

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	303 Houghton Street, Ione, WA 99139	Order ID	8207644	Property ID	32748966
Inspection Date	05/24/2022	Date of Report	05/25/2022		
Loan Number	49960	APN	433706540052		
Borrower Name	Catamount Properties 2018 LLC	County	Pend Oreille		

Tracking IDs

Order Tracking ID	05.16.22 BPO	Tracking ID 1	05.16.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LARRY R BRALEY	Condition Comments home seems in good condition nothing major or minor jumped out at me
R. E. Taxes	\$765	
Assessed Value	\$104,230	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Ione is an old town homes were built along time ago the surrounding homes are in similar condition cared foer.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$137900 High: \$786500	
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	303 Houghton Street	120 S 7th Ave	106 S Main Ave	117 N Spokane Ave
City, State	Ione, WA	Ione, WA	Metaline, WA	Metaline, WA
Zip Code	99139	99139	99152	99152
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	7.61 ¹	7.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$299,500	\$265,500
List Price \$	--	\$220,000	\$299,500	\$265,500
Original List Date		04/11/2022	01/14/2022	04/09/2022
DOM · Cumulative DOM	-- · --	43 · 44	130 · 131	45 · 46
Age (# of years)	53	87	66	58
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Historical	2 Stories Bungalow	2 Stories bungalow	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,584	1,400	1,804	1,272
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 1	4 · 2
Total Room #	9	8	8	10
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 4 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	1,084	1,272
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.28 acres	0.44 acres	0.30 acres
Other	--	--	2400 sf shop	--

* 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.

Current Listings - Cont.

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

- Listing 1** on double corner lot in Ione has updates! Main floor has all new floors and paint. Kitchen has fresh cabinets and counters, as well as stainless steel appliances. Bathroom updates include new vanity. Upstairs is ready for your imagination! Master bed and bath are not complete, but are waiting for your personal touch. Bathroom is fully plumbed. Other improvements include new electric wiring, plumbing and sewer connection. Sewer connection was replaced last year (2021). Parcel provides ample room right in town, plus multiple producing fruit trees, carport and two-car garage.
- Listing 2** Big Shop ! 3 bdrm 1 bath 2 story home with country porch, bonus room, needs your TLC, sets on almost 1/2 ac with 2 parcels and 5 level lots in the cozy town of Metaline, room to build another home, filter view of river, has 2400 sq ft 2007 shop with drive through doors, power and woodstove,
- Listing 3** 4bd 1.5 ba rancher, recently updated throughout on two city parcels for 1/3 corner acre! New interior and exterior paint, new flooring upstairs, new windows and remodeled kitchen and full bath. Egress windows added in basement along with updated PEX plumbing. Improvements were a huge transformation for this home! Large, fenced yard and detached two car garage with alley access. Electrical and supports updated recently.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	303 Houghton Street	416 Blackwell St	110 S 8th Ave	408 Houghton St
City, State	Ione, WA	Ione, WA	Ione, WA	Ione, WA
Zip Code	99139	99139	99139	99139
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.30 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$169,000	\$199,900	\$164,000
List Price \$	--	\$169,000	\$199,900	\$159,500
Sale Price \$	--	\$174,000	\$199,900	\$165,000
Type of Financing	--	Other	Fha	Fha
Date of Sale	--	03/31/2022	11/05/2021	06/29/2021
DOM · Cumulative DOM	-- · --	66 · 66	81 · 81	153 · 153
Age (# of years)	53	53	34	53
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Historical	1 Story Bungalow	1 Story Rancher	1.5 Stories craftsman
# Units	1	1	1	1
Living Sq. Feet	1,584	1,060	1,848	1,430
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	9	9	10	10
Garage (Style/Stalls)	None	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.14 acres	0.34 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	+\$18,340	-\$28,340	-\$23,260
Adjusted Price	--	\$192,340	\$171,560	\$141,740

* 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** Newly remodeled home in the heart of northeastern Washington's recreational activities. New kitchen, baths, electrical, plumbing, flooring, etc. A must see and this cozy home is ready to go featuring one level living and a large main floor laundry. One car garage and nice sized fenced back yard.
- Sold 2** Home has been updated and well taken care of. All bedrooms have walk-in closets and the master bath has new flooring and tub. Kitchen island and informal dining area, all appliances stay. Forced air heat and window a/c. Roof updated within 7 years. Two car garage with electric openers and plenty of room
- Sold 3** 4 bed/2 bath home with a bonus room! Master Bath complete with walk in shower. Enjoy your morning coffee in the cozy sunroom off the front of the home. Fully fenced yard. Large succulent raspberry patch right in your backyard.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted			
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	\$191,880	\$191,880
Sales Price	\$191,880	\$191,880
30 Day Price	\$181,000	--
Comments Regarding Pricing Strategy		
Great lil town for 2nd homes, rentals or VRBO. Near the river small town would sell		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 7.69 miles and the sold comps closed within the last 11 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



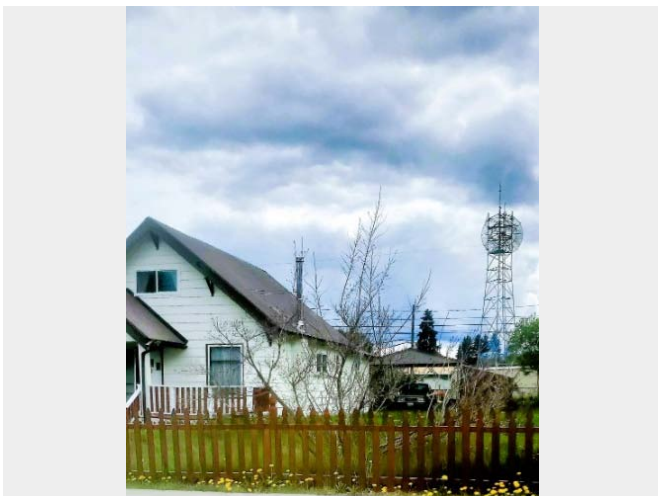
Address Verification



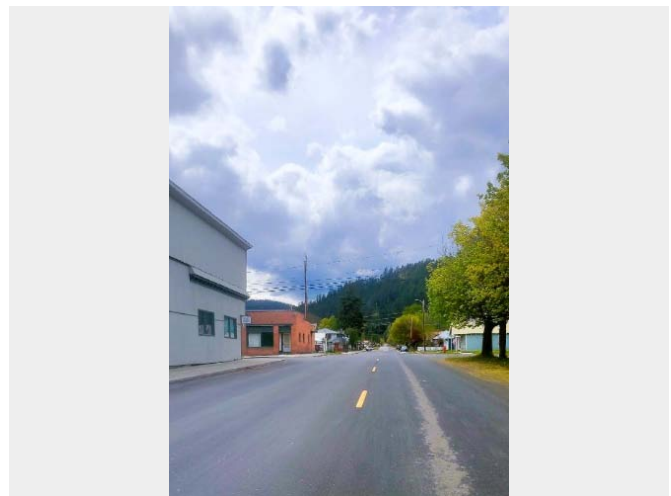
Side



Side

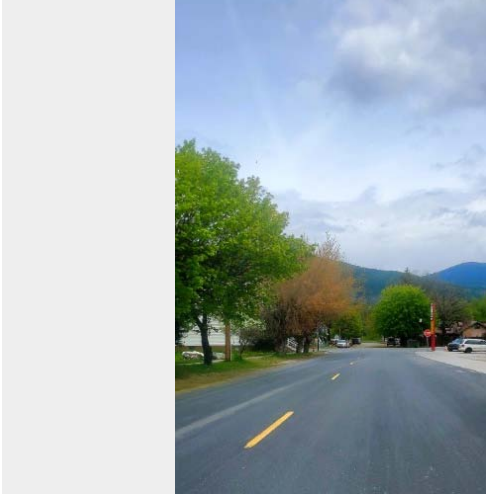


Side

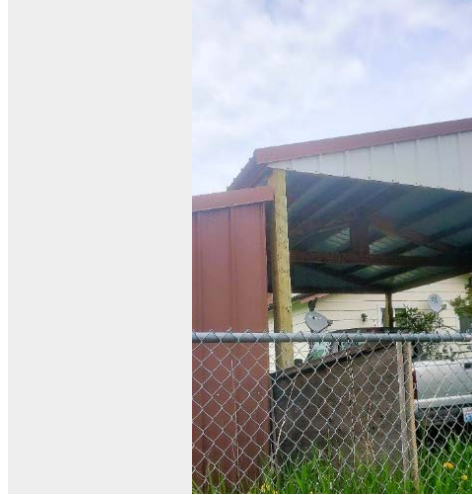


Street

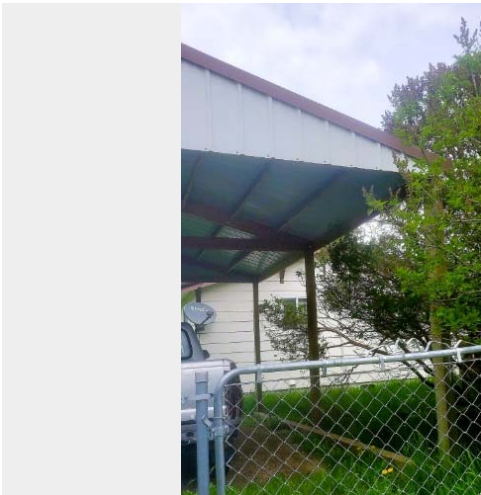
Subject Photos



Street



Other



Other

Listing Photos

L1 120 S 7th Ave
Ione, WA 99139



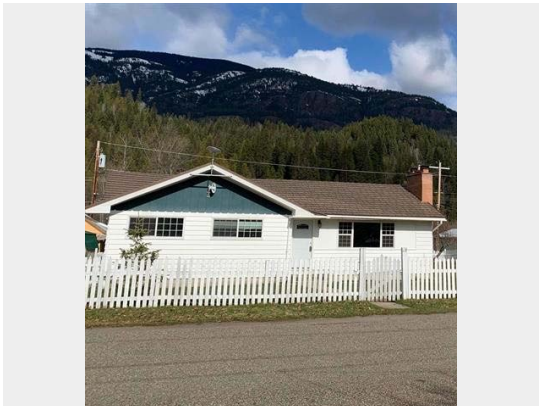
Front

L2 106 S Main Ave
Metaline, WA 99152



Front

L3 117 N Spokane Ave
Metaline, WA 99152



Front

Sales Photos

S1 416 Blackwell St
Ione, WA 99139



Front

S2 110 S 8th Ave
Ione, WA 99139



Front

S3 408 Houghton St
Ione, WA 99139



Front

ClearMaps Addendum

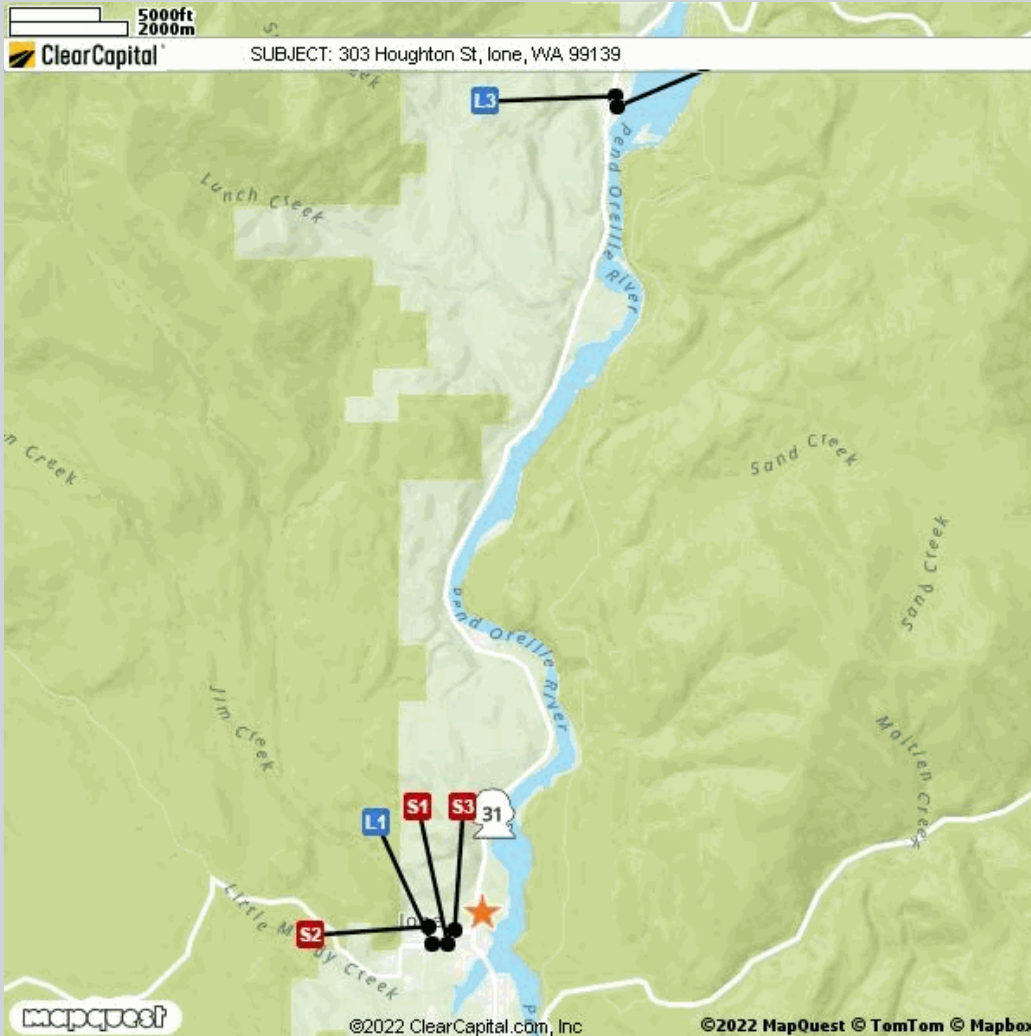
Address ★ 303 Houghton Street, Ione, WA 99139

Loan Number 49960

Suggested List \$191,880

Suggested Repaired \$191,880

Sale \$191,880



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	303 Houghton Street, Ione, WA 99139	--	Parcel Match
L1 Listing 1	120 S 7th Ave, Ione, WA 99139	0.28 Miles ¹	Parcel Match
L2 Listing 2	106 S Main Ave, Metaline, WA 99152	7.61 Miles ¹	Parcel Match
L3 Listing 3	117 N Spokane Ave, Metaline, WA 99152	7.69 Miles ¹	Parcel Match
S1 Sold 1	416 Blackwell St, Ione, WA 99139	0.15 Miles ¹	Parcel Match
S2 Sold 2	110 S 8th Ave, Ione, WA 99139	0.30 Miles ¹	Parcel Match
S3 Sold 3	408 Houghton St, Ione, WA 99139	0.07 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	Leslie Moug	Company/Brokerage	Clearwater Properties of Washington
License No	27186	Address	319 W 1st Newport WA 99156
License Expiration	07/20/2022	License State	WA
Phone	5096759444	Email	Leslie@Clearwaterproperties.com
Broker Distance to Subject	42.46 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.