

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	308 Parkview Street, Milton Freewater, OR 97862	Order ID	7993593	Property ID	32226730
Inspection Date	02/25/2022	Date of Report	02/28/2022		
Loan Number	48469	APN	113230		
Borrower Name	Catamount Properties 2018 LLC	County	Umatilla		

Tracking IDs					
Order Tracking ID	02.23.22_BPO	Tracking ID 1	02.23.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	NAUTA DARIN L & JAMIE M	Condition Comments	
R. E. Taxes	\$2,017	Subject is in average condition with no visible signs of major damage or visible signs of major needed repair.	
Assessed Value	\$119,200		
Zoning Classification	R2		
Property Type	SFR		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Subject is located in a rural market with houses that conform to the neighborhood in gross living area, total lot size and actual age.	
Sales Prices in this Neighborhood	Low: \$32,500 High: \$987,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	308 Parkview Street	411 Ne 8th Ave	331 Nw 6th Ave	1435 Lilac St
City, State	Milton Freewater, OR	Milton Freewater, OR	Milton Freewater, OR	Milton Freewater, OR
Zip Code	97862	97862	97862	97862
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	0.84 ¹	1.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$247,000	\$275,000	\$285,000
List Price \$	--	\$247,000	\$269,900	\$275,000
Original List Date		02/02/2022	12/21/2021	12/10/2021
DOM · Cumulative DOM	-- · --	26 · 26	47 · 69	35 · 80
Age (# of years)	61	66	76	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Public Trans.	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	1,530	1,430	1,605	1,134
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.13 acres	0.13 acres	0.14 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 Cozy 3 bed 1.5 bath home all on one level. 1430 sq ft of living space. New flooring in the LR and one BR. House sits on over a third of an acre, garden area, fire pit and walnut trees! Large storage shed/work shop compliment this nice property.

Listing 2 Well Maintained 3 bedroom 2 bath! This home features some beautiful touches with hardwood floor in the living room, tile throughout, a covered patio, low maintenance backyard with some decorative pavers, fully fenced, good size bedrooms, and a large pantry.

Listing 3 Comfortable living in this 3 bedroom 2 bath home with new A/C unit, fenced yard and underground sprinklers. Also has 2 Car finished and insulated garage. Close to schools and shopping.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	308 Parkview Street	83813 Eastside Rd	1502 Walnut St	205 Ne 13th Ave
City, State	Milton Freewater, OR	Milton Freewater, OR	Milton Freewater, OR	Milton Freewater, OR
Zip Code	97862	97862	97862	97862
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.15 ¹	1.02 ¹	1.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$265,000	\$249,000
List Price \$	--	\$220,000	\$265,000	\$249,000
Sale Price \$	--	\$230,000	\$250,000	\$260,000
Type of Financing	--	Fha	Usda	Fha
Date of Sale	--	08/16/2021	09/13/2021	08/06/2021
DOM · Cumulative DOM	-- · --	5 · 95	56 · 62	2 · 73
Age (# of years)	61	64	61	24
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Auction	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	1,530	1,397	1,588	1,571
Bdrm · Bths · ½ Bths	4 · 2	3 · 1	4 · 2	3 · 2
Total Room #	8	6	8	7
Garage (Style/Stalls)	None	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.38 acres	0.15 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,325	-\$3,450	-\$9,025
Adjusted Price	--	\$233,325	\$246,550	\$250,975

* Sold 2 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** Very nice one level home on the outside edge of town. Easy access to hwy and short distance to shopping but still have the feel of country living. Large yard with large shade trees.
- Sold 2** Check out this nice split-level home with basement. 4 bdrm. 2 bth. (2 bdrms and one bath on each level). 1588 sft. home has finished basement with private outside access door. New roof in 2020, new heat pump system 2019, new concrete driveway parking pad 2020. Good size corner lot. ASK YOUR AGENT ABOUT SELLER CREDIT! One car garage. Located across 15th St. from the new Sports Complex. Call for your private tour today.
- Sold 3** nicely updated home has new floors, counter tops, freshly painted, fencing and more. comfortable open floor plan with large master 2 bdr plus a den to work from home!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed for sale 1/15/2020 and cancelled 4/7/2020			
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	\$260,000	\$260,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
Due to the rural nature of subject property, some guidelines needed to be exceeded to find comparable property.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.22 miles and the sold comps closed within the last 7 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.

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



Side



Side



Street

Listing Photos

L1 411 NE 8TH AVE
Milton Freewater, OR 97862



Front

L2 331 NW 6TH AVE
Milton Freewater, OR 97862



Front

L3 1435 LILAC ST
Milton Freewater, OR 97862



Front

Sales Photos

S1 83813 EASTSIDE RD
Milton Freewater, OR 97862



Front

S2 1502 WALNUT ST
Milton Freewater, OR 97862



Front

S3 205 NE 13TH AVE
Milton Freewater, OR 97862



Front

ClearMaps Addendum

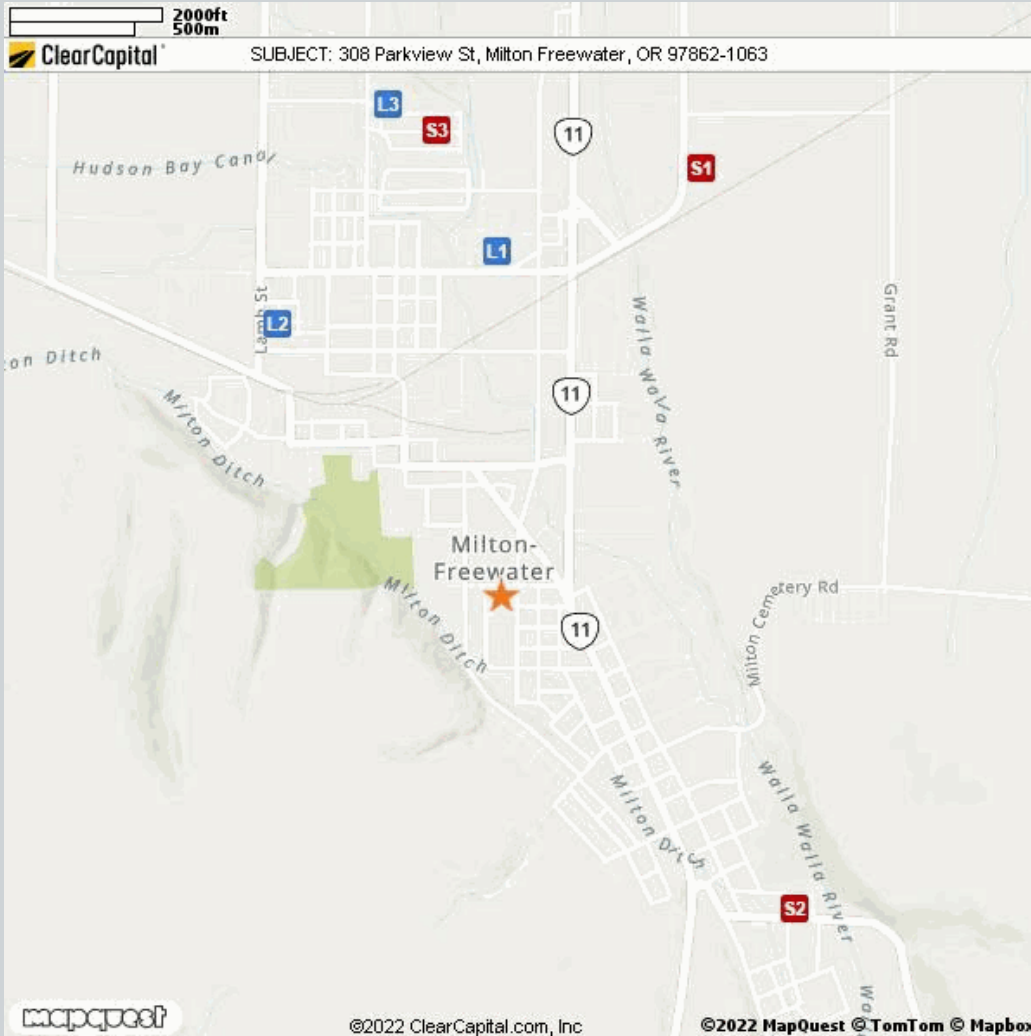
Address ★ 308 Parkview Street, Milton Freewater, OR 97862

Loan Number 48469

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$245,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	308 Parkview Street, Milton Freewater, OR 97862	--	Parcel Match
L1	Listing 1	411 Ne 8th Ave, Milton Freewater, OR 97862	0.84 Miles ¹	Parcel Match
L2	Listing 2	331 Nw 6th Ave, Milton Freewater, OR 97862	0.84 Miles ¹	Parcel Match
L3	Listing 3	1435 Lilac St, Milton Freewater, OR 97862	1.22 Miles ¹	Parcel Match
S1	Sold 1	83813 Eastside Rd, Milton Freewater, OR 97862	1.15 Miles ¹	Parcel Match
S2	Sold 2	1502 Walnut St, Milton Freewater, OR 97862	1.02 Miles ¹	Parcel Match
S3	Sold 3	205 Ne 13th Ave, Milton Freewater, OR 97862	1.13 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Chris Sykes	Company/Brokerage	Sykes Real Estate
License No	201104119	Address	25 SW Emigrant Pendleton OR 97801
License Expiration	01/31/2023	License State	OR
Phone	5412152274	Email	sykeschris@hotmail.com
Broker Distance to Subject	26.24 miles	Date Signed	02/28/2022

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.