

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	3104 E Nora Avenue, Spokane, WA 99207	Order ID	8248962	Property ID	32855725
Inspection Date	06/05/2022	Date of Report	06/06/2022		
Loan Number	49941	APN	351033006		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	20220603_BPOb	Tracking ID 1	20220603_BPOb		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JEAN C NORCROSS	Condition Comments	
R. E. Taxes	\$2,099	subject appears to be in fair condition. It appears to need roof repair/replace and exterior paint.	
Assessed Value	\$179,000		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$35,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$35,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	subjects neighborhood is close to many amenities, there is low to moderate REO activity and no boarded up homes	
Sales Prices in this Neighborhood	Low: \$175000 High: \$356800		
Market for this type of property	Increased 13 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3104 E Nora Avenue	2503 N Sycamore St	2323 E Sinto Ave	3728 E Frederick Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99217	99202	99217
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.52 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$329,900	\$339,500
List Price \$	--	\$260,000	\$329,900	\$339,500
Original List Date		07/23/2020	05/13/2022	05/19/2022
DOM · Cumulative DOM	-- · --	15 · 683	11 · 24	15 · 18
Age (# of years)	68	68	74	15
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	948	1,092	897	1,062
Bdrm · Bths · ½ Bths	2 · 1	3 · 1 · 1	2 · 1	3 · 1
Total Room #	4	5	4	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	50%	100%	100%
Basement Sq. Ft.	768	720	711	1,062
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.18 acres	0.16 acres	0.14 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 list 1 is most similar and equal to subject in current condition. It has slightly more GLA and more bedrooms and bathrooms.

Listing 2 list 2 is similar and superior in condition, it has slightly less GLA and the same bedroom/bathroom count.

Listing 3 list 3 is least similar and superior to subject in condition and GLA, it has more bedrooms and a larger basement

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3104 E Nora Avenue	2723 E Mission Ave	2705 E Nora Ave	1908 N Nelson St
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99202	99207	99207
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.27 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$225,000	\$215,000
List Price \$	--	\$319,900	\$225,000	\$215,000
Sale Price \$	--	\$342,000	\$260,000	\$270,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/17/2022	08/05/2021	06/03/2021
DOM · Cumulative DOM	-- · --	2 · 28	6 · 35	5 · 49
Age (# of years)	68	76	80	71
Condition	Fair	Average	Fair	Fair
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	948	907	776	864
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	100%	50%	50%
Basement Sq. Ft.	768	907	776	864
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.13 acres	0.16 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$9,560	+\$7,760	+\$5,220
Adjusted Price	--	\$332,440	\$267,760	\$275,220

* 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** sold 1 is superior to subject in condition and shows repaired condition value. adjustments - age -4000, basements square feet - 5560
- Sold 2** sold 2 is similar and equal to subject in condition, it has less GLA and the same size basement. adjustments - age -6000, GLA 13760,
- Sold 3** sold 3 is most similar and equal to subject in condition, GLA, basement square feet, but it has more bedrooms. adjustments - age -1500, GLA 6720, bedroom -10000, garage 10000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				subject last sold on 5/31/2022 for \$265000			
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
04/27/2022	\$275,000	05/09/2022	\$275,000	Sold	05/31/2022	\$265,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$330,000
Sales Price	\$275,000	\$330,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
subject is in below average condition, sold comps 2 and 3 show current condition value and sold comp 1 shows repaired value. Subject would likely sell in todays market in less than 30 days.		

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 2503 N Sycamore St
Spokane, WA 99217



Front

L2 2323 E Sinto Ave
Spokane, WA 99202



Front

L3 3728 E Frederick Ave
Spokane, WA 99217



Front

Sales Photos

S1 2723 E Mission Ave
Spokane, WA 99202



Front

S2 2705 E Nora Ave
Spokane, WA 99207



Front

S3 1908 N Nelson St
Spokane, WA 99207



Front

ClearMaps Addendum

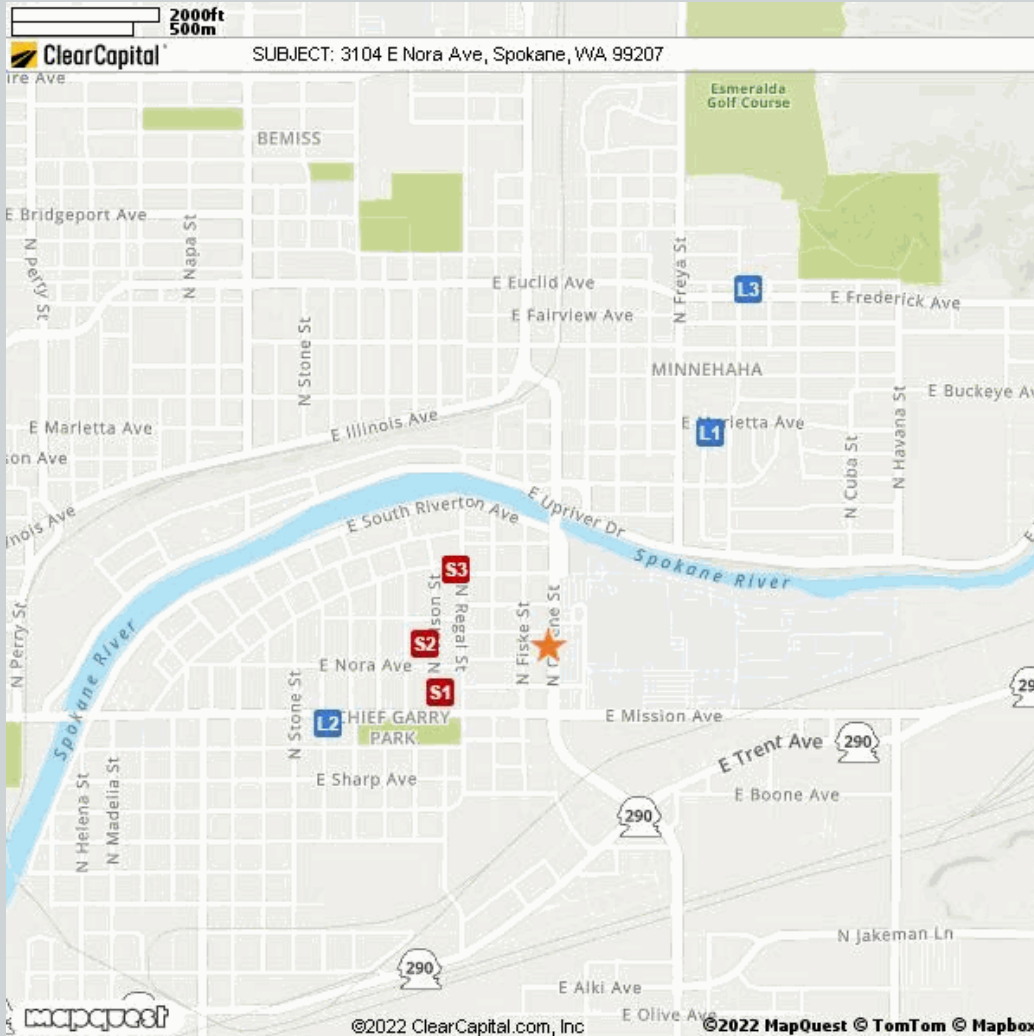
Address ★ 3104 E Nora Avenue, Spokane, WA 99207

Loan Number 49941

Suggested List \$275,000

Suggested Repaired \$330,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3104 E Nora Avenue, Spokane, WA 99207	--	Parcel Match
L1 Listing 1	2503 N Sycamore St, Spokane, WA 99217	0.64 Miles ¹	Parcel Match
L2 Listing 2	2323 E Sinto Ave, Spokane, WA 99202	0.52 Miles ¹	Parcel Match
L3 Listing 3	3728 E Frederick Ave, Spokane, WA 99217	0.96 Miles ¹	Parcel Match
S1 Sold 1	2723 E Mission Ave, Spokane, WA 99202	0.25 Miles ¹	Parcel Match
S2 Sold 2	2705 E Nora Ave, Spokane, WA 99207	0.27 Miles ¹	Parcel Match
S3 Sold 3	1908 N Nelson St, Spokane, WA 99207	0.27 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	Ashley Meyers	Company/Brokerage	Synergy Properties, LLC
License No	135397	Address	706 W Garland Ave Spokane WA 99205
License Expiration	06/20/2024	License State	WA
Phone	5093425995	Email	ashley@509s.com
Broker Distance to Subject	3.01 miles	Date Signed	06/05/2022

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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