

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>	804 Pioneer Street, Ridgefield, WA 98642	<b>Order ID</b>	8567572	<b>Property ID</b>	33779601
<b>Inspection Date</b>	01/03/2023	<b>Date of Report</b>	01/04/2023		
<b>Loan Number</b>	47700	<b>APN</b>	70711000		
<b>Borrower Name</b>	Champery Rental REO LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	12.29.22 BPO p2	<b>Tracking ID 1</b>	12.29.22 BPO p2		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	N/A	<b>Condition Comments</b> The subject is in good condition having been recently updated
<b>R. E. Taxes</b>	\$4,230	
<b>Assessed Value</b>	\$519,338	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(the subject doors are locked )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> The subject is located in a smaller rural town, on the main through street through Ridgefield, this area is next door to school, facing a stop sign, the homes in the immediate area are a mixture of styles and value's, there are also commercial properties on the same street as the subject.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$450,000 High: \$680,000	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	804 Pioneer Street	3135 S 2nd St	2904 S White Salmon Dr	3520 N 6th Cir
City, State	Ridgefield, WA	Ridgefield, WA	Ridgefield, WA	Ridgefield, WA
Zip Code	98642	98642	98642	98642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.10 <sup>1</sup>	1.59 <sup>1</sup>	1.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$549,900	\$624,999
List Price \$	--	\$499,900	\$549,900	\$624,999
Original List Date		10/05/2022	12/14/2022	12/12/2022
DOM · Cumulative DOM	-- · --	90 · 91	20 · 21	22 · 23
Age (# of years)	15	17	4	10
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,596	2,355	2,037	2,566
Bdrm · Bths · ½ Bths	3 · 3 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	9	9	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.12 acres	0.09 acres	0.14 acres	0.11 acres
Other	None	None	None	None

\* Listing 2 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.

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

**Listing 1** The kitchen has stainless steel appliances, granite, backsplash master suite with large master bath large formal living room could be great office sunsets. Superior location

**Listing 2** 3 Bedrooms, full baths with guest suite on the main, dining room with coffered ceiling, study on first floor many features, stone with pediment. Superior location

**Listing 3** Hardwood floors vaulted-wood ceilings all bathrooms are granite, flooring lighting features Formal living and dining rooms, family rooms, hobby room storage galore throughout, cable tv, Superior location

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	804 Pioneer Street	2054 N 9th Way	2417 N 9th Cir	807 N 18th Pl
<b>City, State</b>	Ridgefield, WA	Ridgefield, WA	Ridgefield, WA	Ridgefield, WA
<b>Zip Code</b>	98642	98642	98642	98642
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	0.89 <sup>1</sup>	0.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$549,000	\$530,900	\$549,500
<b>List Price \$</b>	--	\$549,000	\$530,900	\$549,500
<b>Sale Price \$</b>	--	\$530,000	\$530,900	\$535,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/21/2022	01/11/2022	12/23/2022
<b>DOM · Cumulative DOM</b>	-- · --	36 · 60	1 · 13	21 · 37
<b>Age (# of years)</b>	15	19	19	19
<b>Condition</b>	Good	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,596	2,401	2,420	2,526
<b>Bdrm · Bths · ½ Bths</b>	3 · 3 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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>	0.12 acres	0.16 acres	0.2 acres	0.18 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$3,290	-\$2,500	+\$510
<b>Adjusted Price</b>	--	\$533,290	\$528,400	\$535,510

\* 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** Kitchen counters, cabinets, tile floor, subway tile backsplash and breakfast bar bedrooms, full bath laundry, storage room, furnace, large bedrooms. -1500/Bed, 2500/bath, 1950/gla, -60/lot, 400/age.
- Sold 2** Dining rooms, baths, kitchen and dining room,bonus room and bath The living space has a very large living and dining room, combination the kitchen is with granite countertops and stainless steel appliances including a modern gas range. -1500/Bed, 2500/bath, 1760/gla, -120/lot, 400/age,-1500/garage.
- Sold 3** A living room with cast iron insert wood dining area with sliders to open floor plan to kitchen with breakfast bar island glass tops. -1500/Bed, 2500/bath, 700/gla, -90/lot, 400/age,-1500/garage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Remax Equity	The subject as listed on 11/10/2022 fro a list price of \$474900, went pending on 11/17/2022 at \$474900,					
<b>Listing Agent Name</b>	Sherry Beattie						
<b>Listing Agent Phone</b>	360-852-5836						
<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>
11/10/2022	\$474,900	--	--	Pending/Contract	11/17/2022	\$474,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$535,000	\$535,000
<b>Sales Price</b>	\$531,000	\$531,000
<b>30 Day Price</b>	\$474,900	--
<b>Comments Regarding Pricing Strategy</b>		
Subject's final value represents a value with normal marketing time and based on the most similar and proximate comps in this report. The street is a major factor in the value of the subject. There are no comparables on the same high traffic street. I feel the low list price is the agents taking in the factor of the poor location.		

## 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



Address Verification



Address Verification



Side



Side



Side

### Subject Photos



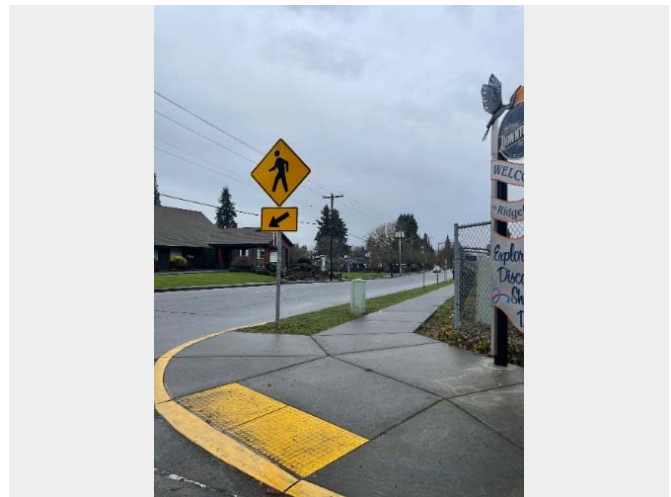
Side



Back



Street



Street



Other



Other



## Listing Photos

**L1** 3135 S 2ND ST  
Ridgefield, WA 98642



Front

**L2** 2904 S WHITE SALMON DR  
Ridgefield, WA 98642



Front

**L3** 3520 N 6TH CIR  
Ridgefield, WA 98642



Front

## Sales Photos

**S1** 2054 N 9TH WAY  
Ridgefield, WA 98642



Front

**S2** 2417 N 9TH CIR  
Ridgefield, WA 98642



Front

**S3** 807 N 18TH PL  
Ridgefield, WA 98642



Front

## ClearMaps Addendum

<b>Address</b>	★ 804 Pioneer Street, Ridgefield, WA 98642			
<b>Loan Number</b>	47700	<b>Suggested List</b>	\$535,000	<b>Suggested Repaired</b> \$535,000 <b>Sale</b> \$531,000

## 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>	Leigh Golson	<b>Company/Brokerage</b>	TOP DOG REALTY GROUP
<b>License No</b>	24923	<b>Address</b>	4206 NE 62ND AVE Vancouver WA 98661
<b>License Expiration</b>	06/25/2023	<b>License State</b>	WA
<b>Phone</b>	3602813076	<b>Email</b>	leigh.golson@gmail.com
<b>Broker Distance to Subject</b>	12.92 miles	<b>Date Signed</b>	01/04/2023

*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.**

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