

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	2003 W Grace Avenue, Spokane, WA 99205	Order ID	9103648	Property ID	34969250
Inspection Date	01/10/2024	Date of Report	01/10/2024		
Loan Number	49142	APN	251210512		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	1.9_CitiReadvance	Tracking ID 1	1.9_CitiReadvance		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject is in good condition with no visible deferred maintenance or repair issues. The subject has a larger square footage than is typical for the area. The subject is currently listed and appears to be an above average condition for the area.
R. E. Taxes	\$2,805	
Assessed Value	\$303,300	
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		Neighborhood Comments
Location Type	Suburban	The subject area has seen rapid appreciation over the last several years however in the last 12 months there has been a slight increase in inventory and prices have stabilized. There is no REO activity in the subject area at the present time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140558 High: \$377284	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2003 W Grace Avenue	2009 W Carlisle Ave	1527 W Shannon Ave	1908 W Montgomery Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99205	99205	99205	99205
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.60 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$369,950	\$374,900
List Price \$	--	\$330,000	\$364,950	\$374,900
Original List Date		01/05/2024	11/03/2023	12/21/2023
DOM · Cumulative DOM	-- · --	5 · 5	68 · 68	20 · 20
Age (# of years)	114	114	118	115
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	2 Stories Conventional	2 Stories Traditional	2 Stories Cape Cod	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,398	2,409	1,065	1,384
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	3 · 2	4 · 2
Total Room #	9	8	7	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	80%	0%	0%	100%
Basement Sq. Ft.	914	--	100	792
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.14 acres	0.13 acres
Other	--	--	--	--

* 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.

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

Listing 1 Listing one is in slightly inferior condition to the subject but is in good condition as it was renovated in 2022. Similar GLA but lacks the basement of the subject. Most proximate listing to the subject.

Listing 2 Listing two is fully renovated like the subject but much smaller in total square footage and I basement. Has been on the market much longer than is typical.

Listing 3 Has a smaller GLA compared to the subject but a similar basement and is fully renovated similar to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2003 W Grace Avenue	1723 W Montgomery Ave	1203 W Augusta Ave	2018 W Montgomery Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99205	99205	99205	99205
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.89 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,997	\$365,000	\$369,999
List Price \$	--	\$339,997	\$365,000	\$369,999
Sale Price \$	--	\$339,997	\$355,000	\$375,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	07/31/2023	06/29/2023	07/25/2023
DOM · Cumulative DOM	-- · --	62 · 62	5 · 42	49 · 49
Age (# of years)	114	116	112	115
Condition	Good	Good	Average	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	2 Stories Conventional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,398	1,596	2,578	1,528
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	4 · 2 · 1	3 · 2
Total Room #	9	8	9	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Carport 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	80%	0%	0%	0%
Basement Sq. Ft.	914	312	--	200
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	.14 acres	0.13 acres
Other	--	--	--	12500 Seller concession
Net Adjustment	--	+\$22,400	+\$8,500	-\$3,200
Adjusted Price	--	\$362,397	\$363,500	\$371,800

* 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** Sale one is similar in design compared to the subject but has a smaller square footage and basement. Square footage is the primary difference as it is similar in condition and room count.
- Sold 2** Sale 2 has a similar GLA compared to the subject but is in slightly inferior condition it does have some updating but is not fully renovated. Matching total room count.
- Sold 3** Sale three is similar in design but has an inferior square footage compared to the subject fully renovated similar to the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty II,LLC	The subject was listed and removed from the market in 2023 and now relisted about one week ago.					
Listing Agent Name	Anthony Patterson						
Listing Agent Phone	509-998-8170						
# of Removed Listings in Previous 12 Months	1						
# 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
12/01/2023	\$375,000	01/03/2024	\$365,000	Expired	12/31/2023	\$375,000	MLS
01/03/2024	\$365,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$365,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
The subjects above average square footage was not able to be bracketed with available listings. The subjects recent listing history was taken into account in the evaluation and the subject appears to be priced currently at Market. Comps were chosen which bracketed the subjects current renovated condition.		

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

Listing Photos

L1 2009 W Carlisle Ave
Spokane, WA 99205



Front

L2 1527 W Shannon Ave
Spokane, WA 99205



Front

L3 1908 W Montgomery Ave
Spokane, WA 99205



Front

Sales Photos

S1 1723 W Montgomery Ave
Spokane, WA 99205



Front

S2 1203 W Augusta Ave
Spokane, WA 99205



Front

S3 2018 W Montgomery Ave
Spokane, WA 99205



Front

ClearMaps Addendum

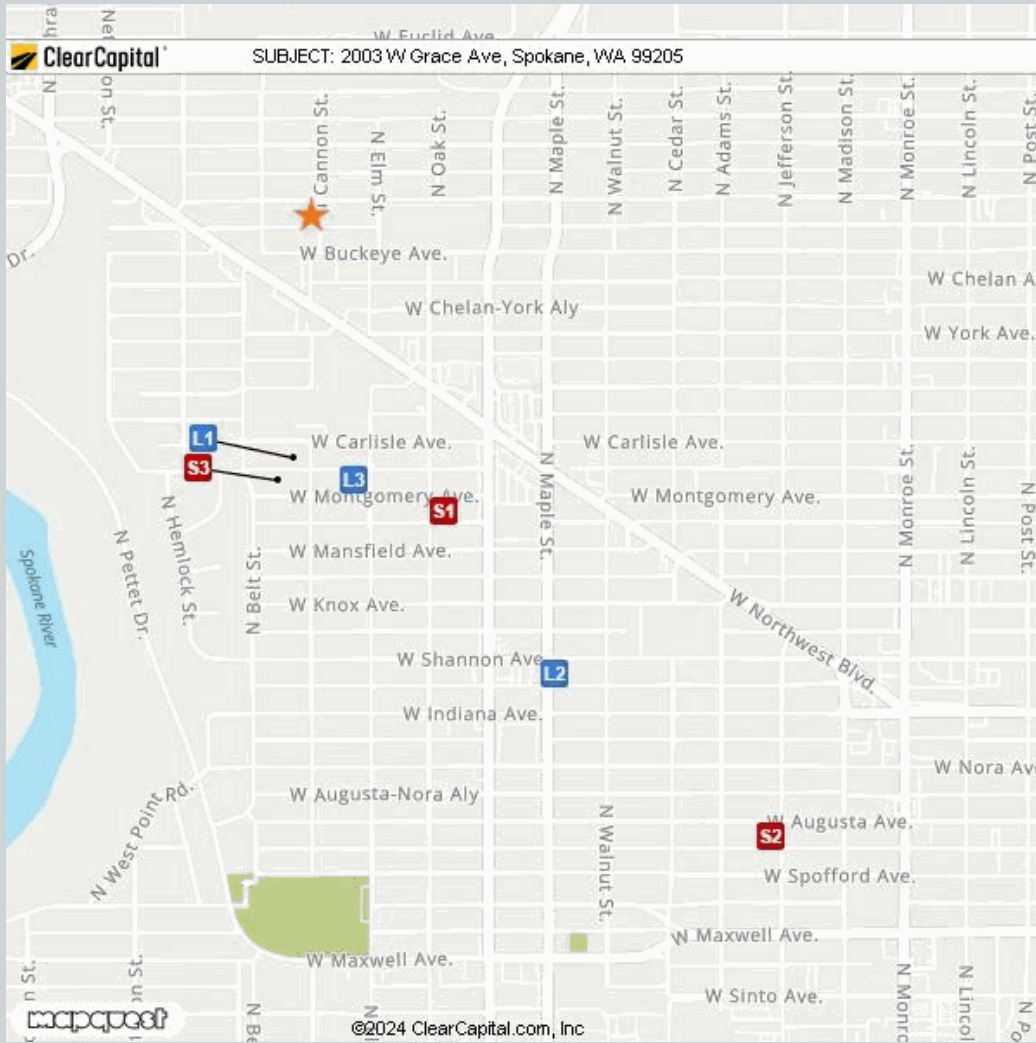
Address ★ 2003 W Grace Avenue, Spokane, WA 99205

Loan Number 49142

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2003 W Grace Avenue, Spokane, WA 99205	--	Parcel Match
L1 Listing 1	2009 W Carlisle Ave, Spokane, WA 99205	0.28 Miles ¹	Parcel Match
L2 Listing 2	1527 W Shannon Ave, Spokane, WA 99205	0.60 Miles ¹	Parcel Match
L3 Listing 3	1908 W Montgomery Ave, Spokane, WA 99205	0.31 Miles ¹	Parcel Match
S1 Sold 1	1723 W Montgomery Ave, Spokane, WA 99205	0.38 Miles ¹	Parcel Match
S2 Sold 2	1203 W Augusta Ave, Spokane, WA 99205	0.89 Miles ¹	Parcel Match
S3 Sold 3	2018 W Montgomery Ave, Spokane, WA 99205	0.31 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2025	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	2.05 miles	Date Signed	01/10/2024

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.