

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	13312 Sw 148th Avenue, Portland, OREGON 97223	Order ID	8566503	Property ID	33778423
Inspection Date	12/29/2022	Date of Report	12/29/2022		
Loan Number	50476	APN	R2098332		
Borrower Name	Catamount Properties 2018 LLC	County	Washington		

Tracking IDs					
Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments Home appears to be in average condition with no repairs known or seen at time of inspection.
R. E. Taxes	\$4,070	
Assessed Value	\$240,450	
Zoning Classification	Residential R-6	
Property Type	tonwhouse	
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

Location Type	Suburban	Neighborhood Comments Home is a 3 level attached townhouse with 3 bedrooms and 2.5 bathrooms and an attached 2 car garage. Home has easy access to major roadways and commercial area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$437000 High: \$892950	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	13312 Sw 148th Avenue	14398 Sw 165th Ave	12504 Sw 171st Ter	9412 Sw Jasper Dr
City, State	Portland, OREGON	Portland, OR	Beaverton, OR	Beaverton, OR
Zip Code	97223	97224	97007	97007
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.00 ²	1.16 ¹	1.95 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$627,050	\$615,000	\$499,900
List Price \$	--	\$589,990	\$597,000	\$499,900
Original List Date		07/07/2022	11/10/2022	12/07/2022
DOM · Cumulative DOM	-- · --	174 · 175	49 · 49	3 · 22
Age (# of years)	21	0	2	17
Condition	Average	Good	Good	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	3 Stories townhouse	2 Stories townhouse	3 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	1,992	2,408	1,917	2,076
Bdrm · Bths · ½ Bths	3 · 2 · 1	5 · 3 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	9	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	.05 acres	.05 acres	.06 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Late December Completion! The Rosebay features a bright and oversized living room plus a main level bedroom/den and powder room just off the entry. Corner unit with extra windows! West facing with great natural light. The spacious kitchen is open to the living areas and has a long center island with bar style seating. Upstairs are 4 more bedrooms including the primary suite with deluxe bath and generous WIC. Upgraded flooring, cabinets, and countertops.
- Listing 2** Luxury end-unit townhome with fenced BACK YARD (artificial grass & patio) that backs to greenspace. Gorgeous kitchen w/quartz counters, eating bar, soft-close cabinets, SS gas appliances & walk-in pantry opens up to LR w/floor-to-ceiling windows and electric FP to create an inviting living space. Primary bedroom w/WI closet, ceiling fan & dual sinks. 2nd bedroom has vaulted ceilings & nook. Attached oversized 2-car garage w/electric vehicle charger. Progress Ridge, Murrayhill, Mountainside High!
- Listing 3** Move-In Ready Townhome in a fantastic location nestled inside a lush, wooded neighborhood! This hard-to-find 4 bedroom home includes an open floor plan w/high ceilings, sliders to deck & gas fireplace. Upper-level primary bedroom boasts vaulted ceilings, an en-suite bathroom & its own deck! Lower level family room provides extra living space downstairs along with a 4th bedroom & lots of extra storage. Wonderful location to nearby Progress Ridge shopping/restaurants & parks/hiking trails!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13312 Sw 148th Avenue	13151 Sw Brianne Way	13081 Sw Mayview Way	14272 Sw 165th Ave
City, State	Portland, OREGON	Portland, OR	Portland, OR	Portland, OR
Zip Code	97223	97223	97223	97224
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.14 ¹	1.00 ²
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$519,900	\$519,900	\$529,000
List Price \$	--	\$519,900	\$519,900	\$509,990
Sale Price \$	--	\$519,900	\$520,000	\$509,990
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/27/2022	10/25/2022	10/20/2022
DOM · Cumulative DOM	-- · --	26 · 31	4 · 33	58 · 105
Age (# of years)	21	21	21	0
Condition	Average	Average	Good	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	3 Stories townhouse	3 Stories townhouse	3 Stories townhouse	2 Stories TOWNHOUSE
# Units	1	1	1	1
Living Sq. Feet	1,992	1,980	1,980	1,729
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	7	8	7
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	0.05 acres	.05 acres	.06 acres	.05 acres
Other	--	--	--	--
Net Adjustment	--	+\$360	-\$14,640	-\$7,110
Adjusted Price	--	\$520,260	\$505,360	\$502,880

* 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** Adjusted 360 for sq ft Awesome location near Progress Ridge-Trails, restaurants, New Seasons. See attached neighborhood Video. Beautiful remodeled townhouse backs to forest! Large great room is remodeled with granite counters, island, Stainless appliances, gas range! Den off great room has French Doors. Large master suite upstairs w/2 other bedrooms. Big family room on lower level. There are trails all over-you can walk everywhere! Really nice high demand area!
- Sold 2** Adjusted 360 for sq ft -15000 for condition Updated attached single family home in the heart of Progress Ridge! 4 bed, 2.5 bath plus lower bonus room! Fantastic location near Public Park/Natural area & Progress Ridge Towne Square w Market of Choice, restaurants, shops & entertainment! Nearly 2000 sf, this home features a remodeled Kitchen with new appliances and quartz counters, premium flooring, fireplace, and a bonus room. Private corner lot w landscaped gated yard. Welcome home!
- Sold 3** adjusted -15000 for condition 7890 for sq ft The Elmhurst is a perfect choice for those seeking a tranquil work from home office, with a den tucked away beyond the kitchen next to a half bath. Great corner unit with addt. windows! An open-plan entertaining space curls around to the stairs. Beautiful kitchen has a large island with bar style seating. Upstairs, both baths have a dual vanity. Primary suite is situated at the end of the hallway for added privacy. Upgraded flooring, white cabinets, & granite countertops!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS history in 10+ years				
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	\$525,000	\$525,000
Sales Price	\$519,000	\$519,000
30 Day Price	\$510,000	--
Comments Regarding Pricing Strategy		
Home should sell for about 519k in as is condition		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 14398 SW 165th AVE
Portland, OR 97224



Front

L2 12504 SW 171ST TER
Beaverton, OR 97007



Front

L3 9412 SW JASPER DR
Beaverton, OR 97007



Front

Sales Photos

S1 13151 SW BRIANNE WAY
Portland, OR 97223



Front

S2 13081 SW MAYVIEW WAY
Portland, OR 97223



Front

S3 14272 SW 165th AVE
Portland, OR 97224



Front

ClearMaps Addendum

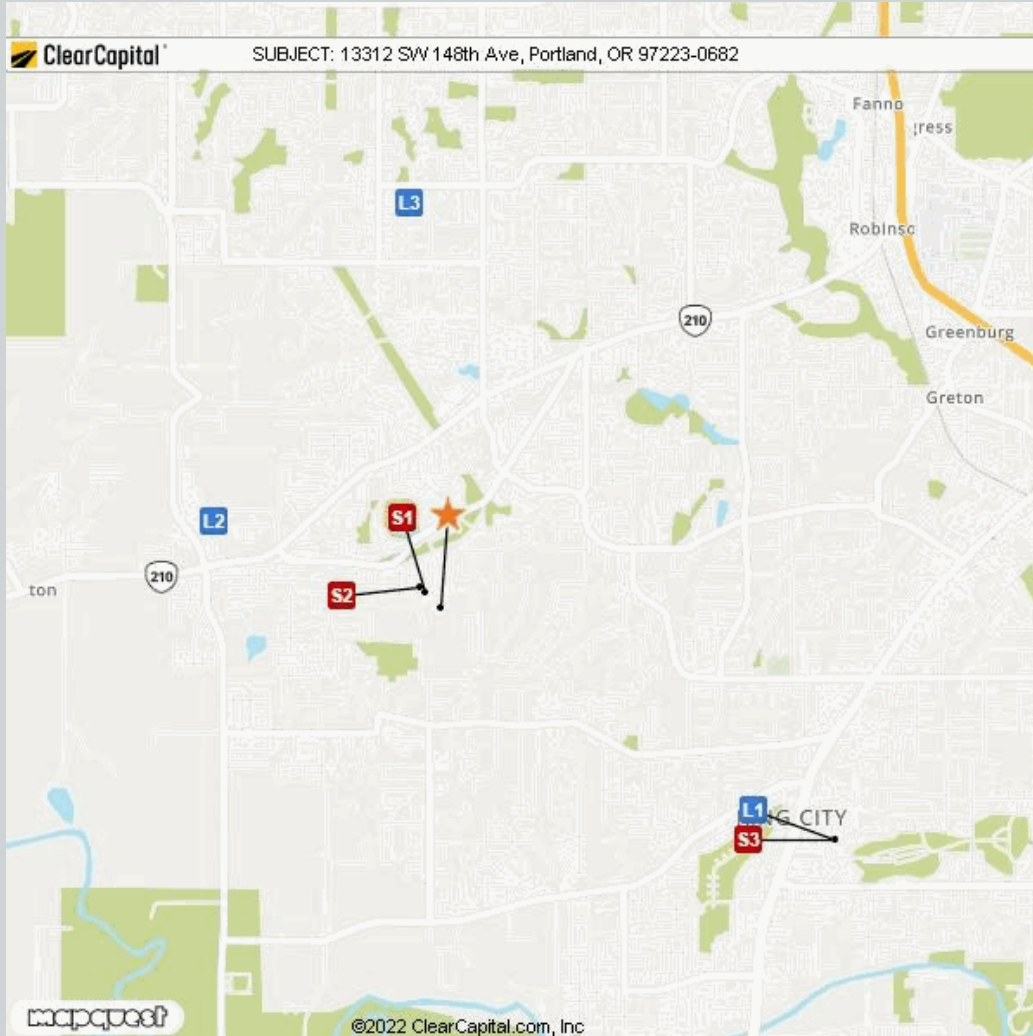
Address ★ 13312 Sw 148th Avenue, Portland, OREGON 97223

Loan Number 50476

Suggested List \$525,000

Suggested Repaired \$525,000

Sale \$519,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13312 Sw 148th Avenue, Portland, Oregon 97223	--	Parcel Match
L1 Listing 1	14398 Sw 165th Ave, Portland, OR 97224	1.00 Miles ²	Unknown Street Address
L2 Listing 2	12504 Sw 171st Ter, Beaverton, OR 97007	1.16 Miles ¹	Parcel Match
L3 Listing 3	9412 Sw Jasper Dr, Beaverton, OR 97007	1.95 Miles ¹	Parcel Match
S1 Sold 1	13151 Sw Brianne Way, Portland, OR 97223	0.11 Miles ¹	Parcel Match
S2 Sold 2	13081 Sw Mayview Way, Portland, OR 97223	0.14 Miles ¹	Parcel Match
S3 Sold 3	14272 Sw 165th Ave, Portland, OR 97224	1.00 Miles ²	Unknown Street Address

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	Darian Spitler	Company/Brokerage	Berkshire Hathaway Home Services
License No	200501126	Address	17121 SW Carlson ST Sherwood OR 97140
License Expiration	12/31/2024	License State	OR
Phone	5037306361	Email	dspitler@bhhsnw.com
Broker Distance to Subject	4.84 miles	Date Signed	12/29/2022

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.