

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	13511 Riviera Boulevard, Snohomish, WA 98290	Order ID	8418392	Property ID	33274024
Inspection Date	09/09/2022	Date of Report	09/14/2022		
Loan Number	48202	APN	00543500000100		
Borrower Name	Champery Real Estate 2015 LLC	County	Snohomish		

Tracking IDs

Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery Real Estate 2015 LLC	Condition Comments	
R. E. Taxes	\$4,085	Home and grounds appear in good condition with no deferred maintenance observed. Per recent listing home has been remodeled.	
Assessed Value	\$307,400		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Rural	Neighborhood Comments	
Local Economy	Excellent	Neighborhood is made up of older modest sized homes on above average lot sizes. Located in a riverfront community. Surrounding area is made up of manufactured homes, equestrian properties, larger upscale homes on acreage and agricultural activities. Located close in to all services. Market is slowing after rapid appreciation over the last two years. REO activity is very low.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$1,500,000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	13511 Riviera Boulevard	10728 20th St Se	9308 5th Pl Se	9707 7th Pl Se
City, State	Snohomish, WA	Lake Stevens, WA	Lake Stevens, WA	Lake Stevens, WA
Zip Code	98290	98258	98258	98258
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.76 ¹	2.79 ¹	2.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$649,950	\$680,000	\$605,000
List Price \$	--	\$584,999	\$649,000	\$605,000
Original List Date		06/17/2022	07/13/2022	08/16/2022
DOM · Cumulative DOM	-- · --	86 · 89	60 · 63	14 · 29
Age (# of years)	51	52	43	26
Condition	Good	Average	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	Neutral ; Residential
Style/Design	Split split	1 Story 1 stry	Split split	2 Stories 2 stry
# Units	1	1	1	1
Living Sq. Feet	1,456	1,248	1,524	1,434
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 1	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 2 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	.3 acres	.38 acres	.3 acres	.14 acres
Other	--	--	--	--

* 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 One story home- inferior baths- superior garage- similar location, style, year built, sq footage and lot size. Fair market sale.

Listing 2 Split level home- Most similar comp- similar square footage, location, style, year built and lot size. Superior garage. Fair market sale.

Listing 3 Two story home- inferior lot size- superior year built- similar location, style, and square footage. Fair market sale.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	13511 Riviera Boulevard	1606 Miller St	2219 119th Dr Se	12131 11th Pl Se
City, State	Snohomish, WA	Snohomish, WA	Lake Stevens, WA	Lake Stevens, WA
Zip Code	98290	98290	98258	98258
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	1.03 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$580,000	\$648,000
List Price \$	--	\$525,000	\$580,000	\$648,000
Sale Price \$	--	\$605,000	\$650,000	\$705,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	02/25/2022	01/10/2022	05/09/2022
DOM · Cumulative DOM	-- · --	5 · 22	4 · 4	5 · 47
Age (# of years)	51	89	14	54
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	Neutral ; Residential
Style/Design	Split split	1 Story 1 stry	2 Stories 2 stry	Split split
# Units	1	1	1	1
Living Sq. Feet	1,456	1,851	1,580	1,853
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 2 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	.3 acres	.34 acres	.08 acres	.23 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,250	-\$17,450	-\$22,600
Adjusted Price	--	\$594,750	\$632,550	\$682,400

* Sold 3 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** Value adjustments -19750 sq footage +9500 year built +1000 baths -1000 garage. One story home- similar square footage, location, style, and lot size. Fair market sale.
- Sold 2** Value adjustments -6200 sq footage -9250 year built -2000 garage. Similar sq footage, location, style- Superior year built -inferior lot size. Fair market sale.
- Sold 3** Value adjustments -19850 sq footage -750 year built -2000 garage, Similar sq footage, location, style, year built and lot size. Fair market sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home was sold on 02/19/2022 for 475,000- relisted and canceled 08/23/2022 -final list price 624900			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/27/2022	\$475,000	--	--	Sold	02/16/2022	\$475,000	MLS
05/27/2022	\$659,900	07/21/2022	\$624,900	Cancelled	08/23/2022	\$624,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$650,000	\$650,000
Sales Price	\$645,000	\$645,000
30 Day Price	\$640,000	--
Comments Regarding Pricing Strategy		
Values given best reflect current slowing market conditions. Per QC- correct property 13511 Riviera.		

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



Street



Street

Listing Photos

L1 10728 20th St SE
Lake Stevens, WA 98258



Front

L2 9308 5th PI SE
Lake Stevens, WA 98258



Front

L3 9707 7th PI SE
Lake Stevens, WA 98258



Front

Sales Photos

S1 1606 Miller St
Snohomish, WA 98290



Front

S2 2219 119th Dr Se
Lake Stevens, WA 98258



Front

S3 12131 11th Pl SE
Lake Stevens, WA 98258



Front

ClearMaps Addendum

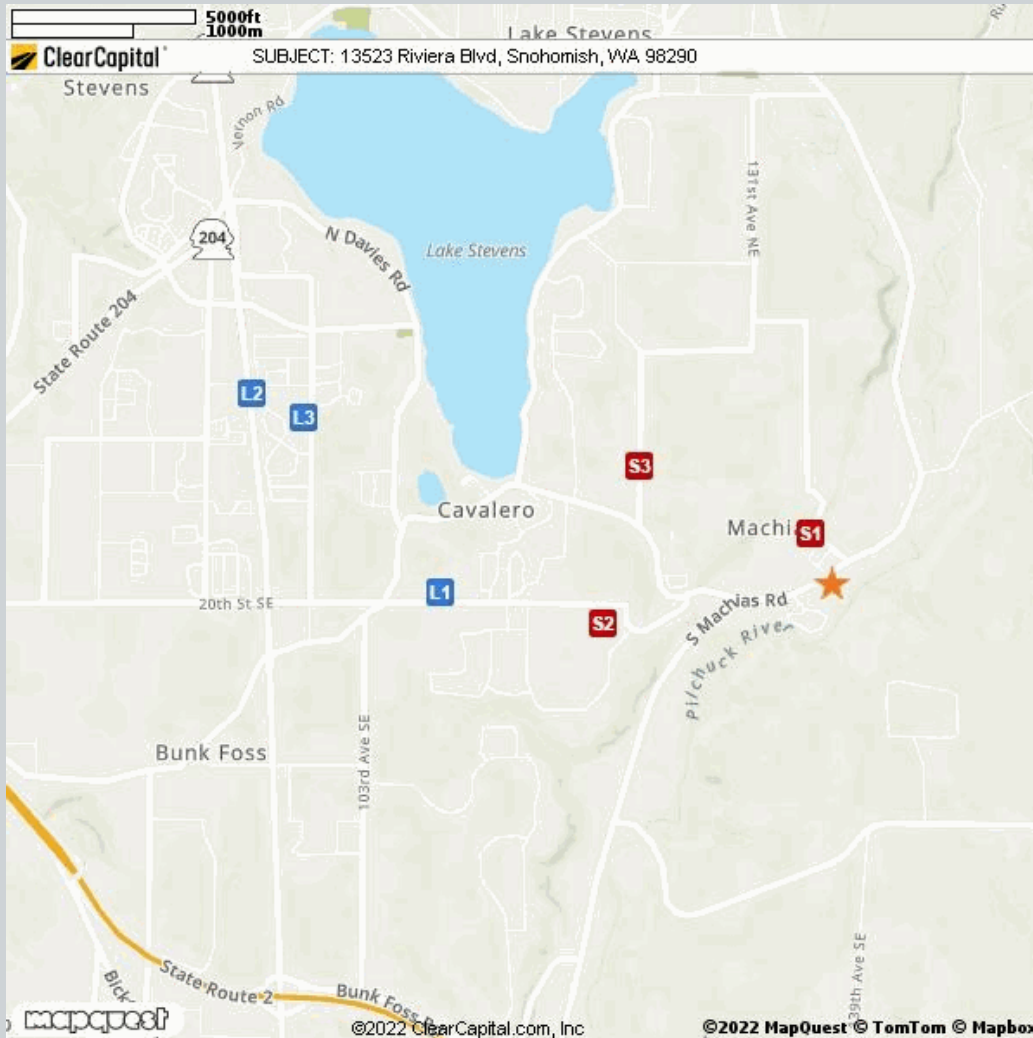
Address ★ 13511 Riviera Boulevard, Snohomish, WA 98290

Loan Number 48202

Suggested List \$650,000

Suggested Repaired \$650,000

Sale \$645,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13511 Riviera Boulevard, Snohomish, WA 98290	--	Parcel Match
L1 Listing 1	10728 20th St Se, Lake Stevens, WA 98258	1.76 Miles ¹	Parcel Match
L2 Listing 2	9308 5th Pl Se, Lake Stevens, WA 98258	2.79 Miles ¹	Parcel Match
L3 Listing 3	9707 7th Pl Se, Lake Stevens, WA 98258	2.52 Miles ¹	Parcel Match
S1 Sold 1	1606 Miller St, Snohomish, WA 98290	0.27 Miles ¹	Parcel Match
S2 Sold 2	2219 119th Dr Se, Lake Stevens, WA 98258	1.03 Miles ¹	Parcel Match
S3 Sold 3	12131 11th Pl Se, Lake Stevens, WA 98258	1.03 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	Dennis Sanders	Company/Brokerage	Williams Real Estate Brokers
License No	46079	Address	3021 74th Dr NE Marysville WA 98270
License Expiration	04/14/2024	License State	WA
Phone	4254222221	Email	dsbylake111@gmail.com
Broker Distance to Subject	4.94 miles	Date Signed	09/14/2022

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.