

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 | 12208 E 12th Avenue, Spokane, WA 99206 | Order ID | 8229352 | Property ID | 32799730 |
| Inspection Date | 05/25/2022 | Date of Report | 05/26/2022 | | |
| Loan Number | 49907 | APN | 452142203 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Spokane | | |

Tracking IDs

| | | | |
|--------------------------|--------------|----------------------|--------------|
| Order Tracking ID | 05.25.22_BPO | Tracking ID 1 | 05.25.22_BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|-----------------|---|
| Owner | MELANI D KINDER | Condition Comments The subject is in fair condition it appears to need exterior paint as well as a new roof as the roof of yours to be at the end of its life. After these repairs the exterior of the subject would be an average condition. |
| R. E. Taxes | \$3,233 | |
| Assessed Value | \$276,600 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Fair | |
| Estimated Exterior Repair Cost | \$18,000 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$18,000 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|-------------------------------------|--|
| Location Type | Suburban | Neighborhood Comments The subject area has seen steady appreciation over the last several years with rapid appreciation in the last 18 months. There has been a slight increase in active inventory in the last 30 days in the subject area and multiple offers are becoming slightly less common. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$242600 High: \$436000 | |
| Market for this type of property | Increased 8 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 12208 E 12th Avenue | 12202 E Main Ave | 11610 E Main Ave | 1611 S Woodlawn Rd |
| City, State | Spokane, WA | Spokane Valley, WA | Spokane Valley, WA | Spokane Valley, WA |
| Zip Code | 99206 | 99206 | 99206 | 99216 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.89 ¹ | 0.99 ¹ | 0.51 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$345,000 | \$389,900 | \$389,000 |
| List Price \$ | -- | \$345,000 | \$389,900 | \$389,900 |
| Original List Date | | 05/06/2022 | 05/05/2022 | 05/13/2022 |
| DOM · Cumulative DOM | -- · -- | 19 · 20 | 20 · 21 | 12 · 13 |
| Age (# of years) | 65 | 75 | 67 | 67 |
| Condition | Fair | Fair | 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/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,131 | 1,232 | 1,285 | 1,120 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 | 4 · 2 | 4 · 3 |
| Total Room # | 7 | 6 | 8 | 9 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Attached 1 Car | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 50% | 50% | 100% | 100% |
| Basement Sq. Ft. | 1,131 | 616 | 1,285 | 1,120 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.33 acres | 0.29 acres | 0.25 acres | 0.32 acres |
| Other | -- | -- | -- | -- |

* Listing 1 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 Listing one is most similar to the subject in as-is condition the lot has some additional development potential that the subject does not it is also in slightly Superior condition to the subject.

Listing 2 Listing two is a good as repaired listing for the subject it does have a slightly larger GLA and basement as well as a superior room count.

Listing 3 Listing 3 has a very similar GLA and basement but has a superior bedroom and bathroom count and is a good as repaired listing for the subject.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 12208 E 12th Avenue | 505 S Mcdonald Rd | 12011 E Skyview Ave | 11405 E 18th Ave |
| City, State | Spokane, WA | Spokane Valley, WA | Spokane Valley, WA | Spokane Valley, WA |
| Zip Code | 99206 | 99216 | 99206 | 99206 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.71 ¹ | 0.96 ¹ | 0.62 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$319,900 | \$355,000 | \$365,000 |
| List Price \$ | -- | \$311,900 | \$355,000 | \$365,000 |
| Sale Price \$ | -- | \$311,900 | \$355,000 | \$367,900 |
| Type of Financing | -- | Conv | Conv | Cash |
| Date of Sale | -- | 10/22/2021 | 01/05/2022 | 10/21/2021 |
| DOM · Cumulative DOM | -- · -- | 6 · 37 | 33 · 71 | 4 · 41 |
| Age (# of years) | 65 | 69 | 63 | 59 |
| Condition | Fair | Fair | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Adverse ; Busy Road | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story Ranch/Rambler | 1 Story Rancher | 1 Story Rancher | 1 Story Rancher |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,131 | 1,086 | 1,082 | 1,296 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 4 · 1 | 3 · 2 | 4 · 2 |
| Total Room # | 7 | 7 | 7 | 8 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Detached 3 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 50% | 50% | 50% | 100% |
| Basement Sq. Ft. | 1131 | 960 | 1,082 | 1,296 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.33 acres | .29 acres | .29 acres | .30 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$16,115 | -\$17,795 | -\$27,525 |
| Adjusted Price | -- | \$328,015 | \$337,205 | \$340,375 |

* 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** Sale 1 is a good as is comp for the subject it has a very similar total finished square footage and has similar repair needs as the subject. It is located on an arterial with moderate daily traffic. Adjustments +10,000 arterial location, +1350 GLA, -1000 garage, +2565 basement, +3000 bathrooms, -1000 bedrooms, +1200 lot size. Total +16,115
- Sold 2** Sale 2 has an inferior GLA and basement compared to the subject it is a good as repaired comp for the subject. Adjustments -20,000 condition, + 1470 GLA, + 735 basement. Total -17795.
- Sold 3** Sale 3 is a good as repaired, for the subject, it is an average condition for the area. It has a larger GLA and basement compared to the subject. Adjustments -20,000 condition, -4950 GLA, -2475 basement, -1000 bedrooms, +900 lot size. Total - 27525

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | The subject has no recent listing or sales history in the MLS or tax records. | | | |
| 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 | \$335,000 | \$365,000 |
| Sales Price | \$330,000 | \$360,000 |
| 30 Day Price | \$315,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>It is uncommon for listings to hit the market in fair condition in the subject area most will be renovated to at least average condition prior to marketing given the lack of REO activity. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</p> | | |

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



Street

Listing Photos

L1 12202 E Main Ave
Spokane Valley, WA 99206



Front

L2 11610 E Main Ave
Spokane Valley, WA 99206



Front

L3 1611 S Woodlawn Rd
Spokane Valley, WA 99216



Front

Sales Photos

S1 505 S McDonald Rd
Spokane Valley, WA 99216



Front

S2 12011 E Skyview Ave
Spokane Valley, WA 99206



Front

S3 11405 E 18th Ave
Spokane Valley, WA 99206



Front

ClearMaps Addendum

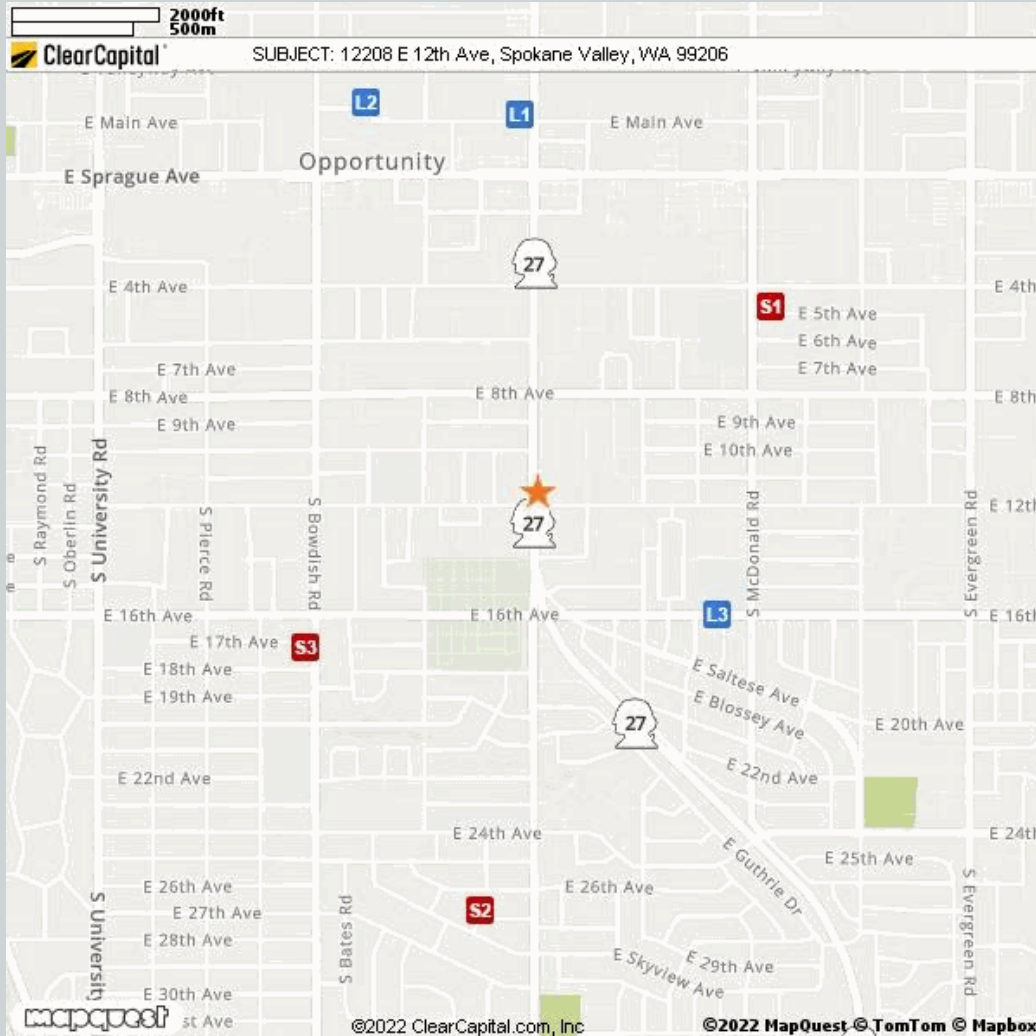
Address ★ 12208 E 12th Avenue, Spokane, WA 99206

Loan Number 49907

Suggested List \$335,000

Suggested Repaired \$365,000

Sale \$330,000



Comparable

Address

Miles to Subject

Mapping Accuracy

| Comparable | Address | Miles to Subject | Mapping Accuracy |
|------------|--|-------------------------|------------------|
| ★ Subject | 12208 E 12th Avenue, Spokane, WA 99206 | -- | Parcel Match |
| L1 | 12202 E Main Ave, Spokane, WA 99206 | 0.89 Miles ¹ | Parcel Match |
| L2 | 11610 E Main Ave, Spokane, WA 99206 | 0.99 Miles ¹ | Parcel Match |
| L3 | 1611 S Woodlawn Rd, Spokane, WA 99216 | 0.51 Miles ¹ | Parcel Match |
| S1 | 505 S Mcdonald Rd, Spokane, WA 99216 | 0.71 Miles ¹ | Parcel Match |
| S2 | 12011 E Skyview Ave, Spokane, WA 99206 | 0.96 Miles ¹ | Parcel Match |
| S3 | 11405 E 18th Ave, Spokane, WA 99206 | 0.62 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 | Christopher Gross | Company/Brokerage | Apex Home Team |
| License No | 112521 | Address | 108 N Washington St STE 418 Spokane WA 99201 |
| License Expiration | 03/22/2023 | License State | WA |
| Phone | 5098280315 | Email | chrisgross.apex@gmail.com |
| Broker Distance to Subject | 8.29 miles | Date Signed | 05/25/2022 |

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.