

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	2903 W Garland Avenue, Spokane, WA 99205	Order ID	8345207	Property ID	33092413
Inspection Date	07/22/2022	Date of Report	07/22/2022		
Loan Number	50626	APN	250240101		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	07.21.22 BPO	Tracking ID 1	07.21.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	GEORGE A LEE	Condition Comments	
R. E. Taxes	\$2,451	The subject is in average condition with some deferred maintenance the subject was recently listed and sold in an open-market sale. There's vegetation that is overgrown at the front of the building.	
Assessed Value	\$258,700		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	The subject area has seen rapid appreciation in the last two years however there has been an increase in inventory in the last 3 months with price appreciation beginning to slow. There is very little REO activity and the subject area at the present time which is not affecting overall market pricing.	
Sales Prices in this Neighborhood	Low: \$260000 High: \$487500		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2903 W Garland Avenue	3514 W Glass Ave	4404 N E St	2422 W Upton Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99205	99205	99205	99205
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.42 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$350,000	\$289,000
List Price \$	--	\$305,000	\$350,000	\$289,000
Original List Date		07/14/2022	06/21/2022	06/29/2022
DOM · Cumulative DOM	-- · --	8 · 8	31 · 31	23 · 23
Age (# of years)	76	94	70	81
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/Rambler	1 Story Bungalow	1 Story Ranch/Rambler	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,135	975	2,068	930
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 1	4 · 2	2 · 1
Total Room #	8	5	8	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	75%	50%	0%	0%
Basement Sq. Ft.	1,063	600	--	930
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.14 acres	0.15 acres	0.14 acres
Other	--	--	--	--

* Listing 2 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 Listing one is much smaller than the subject in GLA and basement and has an inferior room count.

Listing 2 Listing to is overall most similar to the subject it has a very similar GLA and basement and a matching total room count. Slightly Superior condition to the subject.

Listing 3 Slightly smaller GLA and basement compared to the subject in the basement is unfinished giving it a significantly inferior room count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2903 W Garland Avenue	3024 W Euclid Ave	3424 W Longfellow Ave	2521 W Rockwell Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99205	99205	99205	99205
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.46 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$305,000	\$310,000
List Price \$	--	\$275,000	\$305,000	\$310,000
Sale Price \$	--	\$275,000	\$348,500	\$357,000
Type of Financing	--	Cash	Conv	Cash
Date of Sale	--	07/01/2022	05/27/2022	05/18/2022
DOM · Cumulative DOM	-- · --	2 · 17	2 · 22	41 · 41
Age (# of years)	76	98	72	70
Condition	Average	Fair	Average	Average
Sales Type	--	Quick Sale	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 Rancher	1 Story Rancher	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,135	810	793	1,140
Bdrm · Bths · ½ Bths	5 · 2 · 1	2 · 1	3 · 2	4 · 2
Total Room #	8	5	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	0%	100%	75%
Basement Sq. Ft.	1063	607	793	1,108
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	.14 acres	.13 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$37,500	-\$26,400	-\$21,500
Adjusted Price	--	\$312,500	\$322,100	\$335,500

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Sold as a quick sale as part of an estate. Similar condition to the subject but much smaller total square footage and inferior room count.

Sold 2 Superior condition to the subject smaller total square footage but similar finished basement similar age to the subject.

Sold 3 Larger GLA and slightly Superior condition to the subject. Similar age and room count.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject was recently sold in an MLs sale however it was an estate sale which request today quick close.			
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
06/21/2022	\$349,000	07/12/2022	\$299,900	Sold	07/20/2022	\$280,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$325,000	\$325,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
<p>The subjects most recent sale was taken into account in the evaluation however it appears to it sold for under Market given its estate sale listing. The sales bracket the subject producing a reliable value conclusion. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 3514 W Glass Ave
Spokane, WA 99205



Front

L2 4404 N E St
Spokane, WA 99205



Front

L3 2422 W Upton Ave
Spokane, WA 99205



Front

Sales Photos

S1 3024 W Euclid Ave
Spokane, WA 99205



Front

S2 3424 W Longfellow Ave
Spokane, WA 99205



Front

S3 2521 W Rockwell Ave
Spokane, WA 99205



Front

ClearMaps Addendum

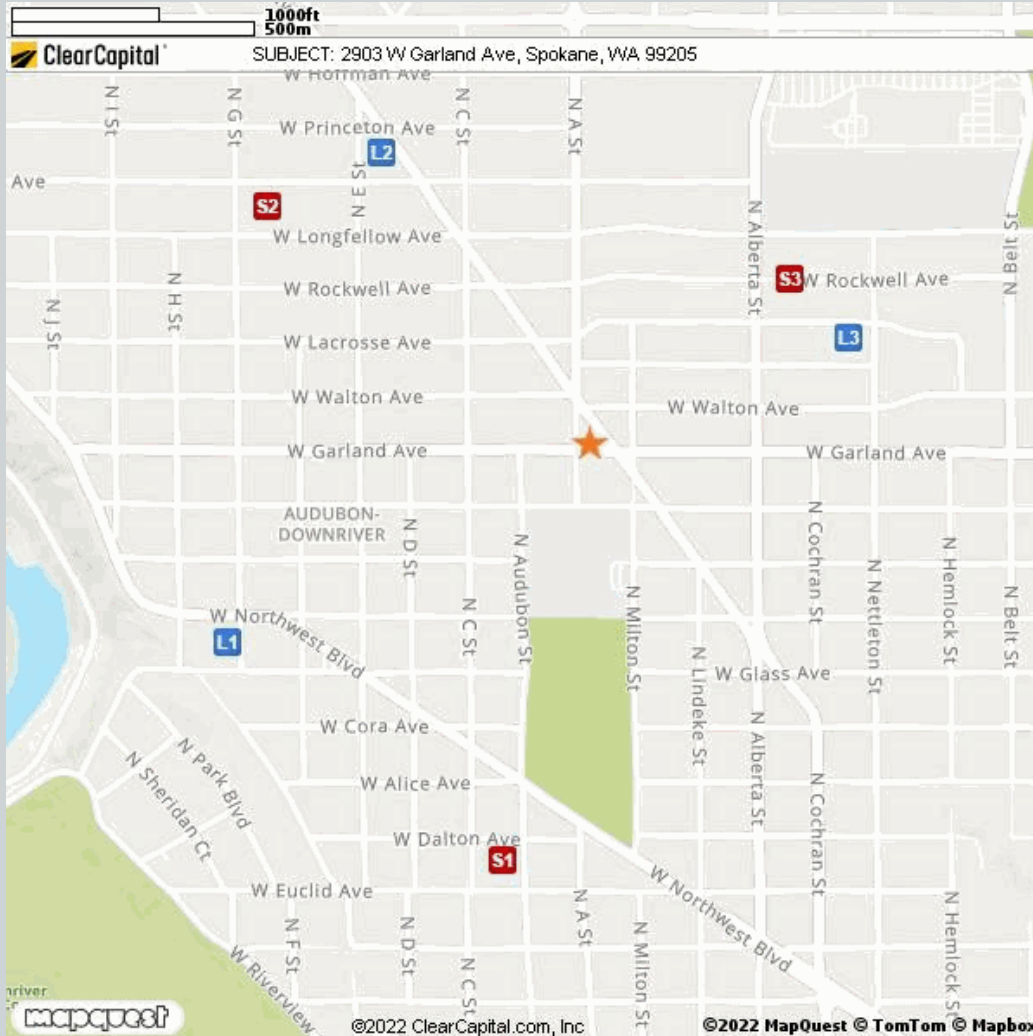
Address ★ 2903 W Garland Avenue, Spokane, WA 99205

Loan Number 50626

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2903 W Garland Avenue, Spokane, WA 99205	--	Parcel Match
L1 Listing 1	3514 W Glass Ave, Spokane, WA 99205	0.46 Miles ¹	Parcel Match
L2 Listing 2	4404 N E St, Spokane, WA 99205	0.42 Miles ¹	Parcel Match
L3 Listing 3	2422 W Upton Ave, Spokane, WA 99205	0.33 Miles ¹	Parcel Match
S1 Sold 1	3024 W Euclid Ave, Spokane, WA 99205	0.48 Miles ¹	Parcel Match
S2 Sold 2	3424 W Longfellow Ave, Spokane, WA 99205	0.46 Miles ¹	Parcel Match
S3 Sold 3	2521 W Rockwell Ave, Spokane, WA 99205	0.31 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2023	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	2.95 miles	Date Signed	07/22/2022

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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