

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>	635 W Park Avenue, Hermiston, OR 97838	<b>Order ID</b>	8218532	<b>Property ID</b>	32772908
<b>Inspection Date</b>	05/22/2022	<b>Date of Report</b>	05/23/2022		
<b>Loan Number</b>	50024	<b>APN</b>	124195		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Umatilla		

Tracking IDs					
<b>Order Tracking ID</b>	05.20.22 BPO	<b>Tracking ID 1</b>	05.20.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Haines, Jonathan Lee	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$193,633	Q4 construction, C\$ condition, Custom built 2 story home, built in 1920, located on 0.14 acre urban lot, 3 bed, 1 bath, 1,195 SQ FT, composition shingle roof, concrete crawlspace foundation, lap siding, FS range, FS refrigerator, hardwood flooring, fenced, patio, tool sehd, FA heating, pubic services.	
<b>Assessed Value</b>	\$86,990		
<b>Zoning Classification</b>	R2		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Home is vacant with posting inside front window)			
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Well established urban neighborhood, comprised of stick built homes of like age and square footage. Close to downtown area, schools, parks and city services.	
<b>Sales Prices in this Neighborhood</b>	Low: \$133,000 High: \$334,900		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	635 W Park Avenue	187 E Jennie Ave	321 E Ridgeway Ave	462 W. Orchard Ave
<b>City, State</b>	Hermiston, OR	Hermiston, OR	Hermiston, OR	Hermiston, OR
<b>Zip Code</b>	97838	97838	97838	97838
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	0.65 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$218,500	\$155,000	\$219,900
<b>List Price \$</b>	--	\$225,000	\$155,000	\$209,500
<b>Original List Date</b>		02/27/2022	04/29/2022	05/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	85 · 85	4 · 24	22 · 22
<b>Age (# of years)</b>	102	92	75	76
<b>Condition</b>	Average	Average	Fair	Average
<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>	2 Stories Custom	1 Story Bungalow	1 Story Bungalow	1 Story Custom
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,195	769	1,227	1,066
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	8	6	6	6
<b>Garage (Style/Stalls)</b>	None	None	None	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	Yes	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	598	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.22 acres	0.14 acres	0.14 acres
<b>Other</b>	Patio, fence, tool shed	Deck, Fence	Cov Deck, Fence	Patio

\* 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.

### Current Listings - Cont.

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

- Listing 1** Updated bungalow style home, built in 1930, located on 0.22 acre urban lot, 2 bed, 1 bath, 769 SQ FT, composition shingle roof, lap siding, concrete stem wall foundation, bi microwave, FS range, vinyl & carpet flooring, washer & dryer, deck, fence, mini split heating, public services.
- Listing 2** Sold AS IS- Bungalow style home, built i 1947, located on 0.14 acre urban lot, 2 bed, 1 ath, 1,227 SQ FT, composition shingle roof, T-111 siding, concrete basement foundation, laminate, vinyl & hardwood flooring, covered deck, fenced, FA heating & cooling, public services.
- Listing 3** Custom built home, built in 1946, located on 0.14 urban lot, 2 bed, 1 bath, 1,066 SQ FT, composition shingle roof, 1 car detached garage, T-111 siding, concrete perimeter foundation, FS range, FS refrigerator, patio, FA heating & cooling, public services.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	635 W Park Avenue	735 W Orchard Ave	225 Sw 7th Pl	210 Sw 7th St
<b>City, State</b>	Hermiston, OR	Hermiston, OR	Hermiston, OR	Hermiston, OR
<b>Zip Code</b>	97838	97838	97838	97838
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.10 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$216,900	\$245,000	\$264,900
<b>List Price \$</b>	--	\$216,900	\$245,000	\$264,900
<b>Sale Price \$</b>	--	\$216,900	\$245,000	\$267,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/27/2022	09/01/2021	07/28/2021
<b>DOM · Cumulative DOM</b>	-- · --	2 · 57	2 · 80	5 · 62
<b>Age (# of years)</b>	102	69	70	71
<b>Condition</b>	Average	Average	Average	Average
<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>	2 Stories Custom	1 Story Traditional	1 Story Cottage	1 Story Cottage
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,195	1,092	1,189	1,384
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	None	None	Detached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.13 acres	0.13 acres
<b>Other</b>	Patio, fence, tool shed	Fence, Outbldg	Cov Patio, sprinklers	Fence, Porch
<b>Net Adjustment</b>	--	-\$7,064	-\$12,878	-\$16,468
<b>Adjusted Price</b>	--	\$209,836	\$232,122	\$250,532

\* 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** Age: -\$8,250 SQ FT: \$1,236 1 story traditional style home, built in 1953, located on 0.15 acre urban lot, 3 bed, 1 bath, 1,092 SQ FT, composition shingle roof, lap siding, concrete crawlspace foundation, bi dishwasher, FS range, FS refrigerator, laminate & carpet flooring, fenced, outbuilding, FA heating & cooling, public services. Lot Size: -\$50
- Sold 2** Age: -\$8,000 SQ FT: \$72 Garage: -\$5,000 Lot Size: \$50 Cottage style home, built in 1952, located on 0.13 acre urban lot, 3 bed, 1 bath, 1,189 SQ FT, composition shingle roof, concrete perimeter foundation, stone & T-111 siding, 1 car detached garage, 1 wood burning fireplace, bi dishwasher, FS range, hardwood flooring, washer & dryer, covered patio, FA heating & cooling, public services.
- Sold 3** Age: -\$7,750 SQ FT: -\$2,268 RM CT: -\$1,500 Garage: -\$5,000 Lot Size: \$50 1 story cottage style home, built in 1951, located on 0.13 acre urban lot, 3 bed, 2 bath, 1,384 SQ FT, composition shingle roof, concrete perimeter foundation, 1 car attached garage, lap siding, bi dishwasher, disposal, FS range, FS refrigerator, hardwood, laminate, tile, vinyl & carpet flooring, washer & dryer, fenced, porch, FA heating & cooling, public services.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No listing history found in past 12 months in MLS or public records.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$212,599	\$212,599
<b>Sales Price</b>	\$212,599	\$212,599
<b>30 Day Price</b>	\$195,592	--
<b>Comments Regarding Pricing Strategy</b>		
Due to very limited homes built in area before 1950's, search parameter focused on square footage, amenities and proximity to subject. Search went back 12 months in sold data. Comps used are highest and best .		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



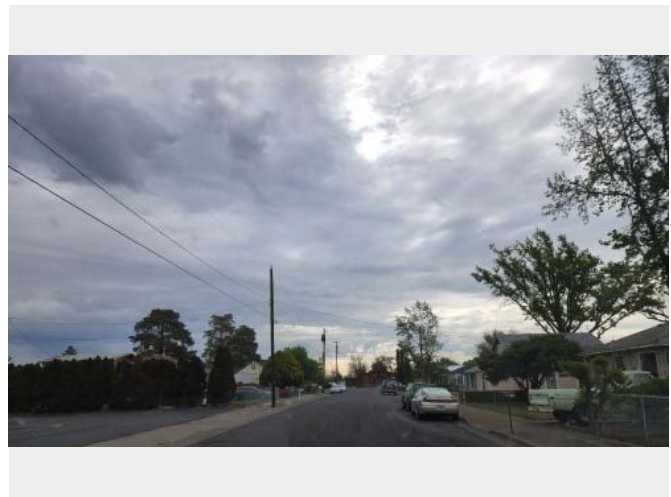
Front



Address Verification



Address Verification



Street



Street

## Listing Photos

**L1** 187 E Jennie Ave  
Hermiston, OR 97838



Front

**L2** 321 E Ridgeway Ave  
Hermiston, OR 97838



Front

**L3** 462 W. Orchard Ave  
Hermiston, OR 97838



Front



## Sales Photos

**S1** 735 W Orchard Ave  
Hermiston, OR 97838



Front

**S2** 225 SW 7th Pl  
Hermiston, OR 97838



Front

**S3** 210 SW 7th St  
Hermiston, OR 97838



Front

### ClearMaps Addendum

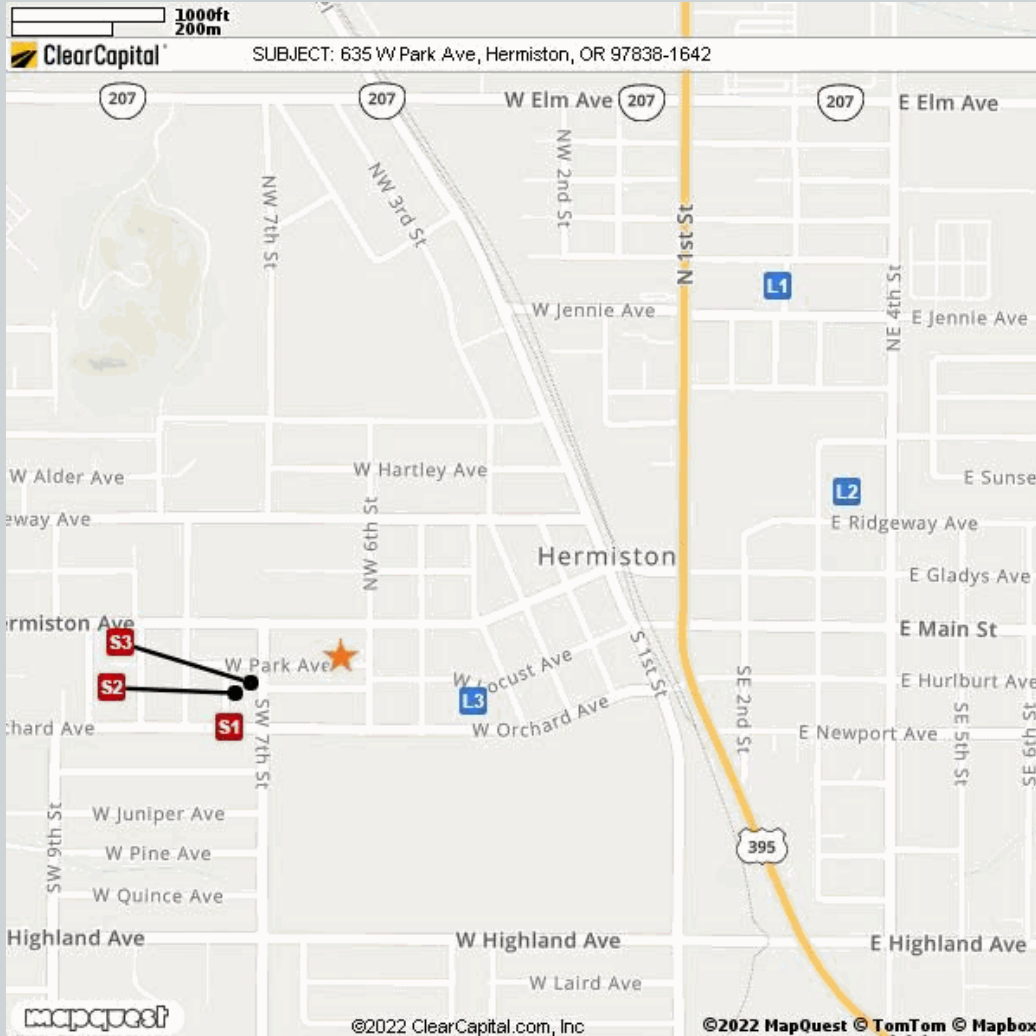
**Address** ★ 635 W Park Avenue, Hermiston, OR 97838

**Loan Number** 50024

**Suggested List** \$212,599

**Suggested Repaired** \$212,599

**Sale** \$212,599



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	635 W Park Avenue, Hermiston, OR 97838	--	Parcel Match
L1 Listing 1	187 E Jennie Ave, Hermiston, OR 97838	0.70 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	321 E Ridgeway Ave, Hermiston, OR 97838	0.65 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	462 W. Orchard Ave, Hermiston, OR 97838	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	735 W Orchard Ave, Hermiston, OR 97838	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	225 Sw 7th Pl, Hermiston, OR 97838	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	210 Sw 7th St, Hermiston, OR 97838	0.08 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>	Pamela Wilson	<b>Company/Brokerage</b>	Hermiston Realty
<b>License No</b>	201206680	<b>Address</b>	58 Filmore St Umatilla OR 97838
<b>License Expiration</b>	03/31/2023	<b>License State</b>	OR
<b>Phone</b>	5417017846	<b>Email</b>	pam.hermiston@gmail.com
<b>Broker Distance to Subject</b>	0.52 miles	<b>Date Signed</b>	05/23/2022

*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

**Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.**

**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.**