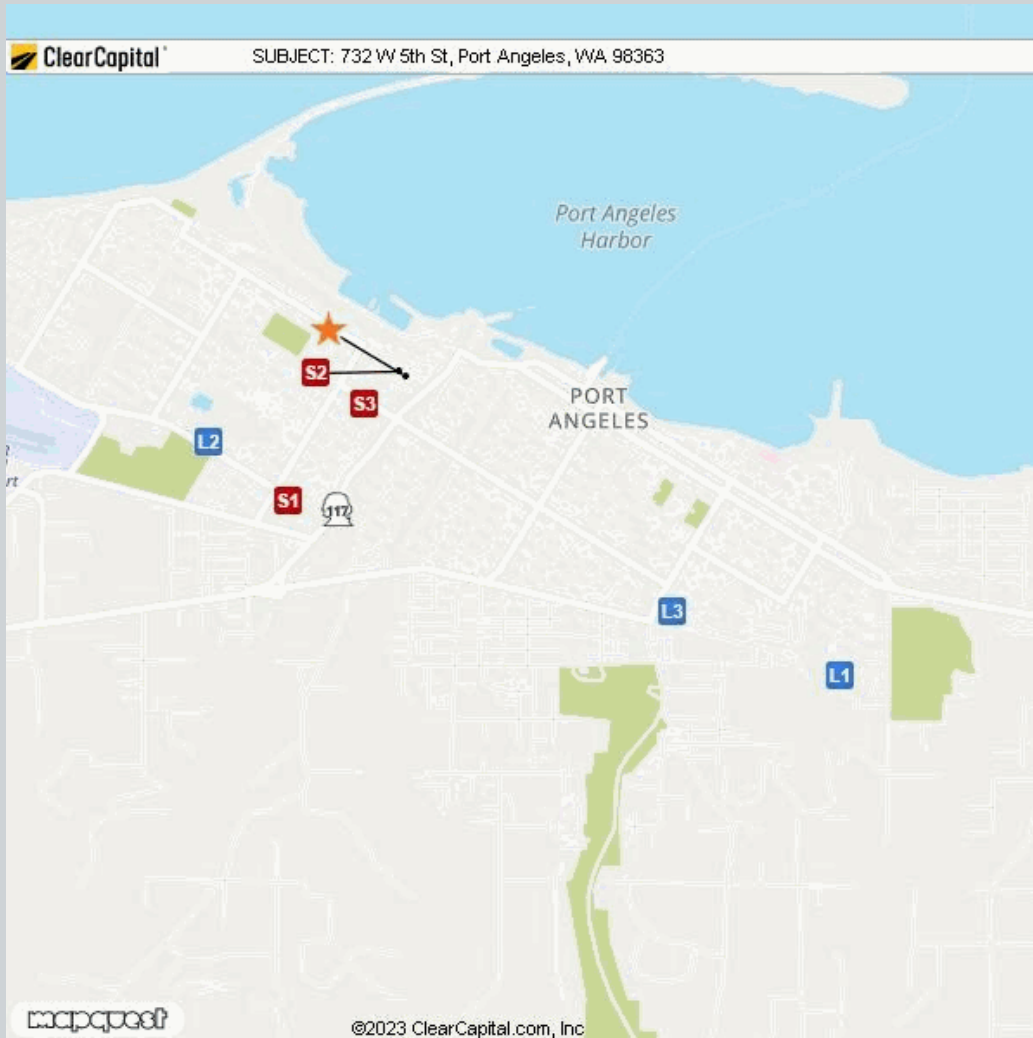
Address ★ 732 W 5th Street, Port Angeles, WA 98363

Loan Number 47395

Suggested List \$305,000

Suggested Repaired \$325,000

Sale \$299,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	732 W 5th Street, Port Angeles, WA 98363	--	Parcel Match
L1 Listing 1	1714 Lambert Lane, Port Angeles, WA 98362	2.42 Miles ¹	Parcel Match
L2 Listing 2	1319 W 16th St, Port Angeles, WA 98363	0.96 Miles ¹	Parcel Match
L3 Listing 3	906 S Washington St, Port Angeles, WA 98362	1.63 Miles ¹	Parcel Match
S1 Sold 1	910 W 16th St, Port Angeles, WA 98363	0.79 Miles ¹	Parcel Match
S2 Sold 2	804 W 5th St., Port Angeles, WA 98363	0.04 Miles ¹	Parcel Match
S3 Sold 3	828 W 8th St, Port Angeles, WA 98363	0.23 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	Christine Bailey	Company/Brokerage	Century 21 North Homes Realty
License No	129071	Address	6631 ARGYLE CT NW BREMERTON WA 98312
License Expiration	04/21/2023	License State	WA
Phone	4062506055	Email	cbailey91@yahoo.com
Broker Distance to Subject	48.70 miles	Date Signed	03/11/2023

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.