

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	255 Sycamore Street, Woodland, WA 98674	Order ID	7915390	Property ID	32019740
Inspection Date	01/25/2022	Date of Report	01/26/2022		
Loan Number	47854	APN	502355055		
Borrower Name	Catamount Properties 2018 LLC	County	Cowlitz		

Tracking IDs					
Order Tracking ID	01.24.22_BPO	Tracking ID 1	01.24.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	JOHNSON BRANDON L	Condition Comments Double wide manufactured home on owned lot. Home appears free of any major damage or obvious neglect. Likely to qualify for all financing in current condition. Home does have block skirting. Located in flood plain and likely requires flood insurance.
R. E. Taxes	\$247,160	
Assessed Value	\$233,880	
Zoning Classification	SFD	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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		
Location Type	Suburban	Neighborhood Comments Subject is located in neighborhood of manufactured home located on owned lots. Lot sizes are typical throughout neighborhood. Easy access to all amenities from this location. Steady demand and low inventory.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$351,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	255 Sycamore Street	227 Nevada Dr	5048 Pacific Way	332 Laverne Dr
City, State	Woodland, WA	Longview, WA	Longview, WA	Kalama, WA
Zip Code	98674	98632	98632	98625
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	19.19 ¹	21.98 ¹	8.88 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$329,800	\$290,000	\$324,900
List Price \$	--	\$309,800	\$290,000	\$324,900
Original List Date		11/04/2021	11/05/2021	11/08/2021
DOM · Cumulative DOM	-- · --	83 · 83	34 · 82	56 · 79
Age (# of years)	20	33	34	56
Condition	Average	Average	Average	Average
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	1 Story manufactured	1 Story manufactured	1 Story manufactured	1 Story manufactured
# Units	1	1	1	1
Living Sq. Feet	1,404	1,876	1,120	1,436
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	None	Carport 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1537 acres	0.4 acres	0.3 acres	0.42 acres
Other	0	0	0	0

* 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** PER MLS - Beautiful seclusion with expansive views minutes from town and amenities. This manufactured home is ready for your to put your touch on it to make it your personal oasis.
- Listing 2** PER MLS - Very well cared for home in Longview. Built 1999, 3 Bedroom, 2 Baths at 1120 sq ft. Large Lot with no HOA or CC&R's. Carport, and partially fenced yard is perfect for your backyard oasis. Newly updated kitchen with high ceilings and laundry room. Master bedroom has a private bathroom, vanity, and walk in closet. Dont miss this opportunity.
- Listing 3** PER MLS - Three bedroom 1.75 bath manufactured home on approximately .42 acre with a 1764 sq ft shop. Shop features RV parking, water and electricity. Property has two RV disposals and shared well. Grounds has many varieties of flowers including many exotic lilies. Manufactured homes has upgraded vinyl windows, separate utility area with sink and storage cabinets. The kitchen is spacious with a pantry and an eating bar. This is a beautiful quiet area for evening strolls that allows for views of the Kalama River and bank fishing is just down the river at beginners hole.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	255 Sycamore Street	265 Sycamore St	1871 Springwood St	791 Huckleberry Ln
City, State	Woodland, WA	Woodland, WA	Woodland, WA	Kalama, WA
Zip Code	98674	98674	98674	98625
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.10 ¹	8.36 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$299,000	\$350,000	\$325,000
List Price \$	--	\$299,000	\$350,000	\$325,000
Sale Price \$	--	\$320,000	\$351,000	\$320,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	10/01/2021	11/22/2021	09/21/2021
DOM · Cumulative DOM	-- · --	5 · 42	3 · 58	8 · 66
Age (# of years)	20	23	26	42
Condition	Average	Average	Average	Average
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	1 Story manufactured	1 Story manufactured	1 Story manufactured	1 Story manufactured
# Units	1	1	1	1
Living Sq. Feet	1,404	1,100	1,377	1,680
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1537 acres	0.154 acres	0.2 acres	0.165 acres
Other	0	0	0	0
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$320,000	\$351,000	\$320,000

* Sold 1 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** You must see this clean and well-kept home. With a large yard (that you own!!) and oversized garage, there's an abundance of space here. Great layout offering a spacious kitchen with oak cabinetry, eating nook, and cozy living space. Master suite includes double sinks, soaking tub, and walk-in closet. Two additional bedrooms, full bathroom, and laundry room with backyard access. Centrally located just minutes to local shopping and outdoor recreation on a quiet street.
- Sold 2** PER MLS - ONE LEVEL LIVING! Spacious 3 bed, 2 bath 1996 manufactured home is wonderfully situated on large corner lot- two driveways provide plenty of parking- Got RV/Boat/Both/More?, bring them all! Plus oversized 2 car garage to boot. New Roof 2017, Freshly painted inside and out plus new carpet makes this home move-in ready!
- Sold 3** PER MLS - Gardener's delight! This home located just blocks from downtown Kalama offers lots of mature plantings, a high producing cherry tree, tool shed and potting room! Three beds, two baths with large living and dining rooms. Tucked at the end of a dead end street with views of the Columbia River and passing ships. Attached carport and paved driveway. Covered patio space extends the living area outdoors. Concrete pavers create a pathway through all of the lovely garden beds around the home. Corian countertops in the kitchen with window sink. Laminate floors. Well taken care of, clean and ready for move in!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None					
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	\$330,000	\$330,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$319,000	--
Comments Regarding Pricing Strategy		
<p>Double wide manufactured home located on owned lots. Neighborhood is not a mobile home park, but is made up of a couple blocks of manufactured homes on owned lots of similar age, and value. Easy access to all amenities from this location. No age restrictions in this area. No other manufactured homes for sale in subject zip code currently, search radius had to be expanded out to other areas of county.</p>		

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



Side



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 227 Nevada Dr
Longview, WA 98632



Front

L2 5048 Pacific Way
Longview, WA 98632



Front

L3 332 Laverne Dr
Kalama, WA 98625



Front

Sales Photos

S1 265 Sycamore St
Woodland, WA 98674



Front

S2 1871 Springwood St
Woodland, WA 98674



Front

S3 791 Huckleberry Ln
Kalama, WA 98625



Front

ClearMaps Addendum

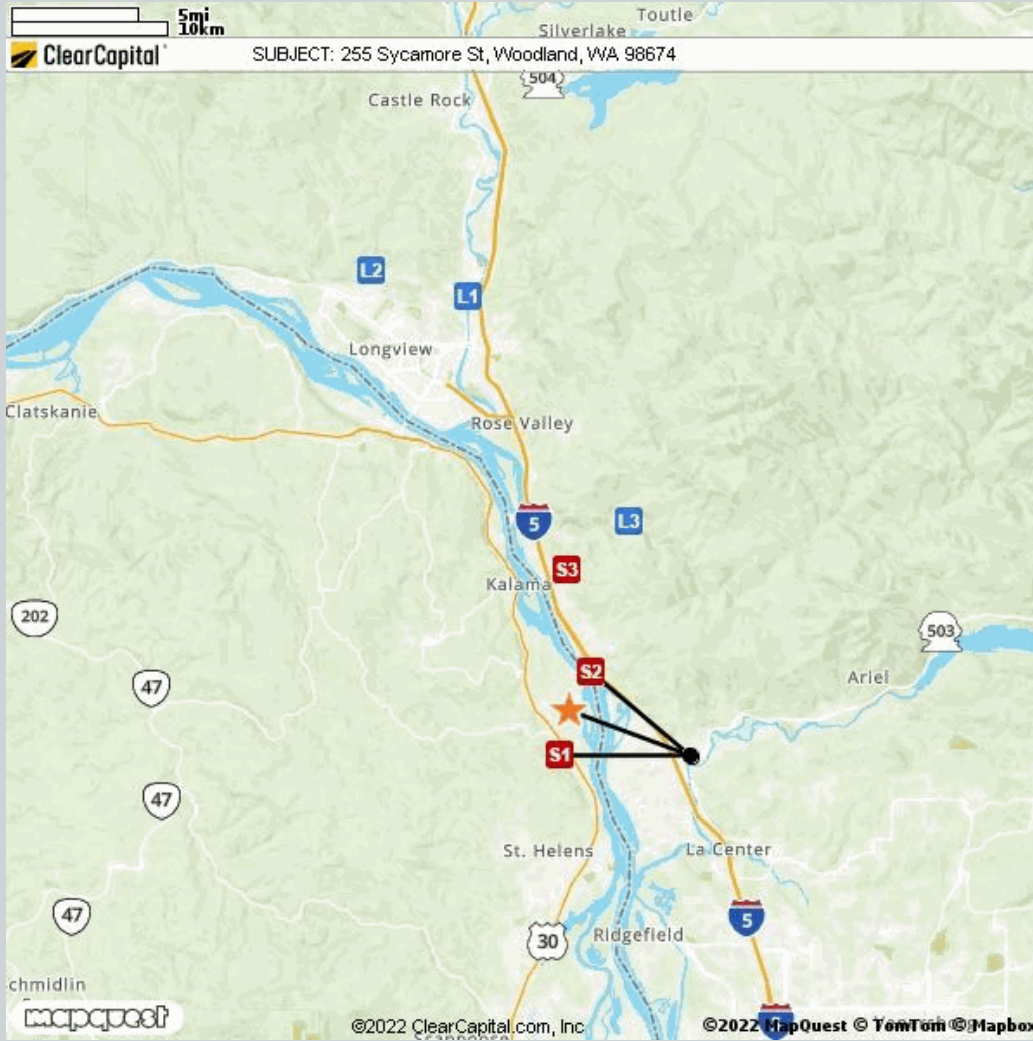
Address ★ 255 Sycamore Street, Woodland, WA 98674

Loan Number 47854

Suggested List \$330,000

Suggested Repaired \$330,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	255 Sycamore Street, Woodland, WA 98674	--	Parcel Match
L1 Listing 1	227 Nevada Dr, Longview, WA 98632	19.19 Miles ¹	Parcel Match
L2 Listing 2	5048 Pacific Way, Longview, WA 98632	21.98 Miles ¹	Parcel Match
L3 Listing 3	332 Laverne Dr, Kalama, WA 98625	8.88 Miles ¹	Parcel Match
S1 Sold 1	265 Sycamore St, Woodland, WA 98674	0.01 Miles ¹	Parcel Match
S2 Sold 2	1871 Springwood St, Woodland, WA 98674	0.10 Miles ¹	Parcel Match
S3 Sold 3	791 Huckleberry Ln, Kalama, WA 98625	8.36 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	Ryan Robbins	Company/Brokerage	Blue Line Real Estate Service
License No	27580	Address	175 Bootleg Hill Rd Kelso WA 98626
License Expiration	05/07/2023	License State	WA
Phone	3604301233	Email	robbinsrealestate@email.com
Broker Distance to Subject	13.96 miles	Date Signed	01/26/2022

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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