

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	1921 W 2nd Avenue, Kennewick, WA 99336	Order ID	8367661	Property ID	33142053
Inspection Date	08/05/2022	Date of Report	08/08/2022		
Loan Number	48057	APN	102891050003006		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	UNKNOWN	Tracking ID 1	UNKNOWN		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Appears to have been vacant for quite a while. Poorly maintained. Missing a large window. See photos. Yard cleanup has begun recently.
R. E. Taxes	\$1,994	
Assessed Value	\$202,690	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Locked doors, boarded up window.)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$10,000	
Estimated Interior Repair Cost	\$2,500	
Total Estimated Repair	\$12,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments Neighborhood comprised of homes built in the late 1940's and are mostly well maintained, with a few in fair condition. No boarded up homes.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170666 High: \$373400	
Market for this type of property	Increased 12 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1921 W 2nd Avenue	421 S Buntin St	1319 W Bruneau Ave	1515 W 4th Ave
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99336	99336	99336	99336
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.50 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$350,000	\$264,900
List Price \$	--	\$349,900	\$350,000	\$264,900
Original List Date		07/25/2022	07/11/2022	06/13/2022
DOM · Cumulative DOM	-- · --	11 · 14	25 · 28	55 · 56
Age (# of years)	74	68	79	82
Condition	Fair	Average	Average	Fair
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,679	1,920	2,086	1,521
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	None	None	Detached 3 Car(s)	Detached 1 Car
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	100%
Basement Sq. Ft.	--	960	1,043	950
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.13 acres	0.19 acres	0.15 acres
Other	0	0	0	0

* Listing 1 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** LC1 Superior. Sup. GLA -\$12,000, Inf. bedroom count +\$5,000, Sup. condition - \$20,000. MLS# 263262 This classic charmer has been newly renovated to offer a modern look and comfortable lifestyle. Upstairs features 2 bedrooms a large living/dining area and updated bathroom. The kitchen is well appointed with new cabinetry, butcherblock counter tops with a huge stainless steel sink against a contrasting shiplap backsplash all coming together to make a "custom kitchen "with a great view of the patio for outdoor dining! Downstairs features a large bedroom with egress window, a walk in closet, a huge second bathroom with a sliding barn door and an additional family room space. Upgrades include new heat pump, new roof and vinyl windows
- Listing 2** LC2, Superior. Sup. GLA -\$20,000, Sup. condition -\$20,000, Sup. garage -\$15,000. MLS# 262880 The main level has a newer kitchen with solid surface counters, newer cabinets, stainless steel appliances and undercabinet lighting; refrigerator included. The home's main level has original hard wood flooring in the living room, hallway and bedrooms with updated tile flooring in the kitchen, dining and bath. A wood burning fireplace. The full main level bath has been nicely updated too. The basement has both inside accessibility and an outside entrance. The basement has a bedroom (with egress window / just needs a clothing bar in the closet area), family room (with wood stove), bonus area, 12x10 storage room, 3/4 bath and a large utility room with exterior exit to back patio. Enjoy relaxing on either your covered wood deck or your covered & open back patio. The 1 car detached garage has a shop area and is located off of the long driveway with lots of off-street parking. The 2 car 22x28 garage/shop in the back has a double car overhead door and is easily accessible from the alley entrance via the double gates. The fully fenced back yard has endless possibilities. There are no underground sprinklers, however the front yard is easily manageable and the back yard has a PVC irrigation "extender" along the East side for easy hose hookups! Don't miss this wonderful home in a quiet neighborhood next to a park!
- Listing 3** LC1 Inferior Inf. GLA +\$8,000, Inf. age +\$5,000, Sup. garage -\$5,000. MLS# 262179 Great starter home w/ lot's of potential. This home is located in Kennewick close to Historical Downtown, gas, grocery, schools, and more. Built in the 1940's this home has a main and upper level w/ unfinished basement. On the main level there is a large open family room w/ wood burning fireplace. Cute little kitchen open to the dining area, w/ built-in cabinets showing off some character of the 1940's interior design. There is a small half bathroom with sink that sits right off the Kitchen. Two bedrooms on the main level and on the top level there's an additional bedroom or bonus room as well.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1921 W 2nd Avenue	2405 W Albany Ave	111 S Anderson St	2305 W Kennewick Ave
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99336	99336	99336	99336
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.34 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,000	\$314,900	\$234,000
List Price \$	--	\$259,000	\$336,000	\$229,900
Sale Price \$	--	\$275,000	\$336,000	\$225,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	05/23/2022	01/28/2022	09/03/2021
DOM · Cumulative DOM	-- · --	30 · 30	42 · 42	203 · 203
Age (# of years)	74	70	68	74
Condition	Fair	Average	Average	Fair
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,679	1,628	1,648	1,380
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	6	5	5
Garage (Style/Stalls)	None	Carport 1 Car	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	614	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.23 acres	0.19 acres	0.16 acres
Other	0	0	0	0
Net Adjustment	--	-\$23,000	-\$25,000	\$0
Adjusted Price	--	\$252,000	\$311,000	\$225,000

* 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** SC1 Superior. Sup. condition -\$20,000, Sup. carport -\$3,000. MLS# 260860 This home has a lot of open space and room for your family! Garage was converted to a master bedroom with fireplace and bath with extra walk in closet space. granite kitchen countertops, hardwood and tile flooring throughout all the main areas. Close walk to Zintel creek golf course and easy access to the hwy!
- Sold 2** SC2 Superior. Sup. condition -\$20,000, Sup, garage -10,000, Inf. bedroom count +\$5,000. MLS# 258466 This home has been well maintained with new updates throughout. Classic low maintenance landscaping Large windows. Gorgeous hardwood flooring throughout the main living areas and bedrooms and updated lighting. The kitchen is completely remodeled with new cabinetry including a pantry, full-tiled backsplash, Corian countertops and tile flooring. The sunroom, just off the kitchen, is perfect for enjoying your morning coffee. With windows that open completely, ceiling fans, views of the backyard and access to the garage this is the perfect room for all your needs. Down the hallway, off the kitchen, you will find all three bedrooms and a full bathroom. Each bedroom has ample closet space and the same gorgeous hardwood flooring. The bathroom has been updated with tile flooring, a new vanity and a linen cabinet for storage. Downstairs is a space for all your hobbies, a family room, laundry room, bathroom and more storage. You will love the quiet oasis of the backyard...from the raised garden beds to the rows of sunflowers in the summer and a garden shed, this yard is lush all summer long. The garage is fully insulated and partially finished for year-round use and an A/C to make it comfortable for summer use. Plus there's lots of extra off-street parking.
- Sold 3** SC3 Inferior. Inf. GLA +\$15,000, Inf. bedroom count +\$5,000. MLS# 251653 Convenient central Kennewick location, close to highway 240 access and to shopping, split bedroom configuration.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject property has not been listed within the last 12 months.				
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	\$265,000	\$279,000
Sales Price	\$265,000	\$279,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
No access to interior, rough estimates only. The demand for homes in this price range is very high. The suggested list price should be attainable with the bare minimum of repairs.		

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



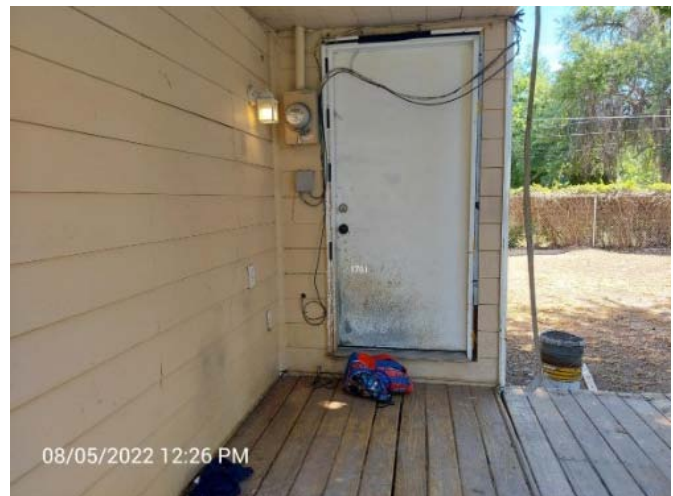
Side



Back



Back



Back

Subject Photos



Street



Other



Other



Other

Listing Photos

L1 421 S Buntin St
Kennewick, WA 99336



Front

L2 1319 W Bruneau Ave
Kennewick, WA 99336



Front

L3 1515 W 4th Ave
Kennewick, WA 99336



Front

Sales Photos

S1 2405 W Albany Ave
Kennewick, WA 99336



Front

S2 111 S Anderson St
Kennewick, WA 99336



Front

S3 2305 W Kennewick Ave
Kennewick, WA 99336



Front

ClearMaps Addendum

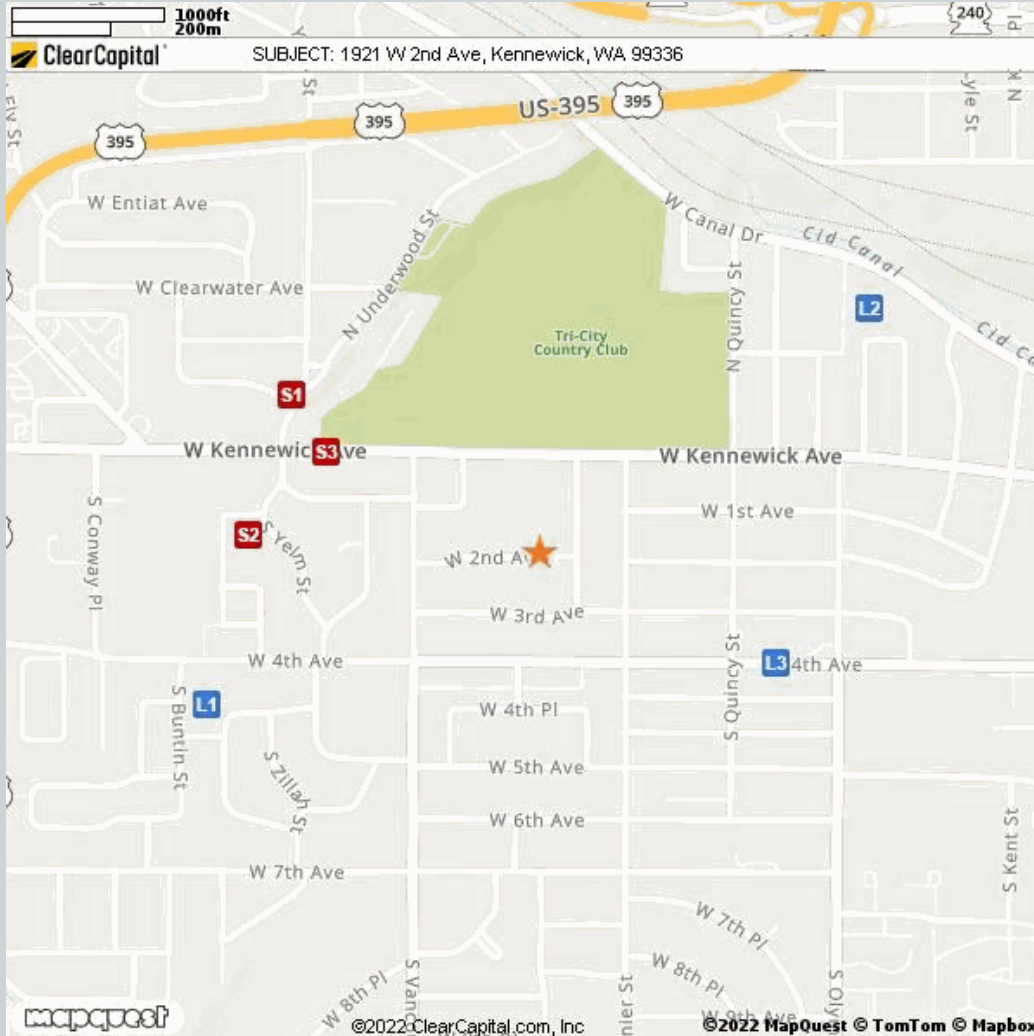
Address ★ 1921 W 2nd Avenue, Kennewick, WA 99336

Loan Number 48057

Suggested List \$265,000

Suggested Repaired \$279,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1921 W 2nd Avenue, Kennewick, WA 99336	--	Parcel Match
L1 Listing 1	421 S Buntin St, Kennewick, WA 99336	0.42 Miles ¹	Parcel Match
L2 Listing 2	1319 W Bruneau Ave, Kennewick, WA 99336	0.50 Miles ¹	Parcel Match
L3 Listing 3	1515 W 4th Ave, Kennewick, WA 99336	0.31 Miles ¹	Parcel Match
S1 Sold 1	2405 W Albany Ave, Kennewick, WA 99336	0.35 Miles ¹	Parcel Match
S2 Sold 2	111 S Anderson St, Kennewick, WA 99336	0.34 Miles ¹	Parcel Match
S3 Sold 3	2305 W Kennewick Ave, Kennewick, WA 99336	0.28 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	Lee Feigum	Company/Brokerage	Lee Feigum & Associates
License No	7213	Address	454 Cherry Blossom Lp Richland WA 99352
License Expiration	01/06/2024	License State	WA
Phone	5095394512	Email	lfeigum587@gmail.com
Broker Distance to Subject	7.18 miles	Date Signed	08/07/2022

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:

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.