

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	602 Ne 106th Street, Vancouver, WA 98685	Order ID	8559931	Property ID	33754944
Inspection Date	12/22/2022	Date of Report	12/22/2022		
Loan Number	50168	APN	118265122		
Borrower Name	Catamount Properties 2018 LLC	County	Clark		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$3,363	
Assessed Value	\$302,932	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in a suburban neighborhood with increased property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$289,600 High: \$539,880	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	602 Ne 106th Street	7705 Ne 55th Ave	5512 Ne 111th St	601 Ne 108th St
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98685	98661	98686	98685
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.78 ¹	2.47 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$440,000	\$425,000
List Price \$	--	\$475,000	\$410,000	\$425,000
Original List Date		11/11/2022	11/09/2022	11/29/2022
DOM · Cumulative DOM	-- · --	41 · 41	22 · 43	22 · 23
Age (# of years)	43	32	51	58
Condition	Average	Average	Average	Good
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,330	1,227	1,257	1,134
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.15 acres	0.25 acres	0.22 acres
Other	None	None	None	None

* Listing 3 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 Active1 => GLA= \$2060, Age= \$-275, Total= \$1785, Net Adjusted Value= \$476785 Property similar in bed and inferior in gla to the subject

Listing 2 Adjustments:Bed:0,Bath:2000,HBath:0,GLA:\$1460,Lot:\$-140,Total Adjustment:\$3320,Net Adjustment Value:\$413320 Fair market Property, inferior in GLA and bath count to the subject

Listing 3 Adjustments:Condition:\$-3750,Bed:0,Bath:2000,HBath:0,GLA:\$3920,Age:\$375,Total Adjustment:\$2545,Net Adjustment Value:\$427545 Fair market Property, inferior in GLA and superior in condition to the subject

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	602 Ne 106th Street	1700 Nw 98th St	9220 Ne 24th Ct	815 Ne 115th Cir
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98685	98665	98665	98685
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.15 ¹	1.06 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$429,000	\$489,900
List Price \$	--	\$395,000	\$429,000	\$449,900
Sale Price \$	--	\$408,000	\$433,000	\$449,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/19/2022	05/20/2022	10/31/2022
DOM · Cumulative DOM	-- · --	81 · 81	24 · 41	51 · 73
Age (# of years)	43	48	46	12
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,330	1,104	1,228	1,505
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.3 acres	0.18 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$5,280	+\$2,040	-\$3,155
Adjusted Price	--	\$413,280	\$435,040	\$446,745

* Sold 2 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** Sold1 => Bath= \$2000, Half Bath= \$-1000, GLA= \$4520, Lot= \$-240, Total= \$5280, Net Adjusted Value= \$413280 Property similar in bed and inferior in gla to the subject
- Sold 2** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$2040,Total Adjustment:2040,Net Adjustment Value:\$435040 Fair market Property, inferior in GLA and similar in condition to the subject
- Sold 3** Adjustments:,Bed:0,Bath:2000,HBath:-1000,GLA:\$-3500,Age:\$-775,Lot:\$120,Total Adjustment:-3155,Net Adjustment Value:\$446745 Fair market Property, superior in GLA and age to the subject

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				As per public record, Subject is sold for \$360500 on 6/15/2022			
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
--	--	--	--	Sold	06/15/2022	\$360,500	Tax Records

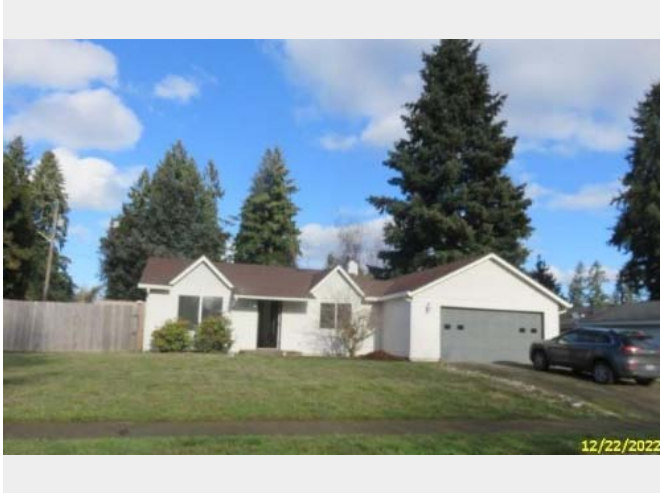
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$440,000	\$440,000
Sales Price	\$435,000	\$435,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
<p>As per public record, Subject is sold for \$360500 on 6/15/2022 . But no MLS was available for the transaction. The subject is average condition and no repairs noted. The subject is average condition and no repairs noted. As long as the subject is priced within the market value of the most recent similar comps within the subject property"s area there should not be a problem with resale. Within 1 mile, 20% GLA +/-, Year built 20 +/-, there were limited comparables available in the subject neighborhood. Therefore it was necessary to exceed the closed date, condition, year built, lot size and proximity exceeded up to 3.35 miles. Sales differ by more than 10 years in age but are still felt to be reliable Comparable. Due to limited comps available, active comps were despite not bracketing the GLA since they were considered to be reliable comparable. Due to lack of comparable it was necessary to use comparable with variance in bath count for active comps. Comparable(CS2) received multiple offers which resulted in an increased final sale price relative to list price. Due to limited comps in the area, 3 sales with contract dates within 120 days of the effective date of the report could not be provided. In delivering the final valuation, most weight has been placed on CS2 and LC3 as they are most similar to the subject condition and overall structure. The subject property is located near the residential area, highway, park, main roads, and other commercial. Due to limited comparables, some comparables were taken crossing the highway. This, however, will not have an effect on value and marketability. The details were taken as per the tax record.</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



Street

Listing Photos

L1 7705 NE 55th Ave
Vancouver, WA 98661



Front

L2 5512 NE 111th St
Vancouver, WA 98686



Front

L3 601 NE 108th St
Vancouver, WA 98685



Front

Sales Photos

S1 1700 NW 98th St
Vancouver, WA 98665



Front

S2 9220 NE 24th Ct
Vancouver, WA 98665



Front

S3 815 NE 115th Cir
Vancouver, WA 98685



Front

ClearMaps Addendum

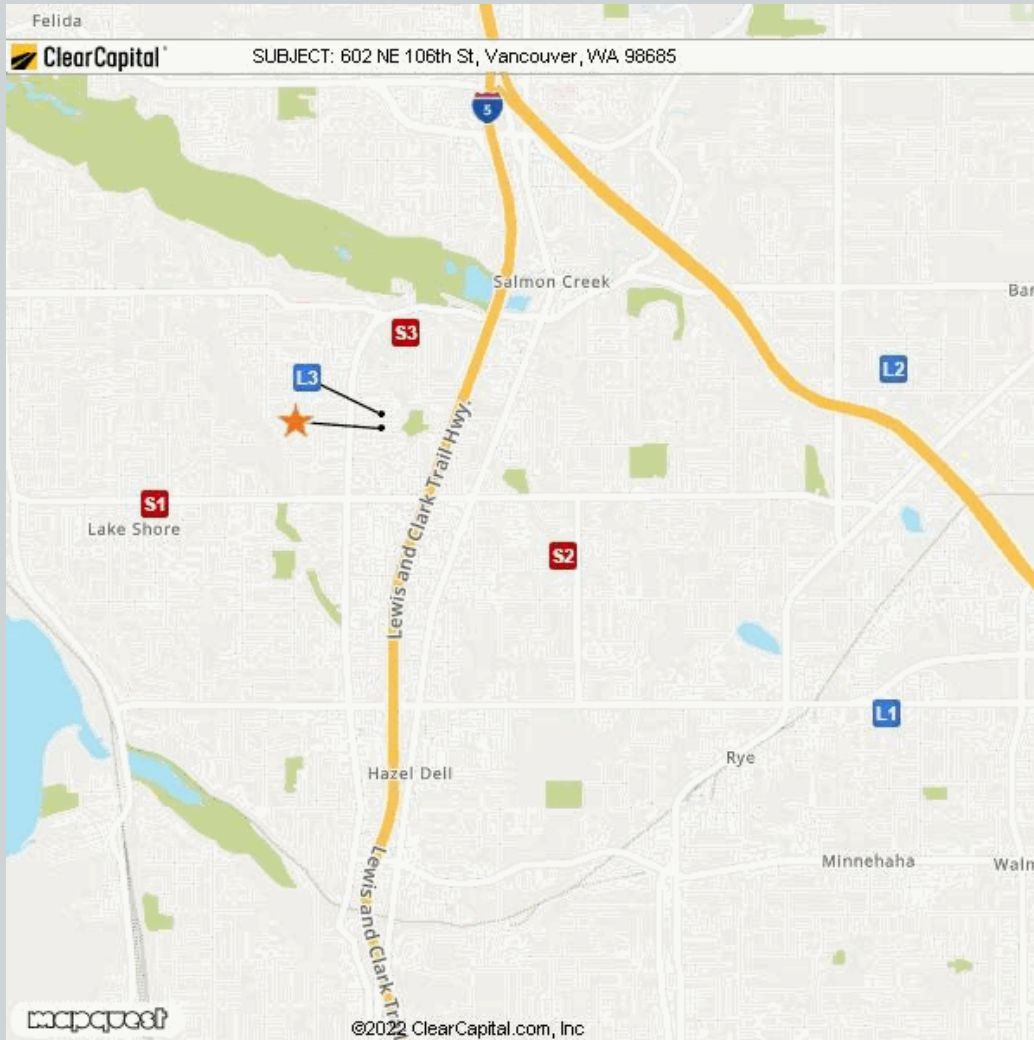
Address ★ 602 Ne 106th Street, Vancouver, WA 98685

Loan Number 50168

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$435,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	602 Ne 106th Street, Vancouver, WA 98685	--	Parcel Match
L1 Listing 1	7705 Ne 55th Ave, Vancouver, WA 98661	2.78 Miles ¹	Parcel Match
L2 Listing 2	5512 Ne 111th St, Vancouver, WA 98686	2.47 Miles ¹	Parcel Match
L3 Listing 3	601 Ne 108th St, Vancouver, WA 98685	0.07 Miles ¹	Parcel Match
S1 Sold 1	1700 Nw 98th St, Vancouver, WA 98665	1.15 Miles ¹	Parcel Match
S2 Sold 2	9220 Ne 24th Ct, Vancouver, WA 98665	1.06 Miles ¹	Parcel Match
S3 Sold 3	815 Ne 115th Cir, Vancouver, WA 98685	0.47 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	Marcela Roberts	Company/Brokerage	Bang Realty
License No	26025	Address	4112 NE 50th Ave Vancouver WA 98661
License Expiration	03/29/2024	License State	WA
Phone	5034570270	Email	Vancouverbpo@bangrealty.com
Broker Distance to Subject	3.86 miles	Date Signed	12/22/2022

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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