

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	2458 Monticello Way, Oak Harbor, WA 98277	Order ID	8268509	Property ID	32933435
Inspection Date	06/23/2022	Date of Report	06/28/2022		
Loan Number	49676	APN	S768500080160		
Borrower Name	Catamount Properties 2018 LLC	County	Island		

Tracking IDs					
Order Tracking ID	06.13.22 BPO	Tracking ID 1	06.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	PROPERTY MAX LLC	Subject appears to be maintained without any visible signs of deferred maintenance.
R. E. Taxes	\$480	
Assessed Value	\$254,377	
Zoning Classification	Residential 10	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$800	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$800	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Neighborhood of homes of similar style, size an age on similar sized lots. Subject is located on an island accessible by bridge or ferry and within 1-3 miles of shopping and amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$390000 High: \$619970	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2458 Monticello Way	2124 Norcliffe Way	783 Sw Castillian Drive	520 Sw 4th Avenue
City, State	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA
Zip Code	98277	98277	98277	98277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.72 ¹	0.98 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$519,000	\$449,000	\$450,000
List Price \$	--	\$519,000	\$469,700	\$450,000
Original List Date		06/23/2022	04/28/2022	05/20/2022
DOM · Cumulative DOM	-- · --	2 · 5	29 · 61	8 · 39
Age (# of years)	62	42	44	54
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 conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,708	1,836	1,764	1,510
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	3 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.41 acres	.33 acres	.15 acres	.20 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** Lovely split-level home on large lot! If you need room to spread out, you will love the two living areas. Upper floor has living room w/Pergo floors, lovely brick fireplace, eat in kitchen, two bedrooms and a bath. Lower floor has a rec room, office, bedroom, bath and laundry room. This home enjoys a spacious backyard with deck on upper floor and stairs to yard. Plenty of potential to expand your outdoor space plus still enjoy privacy as this home backs up to a wooded area. Two car garage with shop space plus extra storage in outdoor shed. Quaint, small neighborhood with one road that ends in a cul-de-sac! Easy access to downtown, Hwy 20 and NAS Whidbey! Make it yours today!
- Listing 2** Paver Pathways & Exterior Gated Entry; To the Large Family Room & Separate Living Room, (both with gas fireplaces to keep you toasty, All Winter long); Along with an Updated Kitchen featuring Stainless Appliances (Check out THAT FRIDGE!!), plenty of counters, cabinets, pantry & DEEP sink --This HOME, Proves -- It's ALL in the Details. Big Master Suite, 2 Larger Bdrms, 1.75 Baths, Large Utility-Room & loads of storage space throughout. How about the Metal Roof and that Double Garage with Separate Entrances & Room for ---All Your Stuff! 1-Level Convenience Fits Any Lifestyle! Whether You Are ... Just Starting Out, have lots of Critters, or Looking to Downsize --This Property -- HAS IT ALL! WELCOME... to the Neighborhood!!
- Listing 3** Custom 2 bedroom Rambler located in a wonderful neighborhood nestled between schools & minutes to shopping or NAS Whidbey. Spacious living areas with both a large living room & a lovely family room w a cozy gas fireplace. Updated kitchen w oak cabinets, ample counter space & a gas range! Formal dining room. Oversized primary bedroom w an ensuite 3/4 bath & door out to the patio. New carpet in the living room & primary bedroom. Hardwood floors throughout. Enjoy relaxing on the back patio. Low maintenance & beautiful landscaping. Completely fenced yard. RV parking on the side. Meticulously maintained & move in ready!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2458 Monticello Way	1446 Bertha Place	471 Sw 10th Avenue	1468 Ne 10th Avenue
City, State	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA
Zip Code	98277	98277	98277	98277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.66 ¹	1.19 ¹	2.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,000	\$465,000	\$449,900
List Price \$	--	\$449,000	\$465,000	\$449,000
Sale Price \$	--	\$454,145	\$465,000	\$470,000
Type of Financing	--	Va	Va	Conventional
Date of Sale	--	12/17/2021	04/18/2022	04/15/2022
DOM · Cumulative DOM	-- · --	20 · --	6 · 46	7 · 36
Age (# of years)	62	44	62	60
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 ; Power Lines	Beneficial ; Power Lines	Neutral ; Residential
Style/Design	1 Story conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,708	1,909	1,639	1,640
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 1 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.41 acres	.25 acres	.18 acres	.19 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$454,145	\$465,000	\$470,000

* 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** Welcome home to this wonderful view home in a charming, desirable West Beach neighborhood! You will love watching the sunsets & being a stone's throw from Hastie Lake beach access, Fort Ebey & Joseph Whidbey State Parks. 3 bedrooms, 1.75 baths, a cozy propane fireplace, & bonus sunroom- this home will go fast. Each bedroom boasts double closets & the hallway has 3 closets- there is so much storage! A spacious deck & outdoor fire pit, there is plenty of room for entertaining. Laminate wood flooring was just added to the office with a view. Imagine working from home while overlooking Puget Sound & the Strait of Juan de Fuca. With RV parking & an oversized 2 car garage, there is space for all of your toys. This is a great place to call home!
- Sold 2** Location! Location! Perfectly positioned near schools, parks, beaches & the base...welcome to a single-story home that has it all! Highlights; BRAND NEW LVP FLOORING THROUGHOUT, 3 bedrooms, 1.5 baths, and a comfortable living room with oversized picture windows. You'll love having a roomy, second family room—complete with fast access to the fully fenced, park-like backyard—perfect for year-round fun! More? A thoughtfully organized kitchen with ample storage & adjacent dining room. The roof was replaced in 2013 & the exterior will be professionally painted prior to closing, and there is even a glimpse of water view-- WOW. When you add in the single-car garage, a large shed for extra storage, & a home warranty? Come unlock an opportunity!
- Sold 3** Great single level in-town 3 Bedroom 1.75 bath one car garage home located on dead end street! Beautiful new ceramic flooring, open large living room w/ fireplace, and dinning room right off the kitchen. Updated bathrooms. Bonus room has a free standing wood stove for additional heating. Sliding-glass door leads to the private and fully fenced backyard. Close to parks, restaurants, town, and NAS Whidbey. small shed in the backyard for additional storage. This charming home wont last long!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$462,000	\$465,000
Sales Price	\$462,000	\$465,000
30 Day Price	\$455,000	--
Comments Regarding Pricing Strategy		
Pricing according to available comps within past 6 months within 98277 zip code. Best available chosen at time of the report.		

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



Front



Address Verification



Side

Subject Photos



Side



Street



Other

Listing Photos

L1 2124 Norcliffe Way
Oak Harbor, WA 98277



Front

L2 783 SW Castillian Drive
Oak Harbor, WA 98277



Front

L3 520 SW 4th Avenue
Oak Harbor, WA 98277



Front

Sales Photos

S1 1446 Bertha Place
Oak Harbor, WA 98277



Front

S2 471 SW 10th Avenue
Oak Harbor, WA 98277



Front

S3 1468 NE 10th Avenue
Oak Harbor, WA 98277



Front

ClearMaps Addendum

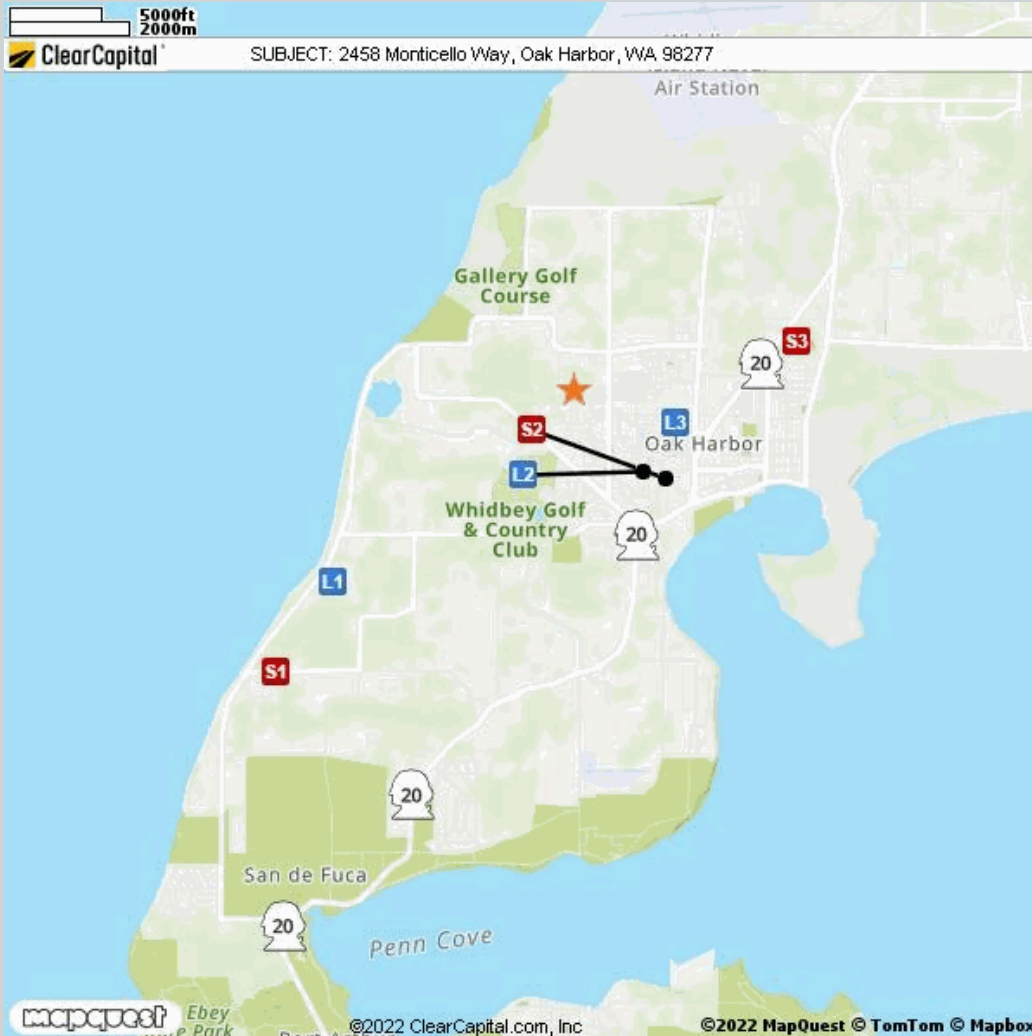
Address ★ 2458 Monticello Way, Oak Harbor, WA 98277

Loan Number 49676

Suggested List \$462,000

Suggested Repaired \$465,000

Sale \$462,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2458 Monticello Way, Oak Harbor, WA 98277	--	Parcel Match
L1 Listing 1	2124 Norcliffe Way, Oak Harbor, WA 98277	2.72 Miles ¹	Parcel Match
L2 Listing 2	783 Sw Castillian Drive, Oak Harbor, WA 98277	0.98 Miles ¹	Parcel Match
L3 Listing 3	520 Sw 4th Avenue, Oak Harbor, WA 98277	1.03 Miles ¹	Street Centerline Match
S1 Sold 1	1446 Bertha Place, Oak Harbor, WA 98277	3.66 Miles ¹	Parcel Match
S2 Sold 2	471 Sw 10th Avenue, Oak Harbor, WA 98277	1.19 Miles ¹	Parcel Match
S3 Sold 3	1468 Ne 10th Avenue, Oak Harbor, WA 98277	2.16 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	Janet Moore	Company/Brokerage	First Carriage House Realty
License No	24122	Address	3294 East Harbor Road Langley WA 98260
License Expiration	03/01/2023	License State	WA
Phone	3609142460	Email	mobile@reocafe.com
Broker Distance to Subject	16.25 miles	Date Signed	06/28/2022

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.