

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	2054 N 9th Way, Ridgefield, WASHINGTON 98642	Order ID	8460098	Property ID	33411570
Inspection Date	10/07/2022	Date of Report	10/08/2022		
Loan Number	49041	APN	213513080		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs

Order Tracking ID	10.05.22 BPO CS_Citi Update	Tracking ID 1	10.05.22 BPO CS_Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DUNCAN,JESSICA	Condition Comments	
R. E. Taxes	\$3,908	From the listing, the home has been full remodeled, new interior and exterior paint. Kutchen with SS appliances.	
Assessed Value	\$420,761		
Zoning Classification	Residential RLD-6 : RGF		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (RMLS Lock Box)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Bellwood Heights 360-887-1475		
Association Fees	\$60 / Month (Other: Parks)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Bellwood Heights is close to downtown Ridgefield WA Near parks, local eatterie and Ridgefield Wild Like Refuge.	
Sales Prices in this Neighborhood	Low: \$437800 High: \$950000		
Market for this type of property	Increased 11 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2054 N 9th Way	3135 S 2nd St	3202 S 2nd Say	1803 N Falcon Dr
City, State	Ridgefield, WASHINGTON	Ridgefield, WA	Ridgefield, WA	Ridgefield, WA
Zip Code	98642	98642	98642	98642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.79 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$530,000	\$650,000
List Price \$	--	\$499,900	\$499,900	\$625,000
Original List Date		10/05/2022	09/22/2022	08/05/2022
DOM · Cumulative DOM	-- · --	2 · 3	16 · 16	64 · 64
Age (# of years)	18	16	16	17
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	2 Stories Trad	2 Stories Trad	2 Stories Trad	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	2,401	2,355	2,559	2,205
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1	4 · 3
Total Room #	8	8	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.09 acres	0.09 acres	0.18 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.

Current Listings - Cont.

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

- Listing 1** Large 4 bedroom home. Soaring entryway, open concept living room and half-bathroom. Kitchen has oak cabinets, island, eating area and a full size pantry. The main level primary bedroom includes gas fireplace, walk-in closet and a double sink bathroom. Upstairs contains 3 bedrooms, laundry, bathroom and a big bonus room with window seat. Central air AND heat pump.
- Listing 2** Rare 5 bedroom with the primary bedroom on the main and a private setting in back. Open great room concept with a large family room. Kitchen has pantry, stainless steel appliances, built-in micro, engineered hardwood floors and an island. Quiet and private patio off the primary bedroom which has a jetted tub and large closet. Oversized bonus/bedroom upstairs
- Listing 3** Ridgefield with 4 bedrooms and 3 full bathrooms! Possible multi-generational living with full bedroom and full bathroom on main level. Entertainers dream with open concept kitchen connecting into family room with fireplace. Spacious master suite with walk-in closet, extra deep jetted tub & walk-in shower! Outdoor area features expansive covered awning, high-end Eon deck covering and gas fire pit.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2054 N 9th Way	368 N Green Gables Loop	411 N Allen Creek Dr	215 N 40th Ave
City, State	Ridgefield, WASHINGTON	Ridgefield, WA	Ridgefield, WA	Ridgefield, WA
Zip Code	98642	98642	98642	98642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.86 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$595,000	\$565,000	\$620,000
List Price \$	--	\$575,000	\$565,000	\$620,000
Sale Price \$	--	\$565,000	\$545,000	\$625,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/31/2022	07/29/2022	07/22/2022
DOM · Cumulative DOM	-- · --	45 · 97	15 · 29	25 · 50
Age (# of years)	18	8	12	10
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	2 Stories Trad	2 Stories Trad	2 Stories Trad	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	2,401	2,206	2,228	2,410
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	0.16 acres	0.12 acres	0.13 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$12,650	-\$11,510	-\$8,000
Adjusted Price	--	\$552,350	\$533,490	\$617,000

* 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** Ridgefield Living! Enjoy the expansive walking trails & National Wildlife Refuge. Quaint downtown & new shopping all minutes away. Kitchen island, gas stove, pantry and ss appliances. Fire place in living area, open concept w/oversized slider onto patio w/gazebo. Primary bedroom with huge walk-in closet, separate shower and soaker tub.
- Sold 2** Come home to privacy & seclusion. Backs to a greenbelt with a beaver and deer as your neighbor. Move-in ready. Remodeled kitchen has granite, pantry, new SS appliances & a gas range. Open great room concept has gas fireplace and view of the greenbelt. Office on the main. Primary bedroom is separate from the spare bedrooms. Has double sinks, soaking tub + shower,
- Sold 3** Ridgefield's neighborhood! From the inviting front porch to the covered backyard patio, this spacious home has it all - large primary en suite with 2 vanities & HUGE walk-in closet; upstairs laundry; main floor office/den with french doors; air conditioning; deep garage for extra storage; open bright kitchen with granite, island, and pantry; plus a cozy gas fireplace in the family room

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Van Mall Equity Group	See attached RMLS sheet					
Listing Agent Name	Sherry Beatlie						
Listing Agent Phone	360-852-5836						
# 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
09/22/2022	\$584,900	10/06/2022	\$575,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$559,900	\$559,900
Sales Price	\$559,900	\$559,900
30 Day Price	\$555,000	--
Comments Regarding Pricing Strategy		
Clark County, WA Housing Market In September 2022, the median listing home price in Clark County, WA was \$549.9K, trending up 10% year-over-year. The median listing home price per square foot was \$290. The median home sold price was \$509.9K.		

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



Front



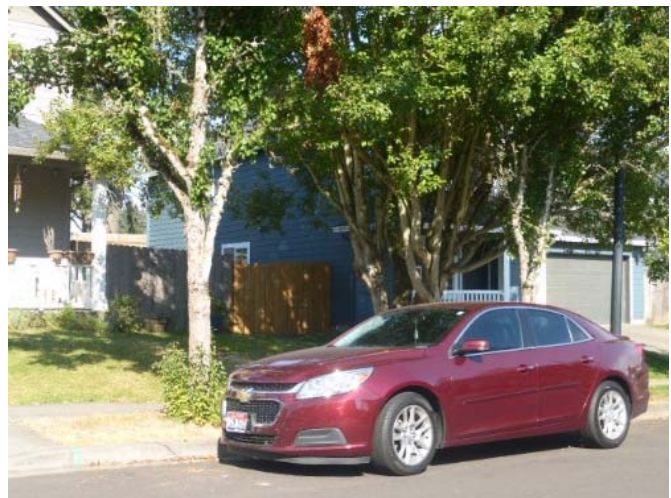
Front



Address Verification



Side



Side

Subject Photos



Street



Other



Other

Listing Photos

L1 3135 S 2nd St
Ridgefield, WA 98642



Front

L2 3202 S 2nd Say
Ridgefield, WA 98642



Front

L3 1803 N Falcon Dr
Ridgefield, WA 98642



Front

Sales Photos

S1 368 N Green Gables Loop
Ridgefield, WA 98642



Front

S2 411 N Allen Creek Dr
Ridgefield, WA 98642



Front

S3 215 N 40th Ave
Ridgefield, WA 98642



Front

ClearMaps Addendum

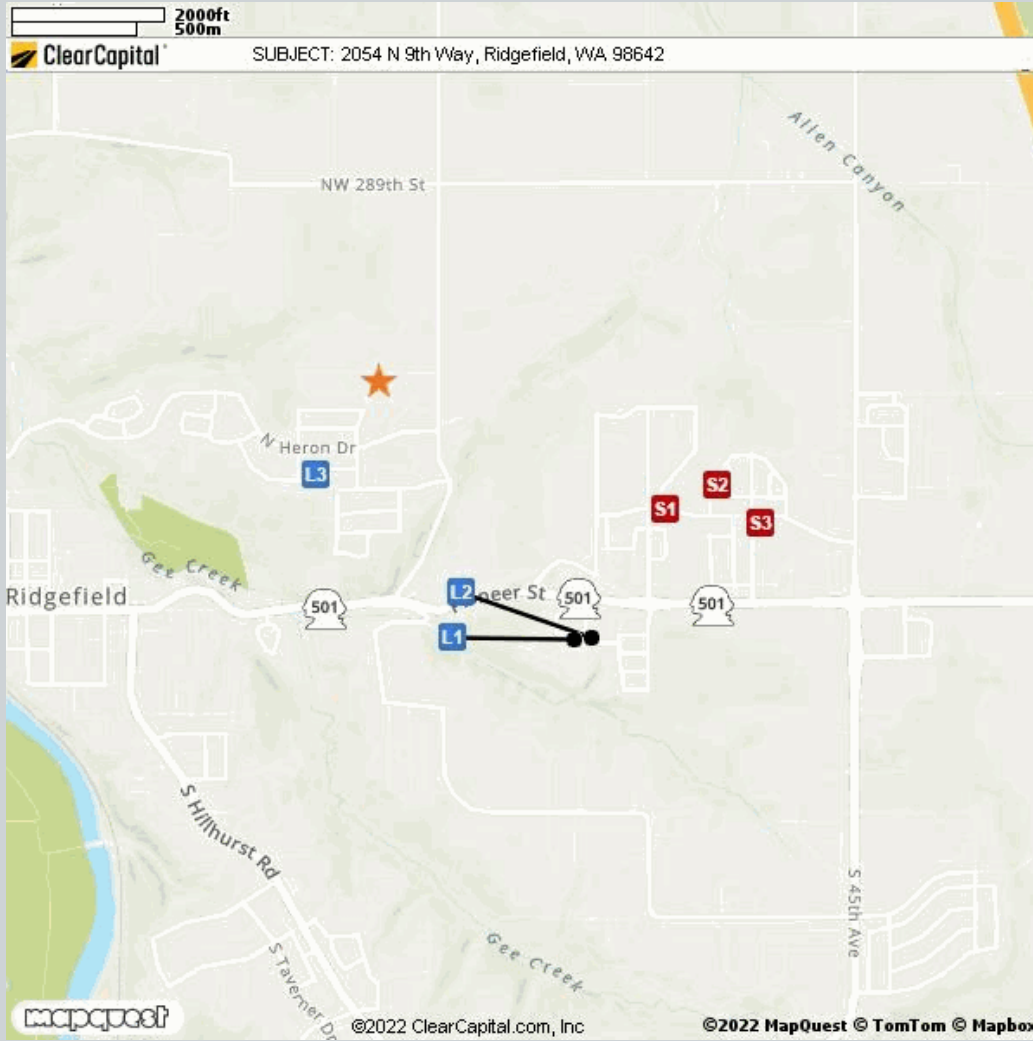
Address ★ 2054 N 9th Way, Ridgefield, WASHINGTON 98642

Loan Number 49041

Suggested List \$559,900

Suggested Repaired \$559,900

Sale \$559,900



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2054 N 9th Way, Ridgefield, Washington 98642	--	Parcel Match
L1 Listing 1	3135 S 2nd St, Ridgefield, WA 98642	0.76 Miles ¹	Parcel Match
L2 Listing 2	3202 S 2nd Say, Ridgefield, WA 98642	0.79 Miles ¹	Parcel Match
L3 Listing 3	1803 N Falcon Dr, Ridgefield, WA 98642	0.24 Miles ¹	Parcel Match
S1 Sold 1	368 N Green Gables Loop, Ridgefield, WA 98642	0.76 Miles ¹	Parcel Match
S2 Sold 2	411 N Allen Creek Dr, Ridgefield, WA 98642	0.86 Miles ¹	Parcel Match
S3 Sold 3	215 N 40th Ave, Ridgefield, WA 98642	0.98 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	Madeleine Lorentz-Gardner	Company/Brokerage	Premiere Property Group LLC
License No	33898	Address	908 W 36th St Vancouver WA 98660
License Expiration	07/13/2023	License State	WA
Phone	3602819536	Email	mlgprosales@gmail.com
Broker Distance to Subject	12.28 miles	Date Signed	10/08/2022

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.