

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.

<b>Address</b>	4002 Elwood Drive, Tacoma, WA 98466	<b>Order ID</b>	8519198	<b>Property ID</b>	33552899
<b>Inspection Date</b>	11/16/2022	<b>Date of Report</b>	11/23/2022		
<b>Loan Number</b>	49866	<b>APN</b>	4430400180		
<b>Borrower Name</b>	na	<b>County</b>	Pierce		

Tracking IDs					
<b>Order Tracking ID</b>	11.15.22 CS_Citi Update	<b>Tracking ID 1</b>	11.15.22 CS_Citi Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	Home has an average condition and typical landscaping. Home has a 2 car garage, fenced lot and deck. Home has territorial views. Subject needs no repairs. Home has finished basement and swimming pool.
<b>R. E. Taxes</b>	\$6,810		
<b>Assessed Value</b>	\$665,100		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	Home is located in an established neighborhood. Homes vary in sizes, lot sizes and ages. Homes have territorial, water or mountain views. Homes have access to school, shopping and parks.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$299,000 High: \$1,350,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4002 Elwood Drive	3007 Elwood Dr W	4410 86th Ave W	4104 Brouse Blvd W
City, State	Tacoma, WA	University Place, WA	University Place, WA	University Place, WA
Zip Code	98466	98466	98466	98466
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 <sup>1</sup>	0.25 <sup>1</sup>	0.45 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$600,000	\$650,000	\$750,000
List Price \$	--	\$600,000	\$625,000	\$650,000
Original List Date		11/16/2022	10/21/2022	08/16/2022
DOM · Cumulative DOM	-- · --	1 · 7	27 · 33	93 · 99
Age (# of years)	53	66	48	59
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 ranch	Split split entry	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,672	1,960	2,133	1,700
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	3 · 1 · 1
Total Room #	9	8	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 5+ Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1,528	480	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.21 acres	0.31 acres	0.17 acres	0.26 acres
Other	fence deck	fence shed patio	deck fence shed	fence patio sheds

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Comp has a similar condition, style and a smaller unfinished basement. Comp has a larger lot size and no pool. Comp has a 1 car garage. Comp has a larger home size.

**Listing 2** Comp has a similar condition, same views, a larger home size and a smaller lot size. Comp has no pool. Comp has no basement. Comp has the same bedrooms/baths.

**Listing 3** Comp has a similar condition, same style and a similar lot size. Comp has no pool. Comp has a 6 car garage. Comp has a similar home size and no basement. Comp has a similar age.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4002 Elwood Drive	4602 Merry Lane W	8306 42nd St W	4518 82nd Ave Ct W
<b>City, State</b>	Tacoma, WA	Tacoma, WA	University Place, WA	University Place, WA
<b>Zip Code</b>	98466	98466	98466	98466
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.61 <sup>1</sup>	0.19 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$715,000	\$779,950	\$650,000
<b>List Price \$</b>	--	\$715,000	\$779,950	\$650,000
<b>Sale Price \$</b>	--	\$690,000	\$785,000	\$675,000
<b>Type of Financing</b>	--	Conventional	Conventional	Va
<b>Date of Sale</b>	--	07/18/2022	07/14/2022	09/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	22 · 22	35 · 35
<b>Age (# of years)</b>	53	56	47	33
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,672	1,744	1,608	1,837
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	5 · 2 · 1	4 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	9	10	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	No
<b>Basement (% Fin)</b>	100%	50%	100%	0%
<b>Basement Sq. Ft.</b>	1528	1,528	1,608	--
<b>Pool/Spa</b>	Pool - Yes	--	--	Spa - Yes
<b>Lot Size</b>	.21 acres	0.23 acres	0.21 acres	0.22 acres
<b>Other</b>	fence deck	deck shop	deck fence	deck fence patio shed
<b>Net Adjustment</b>	--	+\$18,740	-\$37,880	-\$23,000
<b>Adjusted Price</b>	--	\$708,740	\$747,120	\$652,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Comp has a larger home size, same style, views and condition. Comp has a similar lot size and no pool. Comp has a partially finished basement. Comp has a slightly larger home size and 5 bedrooms.
- Sold 2** Comp has a superior condition. Comp has a similar sized finished basement and age. Comp has a 2 car garage. Comp has the same bedrooms/baths. Comp has no pool.
- Sold 3** Comp has a superior condition, no basement and a superior age. Comp has a 2 car garage. Comp has a similar lot size and equal amenities. Comp has 3 bedrooms.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None noted			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
04/29/2022	\$775,000	--	--	Sold	05/27/2022	\$685,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$712,000	\$712,000
<b>Sales Price</b>	\$708,000	\$708,000
<b>30 Day Price</b>	\$693,000	--
<b>Comments Regarding Pricing Strategy</b>		
Used comps closest in location, size and condition available. No other comps found closer due the shortage of comps in this area closer. Used comps closest in all aspects to the subject.		

## 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



Side



Street

## Listing Photos

**L1** 3007 Elwood Dr W  
University Place, WA 98466



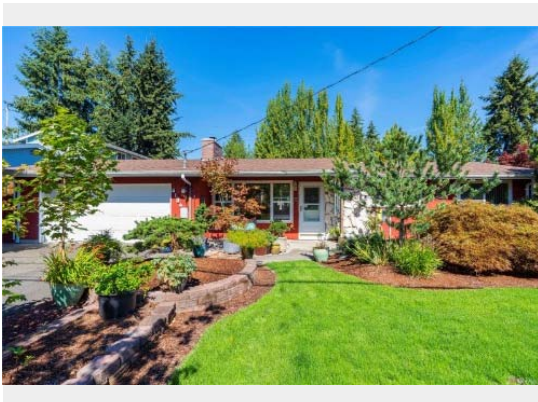
Front

**L2** 4410 86th Ave W  
University Place, WA 98466



Front

**L3** 4104 Brouse Blvd W  
University Place, WA 98466



Front

## Sales Photos

**S1** 4602 Merry Lane W  
Tacoma, WA 98466



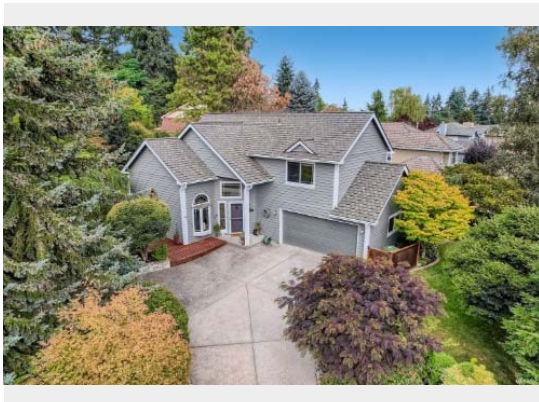
Front

**S2** 8306 42nd St W  
University Place, WA 98466



Front

**S3** 4518 82nd Ave Ct W  
University Place, WA 98466



Front



### ClearMaps Addendum

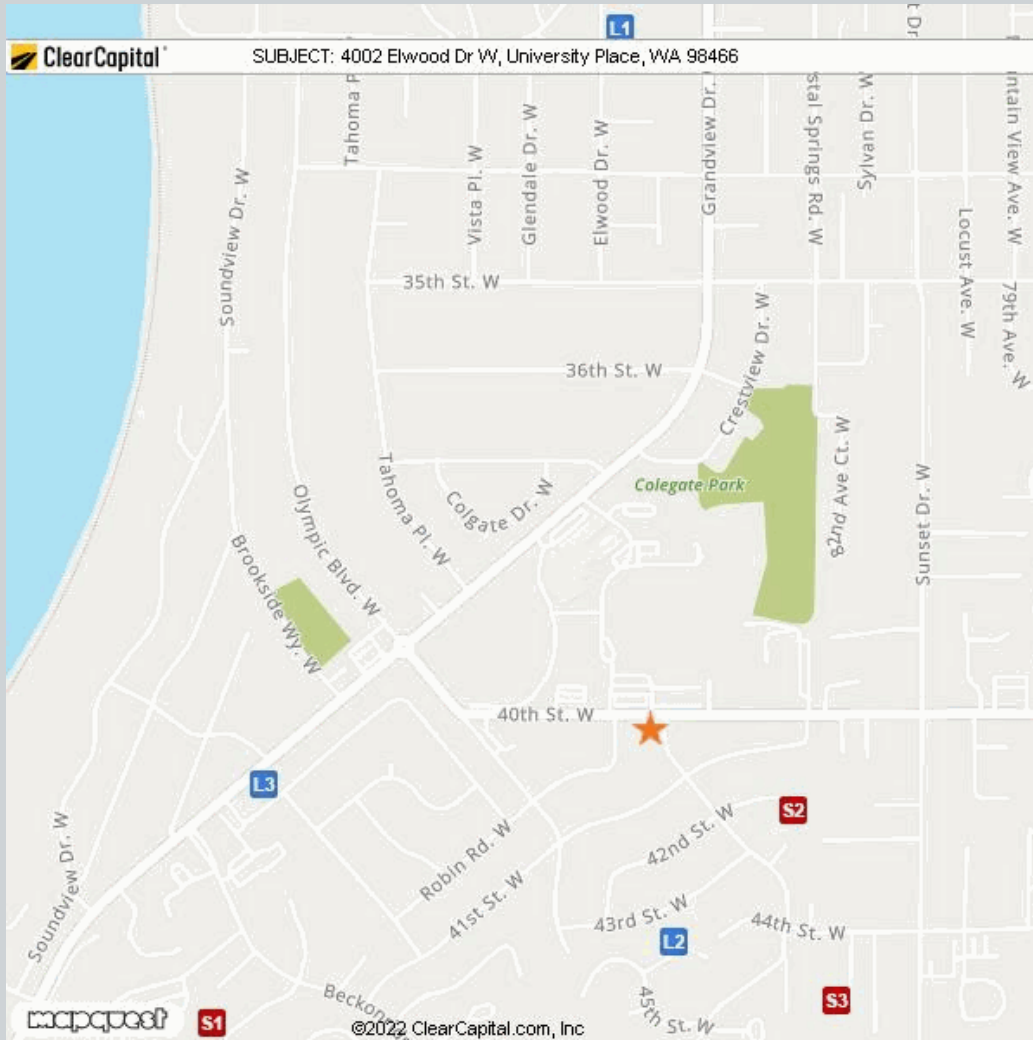
**Address** ★ 4002 Elwood Drive, Tacoma, WA 98466

**Loan Number** 49866

**Suggested List** \$712,000

**Suggested Repaired** \$712,000

**Sale** \$708,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4002 Elwood Drive, Tacoma, WA 98466	--	Parcel Match
L1	3007 Elwood Dr W, Tacoma, WA 98466	0.82 Miles <sup>1</sup>	Parcel Match
L2	4410 86th Ave W, Tacoma, WA 98466	0.25 Miles <sup>1</sup>	Parcel Match
L3	4104 Brouse Blvd W, Tacoma, WA 98466	0.45 Miles <sup>1</sup>	Parcel Match
S1	4602 Merry Lane W, Tacoma, WA 98466	0.61 Miles <sup>1</sup>	Parcel Match
S2	8306 42nd St W, Tacoma, WA 98466	0.19 Miles <sup>1</sup>	Parcel Match
S3	4518 82nd Ave Ct W, Tacoma, WA 98466	0.38 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	April Pabloff	<b>Company/Brokerage</b>	April Pabloff
<b>License No</b>	5883	<b>Address</b>	1319 5th Ave SW Puyallup WA 98371
<b>License Expiration</b>	01/02/2024	<b>License State</b>	WA
<b>Phone</b>	2532398761	<b>Email</b>	april.pabloff@gmail.com
<b>Broker Distance to Subject</b>	11.46 miles	<b>Date Signed</b>	11/17/2022

*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:**

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