

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	2705 Otis Street Se, Olympia, WASHINGTON 98501	Order ID	8958699	Property ID	34660421
Inspection Date	10/05/2023	Date of Report	10/08/2023		
Loan Number	48883	APN	83700001500		
Borrower Name	Catamount Properties 2018 LLC	County	Thurston		

Tracking IDs					
Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is in average condition for a home of this age with no signs of deferred maintenance. Set back from road.
R. E. Taxes	\$2,787	
Assessed Value	\$288,300	
Zoning Classification	RESIDENTIAL	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Generally conforming homes on large city lots with well landscaped yards free of debris. Within ten minutes of most amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$695,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2705 Otis Street Se	742 Pioneer St Sw	1958 12th Ave Se	2622 25th Ct Sw
City, State	Olympia, WASHINGTON	Olympia, WA	Olympia, WA	Olympia, WA
Zip Code	98501	98512	98501	98512
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.59 ¹	1.28 ¹	1.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$475,000	\$400,000
List Price \$	--	\$395,000	\$455,000	\$400,000
Original List Date		05/17/2023	07/06/2023	10/03/2023
DOM · Cumulative DOM	-- · --	43 · 144	94 · 94	1 · 5
Age (# of years)	88	93	81	46
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 TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,552	1,333	1,206	1,272
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Detached 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	.26 acres	.17 acres	.50 acres	.18 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

* 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** freshly remodeled with all new kitchen cabinets, stainless steel appliances and quartz countertops. Mohawk Home waterproof laminate plank flooring throughout. All new interior doors and trim. Lots of windows and natural light. Two bedrooms on the main floor and an upstairs attic bedroom. Bonus room can be used as a family room/play room or converted to a 4th bedroom. One car garage. Huge backyard cleared
- Listing 2** updated and impeccably cared for, you will love everything about this home! Complete kitchen renovation with beautiful white shaker door cabinetry, side-by-side pantry cabinets, butcher block counters, and updated appliances.
- Listing 3** 3 bedroom single story home this home features new laminate plank waterproof flooring, interior paint, new kitchen appliances, and updated full bath. Enjoy efficient heating and cooling (AC) via updated electric forced air furnace + heat pump. Solid wood doors. Wood burning stove for those extra cool winter nights. Large attached 2 car garage features brand new electrical panel. All new exterior paint in Sept 2023. Large back yard is fully fenced and gated,

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2705 Otis Street Se	3015 Moore St Se	3135 Maringo Rd Se	1822 Se 22nd Ave
City, State	Olympia, WASHINGTON	Olympia, WA	Olympia, WA	Olympia, WA
Zip Code	98501	98501	98501	98501
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.38 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$425,000	\$427,900
List Price \$	--	\$395,000	\$425,000	\$427,900
Sale Price \$	--	\$405,000	\$432,000	\$443,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/01/2023	05/17/2023	08/16/2023
DOM · Cumulative DOM	-- · --	2 · 36	5 · 41	7 · 41
Age (# of years)	88	82	75	61
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 TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,552	1,524	1,211	1,569
Bdrm · Bths · ½ Bths	2 · 1	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.26 acres	.19 acres	.18 acres	.16 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
Net Adjustment	--	-\$6,180	-\$560	-\$14,680
Adjusted Price	--	\$398,820	\$431,440	\$428,320

* 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** +700 for acreage, -6000 for bed, -2000 for bath, +1120 for sq feet. home is in an ideal location if you like inviting neighborhoods that are peaceful yet close to everything! The main house is a 2 bedroom, 1 bathroom 892± sf home with a covered 360± sf patio to sit and enjoy the day. The second unit with separate access is 632± sf of living space with two large rooms, a bathroom and a kitchenette.
- Sold 2** +800 for acreage, -5000 for garage, -6000 for bed, -4000 for bath, +13640 for sq feet. rambler with a basement is a great find! Featuring an attached one-car garage and a fenced yard, this home has plenty of character. Inside, you'll find a spacious living room, dining room, and bonus room, perfect for entertaining guests or relaxing. The kitchen comes equipped with a dishwasher, refrigerator, and stove. Enjoy cozy evenings by the wood-burning fireplace, and appreciate the hardwood floors
- Sold 3** +1000 for acreage, -5000 for garage, -6000 for bed, -4000 for bath, -680 for sq feet. 3 Bed, could be 4th bedroom and 1 3/4 baths. Cozy and Cute. Large lot with private backyards. Wood and laminate floors with some recent updates makes this move in ready. 2 bedrooms on the main floor with 1 bedroom and loft space and other room used as 4th bedroom upstairs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			LAST SOLD IN 2022.				
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	\$399,900	\$399,900
Sales Price	\$399,000	\$399,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
Subject should qualify for all types of financing. Low active similar inventory in immediate area.		

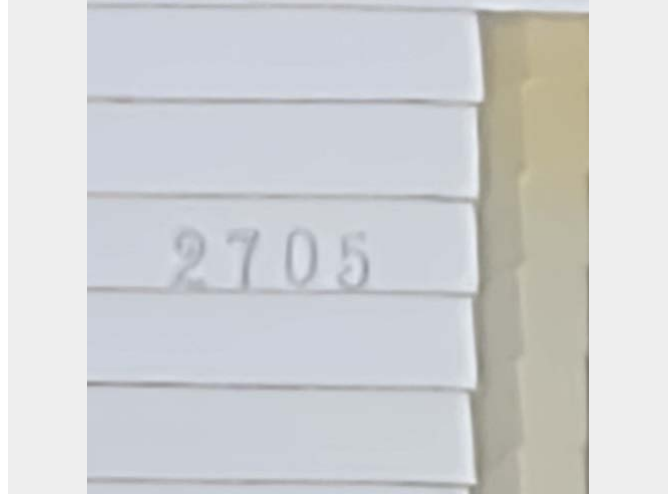
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



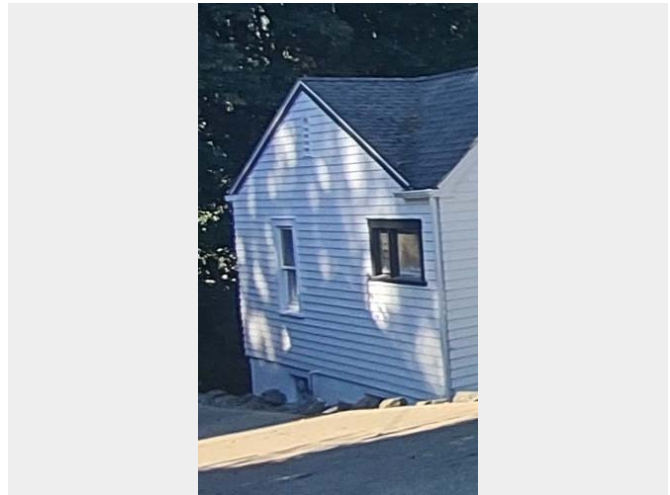
Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 742 Pioneer St SW
Olympia, WA 98512



Front

L2 1958 12th Ave SE
Olympia, WA 98501



Front

L3 2622 25th Ct SW
Olympia, WA 98512



Front

Sales Photos

S1 3015 Moore St SE
Olympia, WA 98501



Front

S2 3135 Maringo Rd SE
Olympia, WA 98501



Front

S3 1822 SE 22nd Ave
Olympia, WA 98501



Front

ClearMaps Addendum

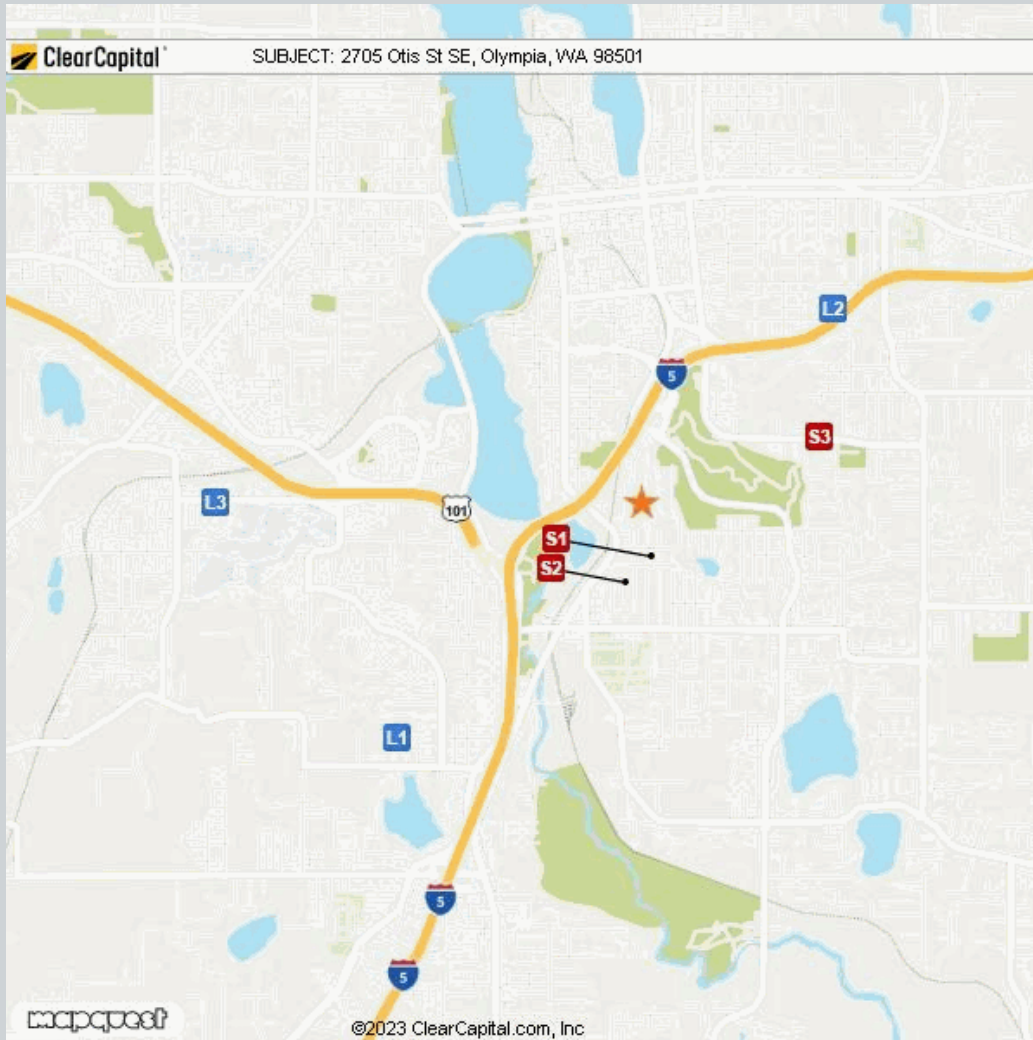
Address ★ 2705 Otis Street Se, Olympia, WASHINGTON 98501

Loan Number 48883

Suggested List \$399,900

Suggested Repaired \$399,900

Sale \$399,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2705 Otis Street Se, Olympia, Washington 98501	--	Parcel Match
L1 Listing 1	742 Pioneer St Sw, Olympia, WA 98512	1.59 Miles ¹	Parcel Match
L2 Listing 2	1958 12th Ave Se, Olympia, WA 98501	1.28 Miles ¹	Parcel Match
L3 Listing 3	2622 25th Ct Sw, Olympia, WA 98512	1.99 Miles ¹	Parcel Match
S1 Sold 1	3015 Moore St Se, Olympia, WA 98501	0.25 Miles ¹	Parcel Match
S2 Sold 2	3135 Maringo Rd Se, Olympia, WA 98501	0.38 Miles ¹	Parcel Match
S3 Sold 3	1822 Se 22nd Ave, Olympia, WA 98501	0.88 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	Heather Marti	Company/Brokerage	Coldwell Banker Voetberg RE
License No	114481	Address	4905 163rd Lane SW Rochester WA 98579
License Expiration	11/18/2023	License State	WA
Phone	3607892129	Email	heather.marti@coldwellbanker.com
Broker Distance to Subject	12.84 miles	Date Signed	10/08/2023

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.

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.