

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.

<b>Address</b>	12713 Ne 8th Court, Vancouver, WA 98685	<b>Order ID</b>	7878225	<b>Property ID</b>	31937222
<b>Inspection Date</b>	01/13/2022	<b>Date of Report</b>	01/17/2022		
<b>Loan Number</b>	47699	<b>APN</b>	117895550		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clark		

Tracking IDs					
<b>Order Tracking ID</b>	01.10.22_BPO	<b>Tracking ID 1</b>	01.10.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARKUS S DONALDSON	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,333	The roof needs to be replaces. Hard to see the house because there are many cars in front, plus a motor home. Corner lot.	
<b>Assessed Value</b>	\$310,508		
<b>Zoning Classification</b>	Residential R1-6 : CLK		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Knoll Ridge is an established neighborhood in the West part of Vancouver, Close to schools, shopping and freeway access.	
<b>Sales Prices in this Neighborhood</b>	Low: \$325,000 High: \$684180		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	12713 Ne 8th Court	11208 Nw 3rd Ave	10201 Ne 4th Ave	9913 Nw 16th Ave
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98685	98685	98685	98685
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.91 <sup>1</sup>	1.30 <sup>1</sup>	1.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$395,000	\$350,000
<b>List Price \$</b>	--	\$339,900	\$395,000	\$350,000
<b>Original List Date</b>		12/09/2021	12/17/2021	12/18/2021
<b>DOM · Cumulative DOM</b>	-- · --	12 · 39	18 · 31	4 · 30
<b>Age (# of years)</b>	45	53	50	47
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,543	1,359	1,708	1,424
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2 · 1
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.20 acres	0.20 acres	0.22 acres	0.19 acres
<b>Other</b>	--	--	Converted garage	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Investor owned looking for quick and easy sale. Seller is a licensed WA real estate agent. Booties or no shoes pretty please Public: This is the home you've been waiting for! Fully remodeled & move-in ready. Situated on a LARGE lot that you just don't see in Clark County much anymore while also enjoying a REAL 2 car garage. Vinyl & laminate floors, stainless steel appliances
- Listing 2** Seller to do no repairs.. At one end of the home, 3 bedrooms & 1 bath which includes tub/shower, double sinks and cedar SAUNA! Other end of the home an oversized master bedroom has private bath, large enclosed storage room, closet & laundry. All appliances stay. Fenced dog run/RV parking, LG Deck and limitless potential. Quiet cul-d-sac. Search had to be expanded due to low inventory
- Listing 3** Home is in need of repairs & updates, preferred to be sold as-is. Cute single level ranch looking for some love, bring your creativity & tools! This home has a great layout w/natural light, 2 living rooms & wood burning fireplace. Fully fenced spacious backyard, w/garden beds, covered patio & tool shed. New roof installed in 2016, newer heat pump & RV parking. Search had to be expanded due to low inventory.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	12713 Ne 8th Court	909 Ne 129th St	12815 Ne 6th Ave	817 Ne 130th St
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98685	98685	98685	98685
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.11 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$430,000	\$425,000	\$425,000
<b>List Price \$</b>	--	\$399,950	\$425,000	\$425,000
<b>Sale Price \$</b>	--	\$399,000	\$442,000	\$415,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	07/19/2021	11/10/2021	11/03/2021
<b>DOM · Cumulative DOM</b>	-- · --	39 · 39	29 · 29	40 · 100
<b>Age (# of years)</b>	45	44	51	44
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,543	1,627	1,344	1,464
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Spa - Yes	--	--
<b>Lot Size</b>	0.20 acres	0.18 acres	0.22 acres	0.22 acres
<b>Other</b>	--	+1000	, 1000	, 1000
<b>Net Adjustment</b>	--	-\$4,300	+\$8,350	+\$3,100
<b>Adjusted Price</b>	--	\$394,700	\$450,350	\$418,100

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Open living room features cozy fireplace with woodstove. Sunken family and dining room. Kitchen features breakfast nook. lots of cabinets and counter space. All bedrooms spacious master suite has slider to private enclosed hot tub patio area. Backyard has shed, fruit trees, garden space. room for RV parking. Skyview School district. Put on your finishing touches to make it shine again. Adjustments for all 3 sold comps were GLA @\$50.00 per foot. \$1000 for lot + and - year built was \$1000 per year.
- Sold 2** one level home on huge corner lot! Three bedrooms, 2 baths. Spacious living room with slider door leading to the back yard. Desirable Salmon Creek neighborhood, minutes to the freeways, shopping and restaurants. Brand new roof and beam at front entry. New range and refrigerator.
- Sold 3** . Solid 3 bedroom, 2 bathroom ranch in established neighborhood! This home features a formal living room, open kitchen w/ample cupboard space & an eat-in bar top. Small dining area. Spacious family room w/fireplace, laundry area, & slider to covered back patio. Master bedroom has walk-in closet & private bathroom. Fenced back yard w/mature landscaping.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject last sold for \$144,000 on 01/28/1999				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$395,000	\$415,000
<b>Sales Price</b>	\$395,000	\$415,000
<b>30 Day Price</b>	\$395,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>With winter settling in and fewer people listing their homes for sale, Clark County's already limited housing supply has shrunk even further, according to the latest report from the Regional Multiple Listing Service. There were 506 new for-sale listings in December, 45 fewer than December 2020. Compared with just the month before – November 2021 – there was a decline of 31.7 percent, or 235 houses. "That is really slowing pending sales because there's not anything to sell,</p>		

## 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.

## Subject Photos



Front



Front



Front



Address Verification



Side



Street



## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 11208 NW 3rd Ave  
Vancouver, WA 98685



Front

**L2** 10201 NE 4th Ave  
Vancouver, WA 98685



Front

**L3** 9913 NW 16th Ave  
Vancouver, WA 98685



Front

## Sales Photos

**S1** 909 NE 129th St  
Vancouver, WA 98685



Front

**S2** 12815 NE 6th Ave  
Vancouver, WA 98685



Front

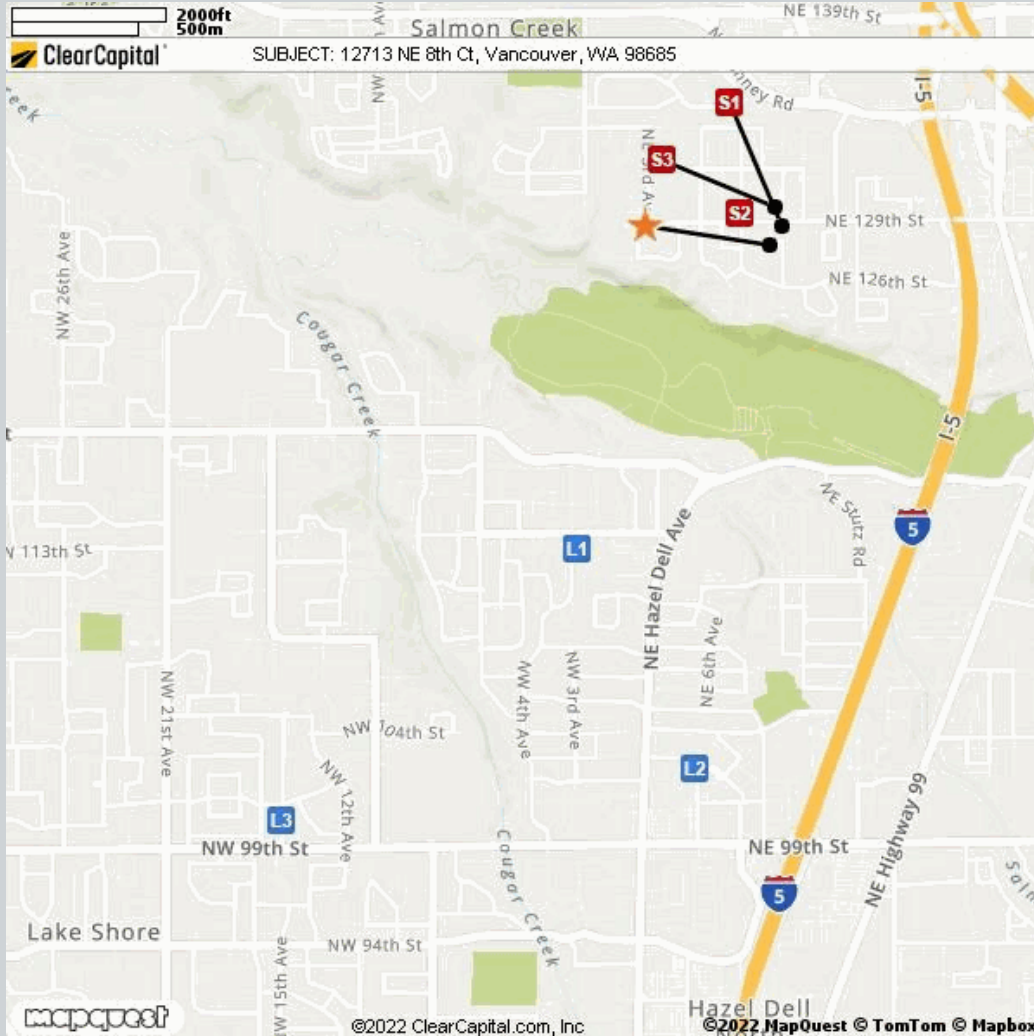
**S3** 817 NE 130th St  
Vancouver, WA 98685



Front

## ClearMaps Addendum

**Address** ★ 12713 Ne 8th Court, Vancouver, WA 98685  
**Loan Number** 47699      **Suggested List** \$395,000      **Suggested Repaired** \$415,000      **Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12713 Ne 8th Court, Vancouver, WA 98685	--	Parcel Match
L1 Listing 1	11208 Nw 3rd Ave, Vancouver, WA 98685	0.91 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10201 Ne 4th Ave, Vancouver, WA 98685	1.30 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9913 Nw 16th Ave, Vancouver, WA 98685	1.85 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	909 Ne 129th St, Vancouver, WA 98685	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12815 Ne 6th Ave, Vancouver, WA 98685	0.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	817 Ne 130th St, Vancouver, WA 98685	0.09 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Madeleine Lorentz-Gardner	<b>Company/Brokerage</b>	Premiere Property Group LLC
<b>License No</b>	33898	<b>Address</b>	908 W 36th St Vancouver WA 98660
<b>License Expiration</b>	07/13/2023	<b>License State</b>	WA
<b>Phone</b>	3602819536	<b>Email</b>	mlgprosales@gmail.com
<b>Broker Distance to Subject</b>	4.62 miles	<b>Date Signed</b>	01/16/2022

*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:**

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