

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	74956 Winter Drive, Rainier, OR 97048	Order ID	8682099	Property ID	34070791
Inspection Date	04/05/2023	Date of Report	04/06/2023		
Loan Number	49508	APN	19663		
Borrower Name	Catamount Properties 2018 LLC	County	Columbia		

Tracking IDs

Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments subject is maintained as in exterior and maintained landscape and conforms to rural neighborhood
R. E. Taxes	\$224,803	
Assessed Value	\$329,240	
Zoning Classification	https://www.rmlsweb .	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	Neighborhood Comments Subject is in stable market that has more sold comparable than active and more fair market incentives than reo and short sales and lessor days on market
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$499,000	
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	74956 Winter Drive	533 E 4th St	74053 Highway 30	750 Rockwood Dr
City, State	Rainier, OR	Rainier, OR	Rainier, OR	Saint Helens, OR
Zip Code	97048	97048	97048	97051
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.48 ¹	3.29 ¹	17.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,000	\$419,900	\$449,900
List Price \$	--	\$389,000	\$419,900	\$449,900
Original List Date		03/30/2023	12/09/2022	03/03/2023
DOM · Cumulative DOM	-- · --	7 · 7	118 · 118	20 · 34
Age (# of years)	56	44	67	18
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 ; Power Lines	Neutral ; Residential
Style/Design	1 Story ranch	1 Story one story	1 Story ranch	1 Story ranch
# Units	1	1	11	1
Living Sq. Feet	1,660	1,635	1,718	1,704
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 1	3 · 2
Total Room #	8	8	6	8
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.13 acres	0.49 acres	0.26 acres
Other	fenced	fenced	fenced	fenced

* 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.

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

Listing 1 comparable in age and square footage and comparable in garage size and rural neighborhood

Listing 2 Inferior in room count and comparable in square footage and lot size and garage size and rural neighborhood

Listing 3 superior in age and comparable in square footage and garage size and style and rural neighborhood

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	74956 Winter Drive	74440 Wortman Rd	75085 Neer Way	75391 Fern Hill Loop
City, State	Rainier, OR	Rainier, OR	Rainier, OR	Rainier, OR
Zip Code	97048	97048	97048	97048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.07 ¹	0.77 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$400,000	\$415,000
List Price \$	--	\$415,000	\$400,000	\$415,000
Sale Price \$	--	\$365,000	\$377,500	\$393,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	03/31/2023	09/01/2022	08/26/2022
DOM · Cumulative DOM	-- · --	111 · 143	24 · 56	66 · 91
Age (# of years)	56	56	32	45
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	1 Story day ranch	2 Stories split	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,660	1,048	1,232	1,236
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2 · 1
Total Room #	8	8	9	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	100%
Basement Sq. Ft.		777	576	519
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.18 acres	0.23 acres	0.29 acres
Other	fenced	fenced	fenced	fenced
Net Adjustment	--	-\$165	-\$3,548	-\$1,195
Adjusted Price	--	\$364,835	\$373,952	\$391,805

* Sold 3 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** adj for superior in square footage and comparable in all other variables as in age and lot size and floor plan and same rural neighborhood
- Sold 2** superior in age and adj 1k per decade and superior in room count and adj 1k per room and superior in square footage and adj 100 per 100 per square footage and comparable in rural area
- Sold 3** adj for superior age at 1k per decade and adj for superior in square footage and adj 100 per 100 square feet and comparable in rural area and neighborhood

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no history on rmls				
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	\$400,000	\$400,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
Subject price is based on sold comparable with the least amount of changes to their variables and also taken into consideration is tax records and active comparable with the least amount of changes to their variable's		

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



Side



Side



Street

Listing Photos

L1 533 E 4TH ST
Rainier, OR 97048



Front

L2 74053 HIGHWAY 30
Rainier, OR 97048



Front

L3 750 ROCKWOOD DR
Saint Helens, OR 97051



Front

Sales Photos

S1 74440 WORTMAN RD
Rainier, OR 97048



Front

S2 75085 NEER WAY
Rainier, OR 97048



Front

S3 75391 FERN HILL LOOP
Rainier, OR 97048



Front

ClearMaps Addendum

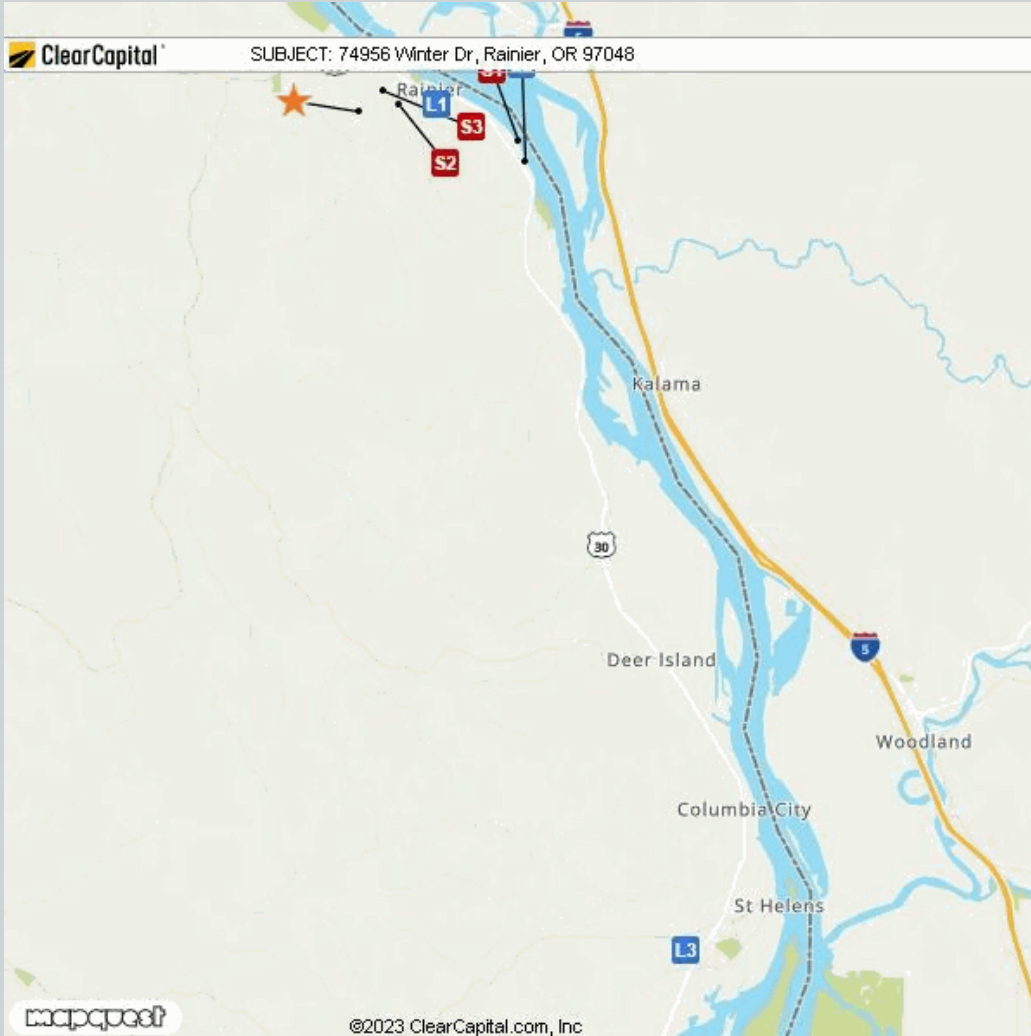
Address ★ 74956 Winter Drive, Rainier, OR 97048

Loan Number 49508

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	74956 Winter Drive, Rainier, OR 97048	--	Parcel Match
L1 Listing 1	533 E 4th St, Rainier, OR 97048	1.48 Miles ¹	Parcel Match
L2 Listing 2	74053 Highway 30, Rainier, OR 97048	3.29 Miles ¹	Parcel Match
L3 Listing 3	750 Rockwood Dr, Saint Helens, OR 97051	17.17 Miles ¹	Parcel Match
S1 Sold 1	74440 Wortman Rd, Rainier, OR 97048	3.07 Miles ¹	Parcel Match
S2 Sold 2	75085 Neer Way, Rainier, OR 97048	0.77 Miles ¹	Parcel Match
S3 Sold 3	75391 Fern Hill Loop, Rainier, OR 97048	0.60 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Noelle Howe	Company/Brokerage	century 21 peninsula
License No	200601143	Address	7124 n chase portland OR 97217
License Expiration	10/31/2023	License State	OR
Phone	5038064954	Email	noellehowe@oregonfirst.com
Broker Distance to Subject	37.29 miles	Date Signed	04/06/2023

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.