

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	1506 251st Place, Ocean Park, WA 98640	Order ID	8991976	Property ID	34716850
Inspection Date	11/01/2023	Date of Report	11/02/2023		
Loan Number	49007	APN	75016000539		
Borrower Name	Champerly Real Estate 2015 LLC	County	Pacific		

Tracking IDs					
Order Tracking ID	20231024_BPO_Updates	Tracking ID 1	20231024_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	NOT AVAILABLE	Condition Comments The subject house has undergone some improvements to get it ready for market. It is in average condition with no signs of deferred maintenance. There is no active construction going on and there is no debris or noxious odors present.
R. E. Taxes	\$2,232	
Assessed Value	\$206,300	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The property is secured with door locks, window locks on all entrance points. There is a lockbox)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject house is located on a corner lot along the main street. The neighborhood consists of many styles of homes
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$65,750 High: \$455,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1506 251st Place	27722 L Pl	1413 280th Pl	30106 X Place
City, State	Ocean Park, WA	Ocean Park, WA	Ocean Park, WA	Ocean Park, WA
Zip Code	98640	98640	98640	98640
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.36 ¹	1.47 ¹	2.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$272,500	\$339,000	\$289,000
List Price \$	--	\$272,500	\$329,000	\$289,000
Original List Date		10/06/2023	08/10/2023	09/02/2023
DOM · Cumulative DOM	-- · --	27 · 27	84 · 84	61 · 61
Age (# of years)	67	56	44	50
Condition	Average	Good	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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,508	1,480	1,025	1,120
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1 · 1	3 · 1
Total Room #	9	8	8	8
Garage (Style/Stalls)	Detached 1 Car	None	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.23 acres	0.17 acres	0.20 acres	.23 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 The comparable was chosen for location, age, style and square footage. The comp is inferior by 1 bedroom, 28 square feet of living space and the detached garage.

Listing 2 The comparable was chosen for location and style. The comp is inferior by 483 square feet of living space. It is superior by 1/2 bath, attached 2 car garage and 23 years of age.

Listing 3 The comparable was chosen for style, lot size and room count. The comp is inferior by 388 square feet of living space. It is superior by 1 bedroom, 1 garage space.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1506 251st Place	1207 247th Pl	25410 Ridge Ave	26110 N Pl
City, State	Ocean Park, WA	Ocean Park, WA	Ocean Park, WA	Ocean Park, WA
Zip Code	98640	98640	98640	98640
Datasource	MLS	MLS	MLS	Public Records
Miles to Subj.	--	0.24 ¹	0.20 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	Condo
Original List Price \$	--	\$389,900	\$459,000	\$369,000
List Price \$	--	\$349,000	\$398,000	\$369,000
Sale Price \$	--	\$338,000	\$360,000	\$365,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	01/20/2023	10/19/2023	07/18/2023
DOM · Cumulative DOM	-- · --	161 · 161	204 · 204	5 · 27
Age (# of years)	67	59	59	66
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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Rancjh/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,508	1,436	1,500	1,150
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	3 · 1 · 1	2 · 1
Total Room #	9	9	9	8
Garage (Style/Stalls)	Detached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.23 acres	0.14 acres	0.11 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,412	-\$2,161	+\$45,100
Adjusted Price	--	\$333,588	\$357,839	\$410,100

* 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** The comparable was chosen for location, style, square footage and age. The comp is inferior by 72 square feet of living space and .09 acres of land. It is superior by 1 1/2 bath and 8 years of age.
- Sold 2** The comparable was chosen for location, age, style and square footage. The comp is inferior by 8 square feet of living space, and .12 acres. It is superior by 8 years of age and 1 bedroom.
- Sold 3** The comparable was chosen for age, location and style. The comp is inferior by 358 square feet of living space, .12 acres of land and no garage space. The comp is superior by 1 year of age.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Lighthouse Realty	The subject house was listed on 8/29/2023 and is listed as pending as of 10/07/2023					
Listing Agent Name	Wendy Buell						
Listing Agent Phone	360-214-2434						
# 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
08/29/2023	\$274,900	10/02/2023	\$264,900	Pending/Contract	10/09/2023	\$264,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$333,750	\$333,750
Sales Price	\$333,750	\$333,750
30 Day Price	\$333,675	--
Comments Regarding Pricing Strategy		
The subject house is currently pending and is set to sell for less than the comparable value. The attributes used were age, square footage, lot size, style and location. All comps used are similar to the subject house is multiple attributes. The subject neighborhood and location is coastal/beach community so the market will have ebbs and flows of value and DOM.		

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



Front



Address Verification



Side



Side



Side

Subject Photos



Back



Back



Back



Street



Street



Garage

Subject Photos



Other

Listing Photos

L1 27722 L Pl
Ocean Park, WA 98640



Front

L2 1413 280th Pl
Ocean Park, WA 98640



Front

L3 30106 X Place
Ocean Park, WA 98640



Front

Sales Photos

S1 1207 247th Pl
Ocean Park, WA 98640



Front

S2 25410 Ridge Ave
Ocean Park, WA 98640



Front

S3 26110 N Pl
Ocean Park, WA 98640



Front

ClearMaps Addendum

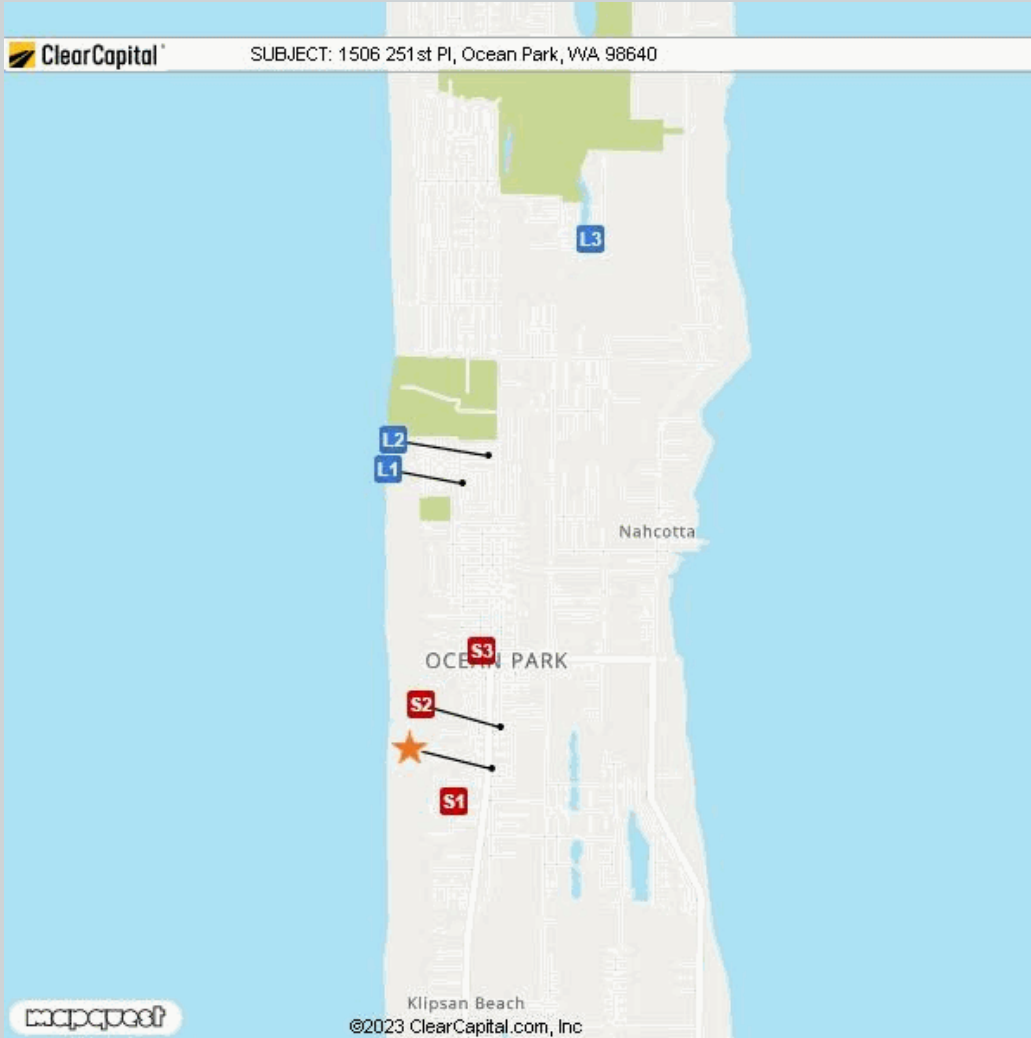
Address ★ 1506 251st Place, Ocean Park, WA 98640

Loan Number 49007

Suggested List \$333,750

Suggested Repaired \$333,750

Sale \$333,750



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1506 251st Place, Ocean Park, WA 98640	--	Parcel Match
L1 Listing 1	27722 L Pl, Ocean Park, WA 98640	1.36 Miles ¹	Parcel Match
L2 Listing 2	1413 280th Pl, Ocean Park, WA 98640	1.47 Miles ¹	Parcel Match
L3 Listing 3	30106 X Place, Ocean Park, WA 98640	2.54 Miles ¹	Parcel Match
S1 Sold 1	1207 247th Pl, Ocean Park, WA 98640	0.24 Miles ¹	Parcel Match
S2 Sold 2	25410 Ridge Ave, Ocean Park, WA 98640	0.20 Miles ¹	Parcel Match
S3 Sold 3	26110 N Pl, Ocean Park, WA 98640	0.55 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	Jeffrey Elwell	Company/Brokerage	United Country Discover Northwest Realty
License No	132984	Address	711 NE 1st St Battle Ground WA 98604
License Expiration	01/29/2024	License State	WA
Phone	3607841871	Email	jeff@unitedcountrynw.com
Broker Distance to Subject	87.89 miles	Date Signed	11/02/2023

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.