

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	110 Cedar Crest Place, Chehalis, WASHINGTON 98532	Order ID	8460098	Property ID	33411582
Inspection Date	10/05/2022	Date of Report	10/10/2022		
Loan Number	49432	APN	008366012008		
Borrower Name	Catamount Properties 2018 LLC	County	Lewis		

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	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments No visible deferred maintenance or damages on exterior inspection.
R. E. Taxes	\$1,714	
Assessed Value	\$230,800	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject appears secured.)		
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 Subject neighborhood is Rural residential and subject conforms to neighboring properties in style and condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$84000 High: \$608050	
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	110 Cedar Crest Place	410 Meadow Lane	306 Camden Way	315 Camden Way
City, State	Chehalis, WASHINGTON	Napavine, WA	Chehalis, WA	Chehalis, WA
Zip Code	98532	98565	98532	98532
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.51 ¹	0.73 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,000	\$429,000	\$479,000
List Price \$	--	\$349,000	\$459,000	\$465,000
Original List Date		09/05/2022	08/27/2022	09/09/2022
DOM · Cumulative DOM	-- · --	19 · 35	43 · 44	30 · 31
Age (# of years)	15	25	25	24
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,352	1,471	1,804	1,632
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.17 acres	0.18 acres	0.17 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** Wonderful 4-bedroom 2-bathroom home within the city limits of Napavine. First floor of home is an open floor plan. Second floor features 3 bedrooms and 1 bathroom. Lot is fully fenced. Within walking distance to the schools, park and dining. Minutes from I-5 and high-speed internet available.
- Listing 2** Prominent home with stone accents built on a corner lot, featuring a walk-in pantry and a full bath off the primary bedroom with a soaking tub. A spacious kitchen with laundry off of it leads to a two-car garage for you to park your vehicles out of sight. This house has so much to offer you need to see it to get the complete picture! Schedule a showing with your realtor or contact the listing agents today! Buyer to verify all.
- Listing 3** Stunning curb appeal with this Napavine home! Welcome to this 4 bedroom, 2.5 bath home in a highly desirable neighborhood. Freshly updated with gorgeous new laminate vinyl plank flooring, fresh paint, and updated baths. Nicely sized guest bedrooms upstairs with full bath and spacious primary bedroom with en suite bath. Fully fenced back yard all set up for fun and relaxation. Enjoy pool time in the large pool with full wrap around Trex deck. Soak after a long day in the covered hot tub. Host a BBQ under the new pergola. Stamped concrete, covered front porch, and an easy walk to the park, the store or the schools. Just minutes to I-5.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	110 Cedar Crest Place	537 Nw 5th Ave	909 Rush Rd	124 Stadium Way
City, State	Chehalis, WASHINGTON	Chehalis, WA	Chehalis, WA	Napavine, WA
Zip Code	98532	98532	98532	98565
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.49 ¹	0.06 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,000	\$379,990	\$465,000
List Price \$	--	\$359,000	\$369,990	\$465,000
Sale Price \$	--	\$344,000	\$380,000	\$462,500
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	09/15/2022	03/10/2022	02/10/2022
DOM · Cumulative DOM	-- · --	85 · 114	90 · 133	30 · 64
Age (# of years)	15	25	87	6
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,352	1,264	1,944	2,330
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2	4 · 2 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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	0.2 acres	0.17 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$14,500	+\$11,000	-\$27,000
Adjusted Price	--	\$358,500	\$391,000	\$435,500

* 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** Immaculate 3 bedroom home located close in. Large fenced backyard with covered deck for entertaining, garden shed and hot tub. Attached 2-car garage plus carport. You must see this home plus it's move in ready!
- Sold 2** Well-maintained home in desirable Napavine area. Great floor plan with master suite on the main floor including a large jacuzzi tub. Attention to detail evident throughout this home. Several Recent upgrades including new flooring throughout. Private back yard with spacious cement patio for summer evenings. Plenty of parking with ease of access on and off I-5 from multiple exits.
- Sold 3** This freshly updated home checks all the boxes & you don't want to miss out on it! Features keyless entry, new trim, fresh 2 tone paint & elegant laminate flooring throughout each level. This home boasts a separate family & living rm w/floating shelves. Take on brisk days w/the custom fireplace & mantle. Grace & charm is accented by the floating shelves. Recently remodeled kitchen w/dining nook, exceptional backsplash & custom built bkfst bar w/refreshed cabinetry w/crown molding accent. French doors guard the master bdrm w/walk in closet & atchd 5 piece bath. Bonus loft area is perfect for a home office or entmt space. Fully fenced bckyrd w/gazebo, hot tub & fire pit! Did we mention the new heat pump? Only min from I-5, schools & city.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listings found within the preceding 48 months.				
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	\$399,000	\$399,000
Sales Price	\$394,000	\$394,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>Comp search was extended 2 miles due to rural area and lack of comps that have similar characteristics. Only 11 comps total found within 2 miles meeting said guidelines. Pricing strategy for property was to stay within tightest distance range as subject. Comps with most similar characteristics to subject were used to determine value, adjustments were made for all variances. All comps are from the same market area as subject.</p>		

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



Address Verification



Side



Side

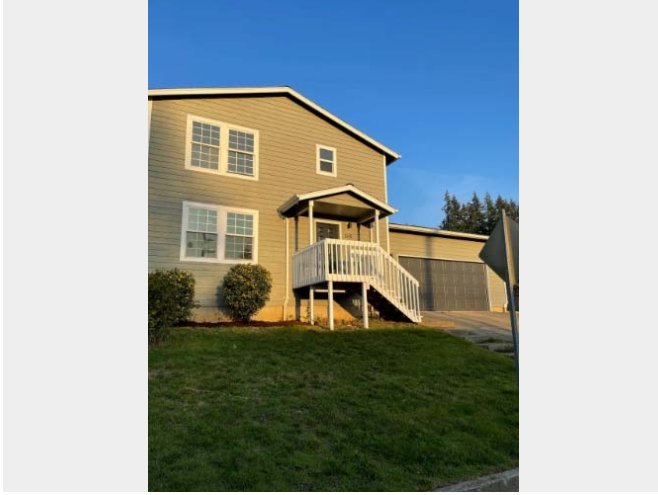


Side



Street

Subject Photos



Other

Listing Photos

L1 410 Meadow Lane
Napavine, WA 98565



Front

L2 306 Camden Way
Chehalis, WA 98532



Dining Room

L3 315 Camden Way
Chehalis, WA 98532



Front

Sales Photos

S1 537 NW 5th Ave
Chehalis, WA 98532



Front

S2 909 Rush Rd
Chehalis, WA 98532



Front

S3 124 Stadium Way
Napavine, WA 98565



Front

ClearMaps Addendum

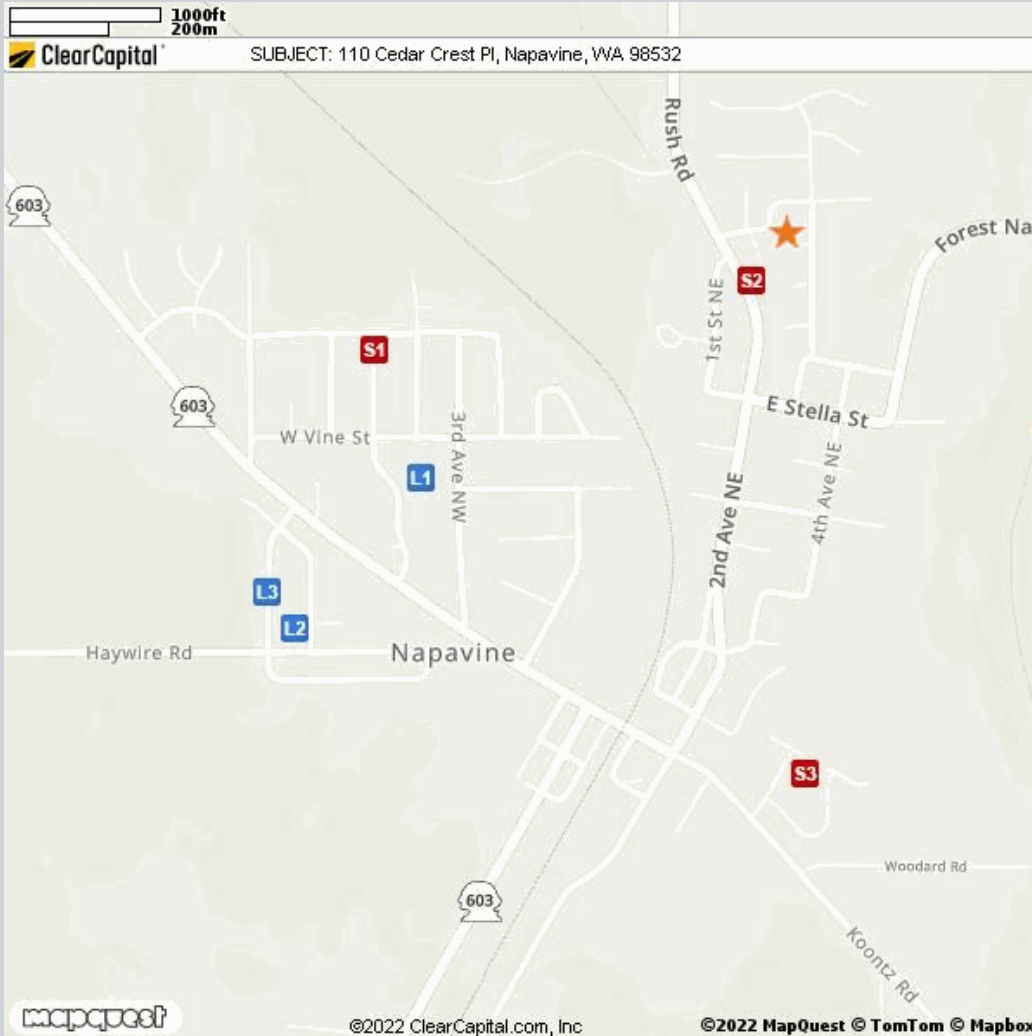
Address ★ 110 Cedar Crest Place, Chehalis, WASHINGTON 98532

Loan Number 49432

Suggested List \$399,000

Suggested Repaired \$399,000

Sale \$394,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	110 Cedar Crest Place, Chehalis, Washington 98532	--	Parcel Match
L1 Listing 1	410 Meadow Lane, Napavine, WA 98565	0.51 Miles ¹	Parcel Match
L2 Listing 2	306 Camden Way, Chehalis, WA 98532	0.73 Miles ¹	Parcel Match
L3 Listing 3	315 Camden Way, Chehalis, WA 98532	0.73 Miles ¹	Parcel Match
S1 Sold 1	537 Nw 5th Ave, Chehalis, WA 98532	0.49 Miles ¹	Parcel Match
S2 Sold 2	909 Rush Rd, Chehalis, WA 98532	0.06 Miles ¹	Parcel Match
S3 Sold 3	124 Stadium Way, Napavine, WA 98565	0.63 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	Michelle Hamilton	Company/Brokerage	BETTER PROPERTIES - SUMMIT
License No	107233	Address	280 NE Cascade Ave Chehalis WA 98532
License Expiration	11/25/2023	License State	WA
Phone	3605062560	Email	chellejhamilton@outlook.com
Broker Distance to Subject	6.52 miles	Date Signed	10/09/2022

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.