

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	6612 E E Street, Tacoma, WA 98404	Order ID	8501269	Property ID	33514700
Inspection Date	11/03/2022	Date of Report	11/04/2022		
Loan Number	49855	APN	7815000520		
Borrower Name	Catamount Properties 2018 LLC	County	Pierce		

Tracking IDs

Order Tracking ID	11.02.22 CS_Citi Update	Tracking ID 1	11.02.22 CS_Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATARNOUNT PROPERTIES 2018 LLC	Condition Comments The home appears to have had some work done, but the extent of the work and the final condition and quality are unknown. It is assumed the home will be in an overall average condition. . A full inspection is recommended. The subject is on a much larger than normal sized lot and extra value can be found in the land. It might be possible to divide the lot into one or two more lots, but research would need to be done to determine the amount of work and the cost to be able to do so before it is possible to see if it is feasible. At this time, extra value will be given to the lot for its size, but the full potential value is not being assessed as it is beyond the scope of the order. The lower level of the home has drywall and other improvements but does not have all the features of a fully finished basement. Despite not being completely converted to living space, the area is being used as living space and will cost much less to fully finish off to 100% finished living space as compared to a standard basement. . For this order, the above grade square footage will be given \$60 a foot and the lower level will be valued at \$40 a foot. If fully finished/converted, the lower level should value the same as the above grade GLA.
R. E. Taxes	\$4,556	
Assessed Value	\$397,200	
Zoning Classification	Residential R2	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Standard doors and locks)		
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	Urban	Neighborhood Comments The subject is located in a residential neighborhood on the east side of the city of Tacoma. The area is fully developed. The area homes are well maintained and in good condition. No adverse conditions exist. The area is laid out in a grid design of city blocks, with paved streets and public utilities. REO numbers are extremely low. Inventory is still low. The recent interest rate increases have slowed the market, but the long term effect or trend is still unknown.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$245,000 High: \$675,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6612 E E Street	703 East 54th St	1101 East 55th St	232 S 59th St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98404	98404	98404	98408
Datasource	MLS	MLS	MLS	Tax Records
Miles to Subj.	--	0.83 ¹	0.88 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,800	\$410,000	\$450,000
List Price \$	--	\$434,000	\$395,000	\$435,000
Original List Date		08/17/2022	09/15/2022	10/06/2022
DOM · Cumulative DOM	-- · --	54 · 79	12 · 50	28 · 29
Age (# of years)	68	101	110	85
Condition	Average	Good	Good	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	1.5 Stories craftsman	1.5 Stories Craftsman	1.5 Stories tudor
# Units	1	1	1	1
Living Sq. Feet	1,103	1,140	1,088	1,289
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 1 Car	None	Detached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,103	432	572	768
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.14 acres	0.14 acres	0.14 acres
Other	Carport	--	--	--

* Listing 3 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** Home has a little more above grade GLA but smaller, unfinished basement. Lot is much smaller and there is no garage. The home is fully renovated so the condition and quality are assumed better. MLS notes*****Remodeled craftsman style home. Kitchen featuring White Quartz Counters with an eating bar, Stainless Steel Appliances and New cabinets! Large full bathroom on main level w/tiled floor, shower, and new vanity, new flooring and all new windows throughout. Primary bedroom downstairs with second bedroom upstairs and large loft area or use as a 3rd bedroom/office - Unfinished basement perfect for extra storage! This large corner lot has street and alley access, great potential for an ADU or large garage/shop. Effective Year Built 1990!
- Listing 2** Home is a little smaller above grade and has a smaller basement. Garage is assumed to be similar in size or just a little larger. There is a second bath. Home has been recently renovated and is in a very good, top of the market condition. MLS notes*****Welcome to this charming craftsman style home on a large fully fenced corner lot! Enjoy a nicely remodeled kitchen with granite countertops, full height tile backsplash, stainless steel appliances & loads of natural light off the sunroom. ALL appliances included! You'll love the white millwork, fully wood wrapped windows & cozy wood burning fireplace. Primary bedroom on the main floor with attached bath features dual sink vanity & built-in shelving for added storage. Upstairs provides 2 large bedrooms & easy attic access. Fiber-optic internet already installed! Unfinished basement with 7ft ceiling & endless potential. Perfect patio & fire pit for entertaining outside + detached 2 car garage! Close to parks, schools, freeways, & shopping!
- Listing 3** Home has a little more finished GLA, smaller unfinished basement. home has extra .5 bath. Smaller lot, no garage. Condition is average to good, with some upgrades but not fully renovated to a top of the market condition. MLS notes*****Quintessential charm in South Tacoma. You'll notice the original oak hardwood floors, mahogany doors and trim, coved ceilings cozy fireplace, lots of natural light and formal dining room. Primary bedroom and large bathroom on main floor. Upstairs are 2 additional bedrooms, half bath and storage. New flooring in kitchen and upstairs bedrooms. Unfinished basement with SO MUCH POTENTIAL. All appliances stay! The back yard has alley & RV access, storage shed, is fully fenced & in super convenient location with quick access to freeways and JBLM.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6612 E E Street	5214 S Bell St	6114 Pacific Ave	5816 A St
City, State	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
Zip Code	98404	98408	98408	98408
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.56 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$425,000	\$515,000
List Price \$	--	\$375,000	\$425,000	\$515,000
Sale Price \$	--	\$410,000	\$465,000	\$515,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	05/13/2022	06/15/2022	09/28/2022
DOM · Cumulative DOM	-- · --	3 · 29	3 · 41	11 · 44
Age (# of years)	68	75	71	70
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 W/basement	1.5 Stories Tudor	1 Story Brick clinker
# Units	1	1	1	1
Living Sq. Feet	1,103	1,046	1,380	1,192
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	4 · 2	5 · 2
Total Room #	6	5	7	8
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	94%
Basement Sq. Ft.	1103	1,046	960	1,192
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.17 acres	0.13 acres	0.23 acres
Other	Carport	Hot tub.	--	--
Net Adjustment	--	+\$61,760	+\$14,100	-\$29,668
Adjusted Price	--	\$471,760	\$479,100	\$485,332

* 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** Smaller home, basement is not finished. Smaller lot, smaller garage. Condition assumed similar or a little less. No major upgrades present. Adjust up for the above grade finished GLA \$3420 and for the larger and partially converted basement \$24340 and for the larger lot \$20000 and for the assumed condition \$10000. Hot tub offsets the Carport. UP for larger garage \$4000. MLS notes*****INVESTOR ALERT!! This charming post war pre mid-century home has new paint inside and out with wood floors throughout. Bring your interior design ideas and update the kitchen and bath! The bright living room with a cozy woodburning fireplace leads you into the dining/flexible space adjacent to the kitchen. The partially finished basement has plenty of storage and an extra room used as a third bedroom with a closet for a bedroom/office or even more value if an egress is added. Newer metal roof, brand new on the garage, and newer deck. The large backyard has privacy with beautiful trees and a hot tub with a delightful space for your outdoor garden/firepit. Located near Stewart Heights pool/skatepark , Stewart Middle school. Great location!
- Sold 2** Smaller lot on a busy arterial. Home condition assumed similar or just slightly below subject. home has a little more finished above grade GLA> Basement is a little smaller but has a finished room and is almost as finished off/converted as the subject. Assumed condition of basements offset, so only an adjustment for the size is warranted. The garage appears similar. Adjust down for GLA \$16620 and for the bath \$5000 and then up for the lot size and to compensate for this comps setting on a busy street as compared to the subject's more quiet setting on a side street \$30000 and for the basement \$5720. MLS notes****Come check out this spacious home with endless potential and opportunity for the next owner. This home boasts 4 bedrooms plus a bonus room in the basement along with a second potential living space/game room or whatever you'd like for it to be. There is plenty of space to spread out and the perfect open yard ready for summer bbqs and relaxing. Don't miss out on this beauty, come take a look before it's gone.
- Sold 3** Seller paid \$12268 in closing costs. Home has been upgraded, condition and quality are assumed better. Most of basement is finished off into standard, finished living space. The garage appears to be a little larger. Lot is smaller. Adjust down for the closing costs of \$12268 and the second bath \$5000 and the above finished GLA \$5340 and the below grade GLA that is fully finished \$22060. Then adjust up for the lot size \$15000. MLS notes****Dream Big! Mid Century Modern Clinker Brick nearly 2400 sf, FIVE bed 1.75 bath home on a beautiful 9825 sf lot! Built in 1952, character filled yet with tasteful updates! Upstairs enjoy REAL hardwood flooring, picture windows, wood burning fireplace, 3 beds & full bath, stylish kitchen. Downstairs: another family room w/wood burning fireplace, full kitchen, 2 beds, 3/4 bath, utility (newer electrical panel) & lots of storage! Access the back yard from downstairs and from the kitchen - to a covered deck - great for BBQs! Mostly fenced yard with mature landscaping, ample parking for everyone, and over sized garage make this home a must see. Established neighborhood w/easy highway access and close to Tacoma Waterfront. Priced to sell!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed and sold in past year. That MLS listing is attached, along with photos.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/29/2022	\$475,000	04/05/2022	\$450,000	Sold	05/10/2022	\$382,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$480,000	\$480,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$480,000	--
Comments Regarding Pricing Strategy		
The home has new paint and windows and is assumed to have some similar interior upgrades. Condition is assumed average to good. It is assumed that the basement is not fully finished and that the remodel is not to the top of the market condition. The value will need to be adjusted up for the quality if fully renovated and for the GLA if the basement is finished.		

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



Front



Front



Address Verification



Side



Side

Subject Photos



Street



Street



Garage

Listing Photos

L1 703 East 54th ST
Tacoma, WA 98404



Front

L2 1101 East 55th ST
Tacoma, WA 98404



Front

L3 232 S 59th ST
Tacoma, WA 98408



Front

Sales Photos

S1 5214 S Bell ST
Tacoma, WA 98408



Front

S2 6114 Pacific AVE
Tacoma, WA 98408



Front

S3 5816 A ST
Tacoma, WA 98408



Front

ClearMaps Addendum

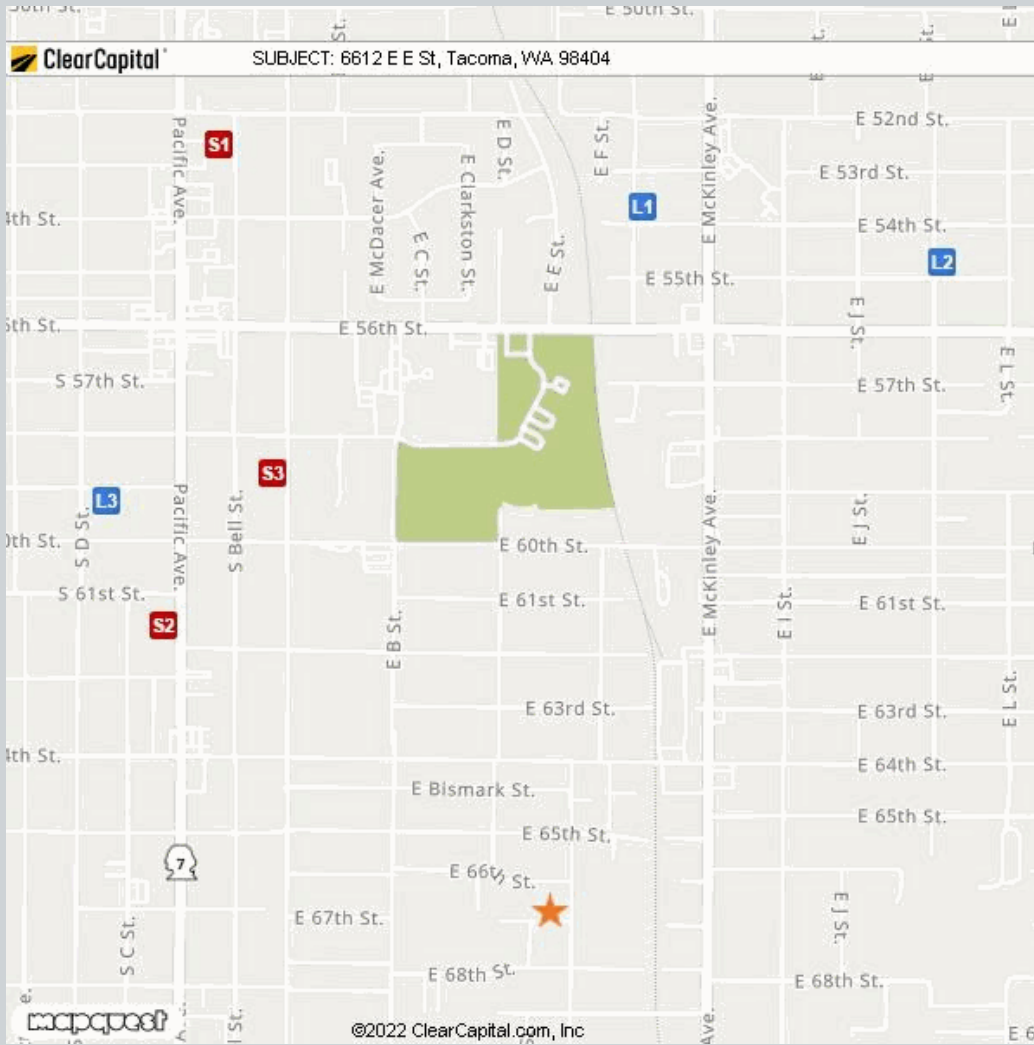
Address ★ 6612 E E Street, Tacoma, WA 98404

Loan Number 49855

Suggested List \$480,000

Suggested Repaired \$480,000

Sale \$480,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6612 E E Street, Tacoma, WA 98404	--	Parcel Match
L1 Listing 1	703 East 54th St, Tacoma, WA 98404	0.83 Miles ¹	Parcel Match
L2 Listing 2	1101 East 55th St, Tacoma, WA 98404	0.88 Miles ¹	Parcel Match
L3 Listing 3	232 S 59th St, Tacoma, WA 98408	0.70 Miles ¹	Parcel Match
S1 Sold 1	5214 S Bell St, Tacoma, WA 98408	0.97 Miles ¹	Parcel Match
S2 Sold 2	6114 Pacific Ave, Tacoma, WA 98408	0.56 Miles ¹	Parcel Match
S3 Sold 3	5816 A St, Tacoma, WA 98408	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.

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	Mark A Litzenberger	Company/Brokerage	Dove Realty
License No	18817	Address	10717 south ainsworth Tacoma WA 98444
License Expiration	04/29/2023	License State	WA
Phone	2532796706	Email	lmarklitz@gmail.com
Broker Distance to Subject	2.89 miles	Date Signed	11/04/2022

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.