

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	1519 W 33rd Place, Kennewick, WA 99337	Order ID	8335363	Property ID	33073748
Inspection Date	07/18/2022	Date of Report	07/19/2022		
Loan Number	50627	APN	114891150000021		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	07.18.22_BPO	Tracking ID 1	07.18.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CECIL MOMASSIE	Condition Comments	
R. E. Taxes	\$2,939	Subject property has been very well maintained, still looks new. No repairs needed. Good curb appeal, conforms with neighborhood. No negative externalities, no busy streets.	
Assessed Value	\$300,840		
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	Urban	Neighborhood Comments	
Local Economy	Stable	Attractive neighborhood of well maintained homes. Not a busy street. Close to schools and shopping.	
Sales Prices in this Neighborhood	Low: \$278100 High: \$491500		
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	1519 W 33rd Place	3102 S Rainier St	1704 W 35th Ave	2102 W 37th Ave
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99337	99337	99337	99337
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.25 ¹	1.20 ¹	1.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$415,000	\$399,900
List Price \$	--	\$410,000	\$415,000	\$399,900
Original List Date		05/31/2022	06/02/2022	06/23/2022
DOM · Cumulative DOM	-- · --	48 · 49	46 · 47	25 · 26
Age (# of years)	5	18	20	28
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	1,766	1,880	1,736	1,515
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 3 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	0.17 acres	0.27 acres	0.19 acres	0.23 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.

Current Listings - Cont.

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

- Listing 1** LC1 Superior. Inf. age +\$10,000, Sup. GLA -\$11,000, Inf. garage +\$5,000, Sup. lot size -\$5,000. MLS# 261854 Beautiful 4 bedroom home on large lot in South Kennewick. This 2004 built 1.5 story has new laminate flooring in the living room, an updated kitchen with Acacia Wood center island ,newly painted cabinets, newer appliances, as well as built in storage shelves. You will love the large main floor master bedroom with wood accent wall and walk in closet. Enjoy the second bedroom on this floor aswell. The living room has new laminate flooring and a gas fireplace. New exterior paint July of 2021 and new HVAC in Fall 2021. Enjoy the summer in this large fenced back yard with a garden area and 2 storage buildings. One newer storage building is 10X16. There is also attic storage and a newer garage door opener.
- Listing 2** LC2 Inferior. Inf. age +\$10,000, Inf. garage +\$5,000. MLS# 261910 Rambler with open floor plan. The great room and kitchen create this enormous open space. 3 Bed plus Den/office in popular Pheasant Run Phase 2 subdivision. Large master suite with attached full bath and walk-in closet. Custom oak cabinets, tile floors, plush carpets. Nice lot with beautiful mature landscaping, room for RV. Gas Heat and hot water heater. Nice private backyard
- Listing 3** LC3 Inferior. Inf. age +\$10,000, Inf. garage +\$5,000, Inf. GLA +\$26,000. MLS# 262446 This charming Home boasts a beautifully landscaped backyard getaway. You'll love the wide open kitchen with lots of counter space and great views into the beautiful back yard. The appliances have been updated and all stay with the home including the front load washer and dryer. The master bedroom suite has a great walk in closet and is at the other end of the house providing a private retreat. Two more bedrooms and a bathroom are off the hallway and there is a big living room and dining room. The family room next to the kitchen leads out to the beautiful backyard with a big open porch area. The outdoor space is secluded and private and oh so beautiful! Perfectly manicured and a gardening shed to boot. Just a hop, skip and a jump away from Yokes and Walmart and close to schools, shopping and restaurants in South Kennewick.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1519 W 33rd Place	3402 S Newport St	1707 W 25th Pl	3603 S Quincy Pl
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99337	99337	99337	99337
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	1.22 ¹	1.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$389,900	\$375,000
List Price \$	--	\$438,000	\$411,000	\$375,000
Sale Price \$	--	\$440,000	\$411,000	\$387,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	06/10/2022	06/06/2022	03/11/2022
DOM · Cumulative DOM	-- · --	28 · 28	37 · 37	46 · 46
Age (# of years)	5	20	20	45
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	1,766	1,891	1,651	1,528
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 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	0.17 acres	0.23 acres	0.21 acres	0.34 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,500	+\$27,500	+\$40,000
Adjusted Price	--	\$442,500	\$438,500	\$427,000

* 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** LC1 Inferior. Inf. age +\$10,000, Sup. GLA -\$12,500, Inf. garage +\$5,000. MLS# 261485 - This is a lovely 1,891 square foot Rambler home. It has 3 Bedrooms, 2 full Baths and an oversized 2 Car Garage. The Kitchen is open with tile counter tops and a tile floor and also has a new dishwasher and microwave. The Family Room is large and spacious with a gas fire place. The home has been well maintained by their owners and a new HVAC was installed 2 years ago. There is enough Patio space to entertain and BBQ under the Pergola and just enjoy the backyard.
- Sold 2** SC2 Inferior. Inf. age +\$10,000, Inf. GLA +\$11,500, Inf. garage +\$5,000. MLS# 261025 Beautifully maintained and nicely updated house on almost a quarter of an acre. This home features vaulted ceilings, an open floor plan, a fully fenced and irrigated yard, and a spacious, finished two car garage with additional shelving creating great storage space. Fresh paint, new flooring, and carpets throughout. At 1,651 square feet, there are three bedrooms plus a den that could be used as a fourth bedroom or office space and two bathrooms. The bathrooms have been remodeled with new backsplashes, light fixtures, sinks and countertops to match the quartz in the kitchen. The kitchen is spacious and bright with new appliances, quartz countertops and a large double basin sink overlooking the living space and through to the backyard. This home is move in ready and offers a newer water heater and heat pump. Located near grocery shopping.
- Sold 3** SC3 Inferior. Inf. age +\$20,000, Inf. GLA +\$24,000, Sup. lot size -\$9,000, Inf. garage +\$5,000. MLS# 258941 Great corner lot in South Kennewick! Come and checkout this beautiful well maintained house in a quiet neighborhood close to schools, shopping, highway and more. 3 bedroom, 2 bath plus separate living room/family room spaces, big kitchen and dining combo area, two car garage & RV open space parking. Enjoy the big corner lot with fruit trees, landscaping and a fenced backyard.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject property has not been listed within the last 12 months.				
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	\$439,900	\$439,900
Sales Price	\$439,900	\$439,900
30 Day Price	\$439,900	--
Comments Regarding Pricing Strategy		
Subject property is in a relatively new subdivision of very well maintained homes. There is a shortage of available homes in the subjects market area. The recent increase in interest rates has caused a reduction in the buyer pool and is beginning to affect the days on market, however the size, location and condition of the subject make it very attractive at the suggested list price. The sold comps also support the price.		

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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 3102 S Rainier St
Kennewick, WA 99337



Front

L2 1704 W 35th Ave
Kennewick, WA 99337



Front

L3 2102 W 37th Ave
Kennewick, WA 99337



Front

Sales Photos

S1 3402 S Newport St
Kennewick, WA 99337



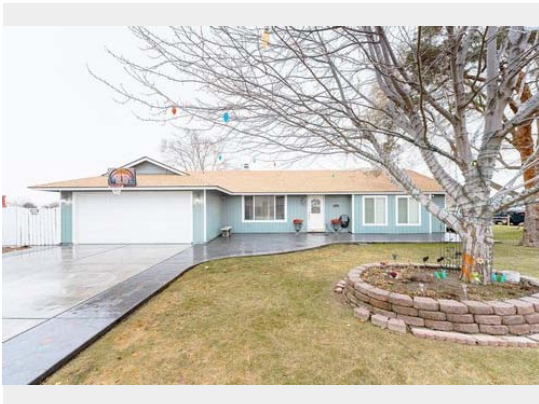
Front

S2 1707 W 25th Pl
Kennewick, WA 99337



Front

S3 3603 S Quincy Pl
Kennewick, WA 99337



Front

ClearMaps Addendum

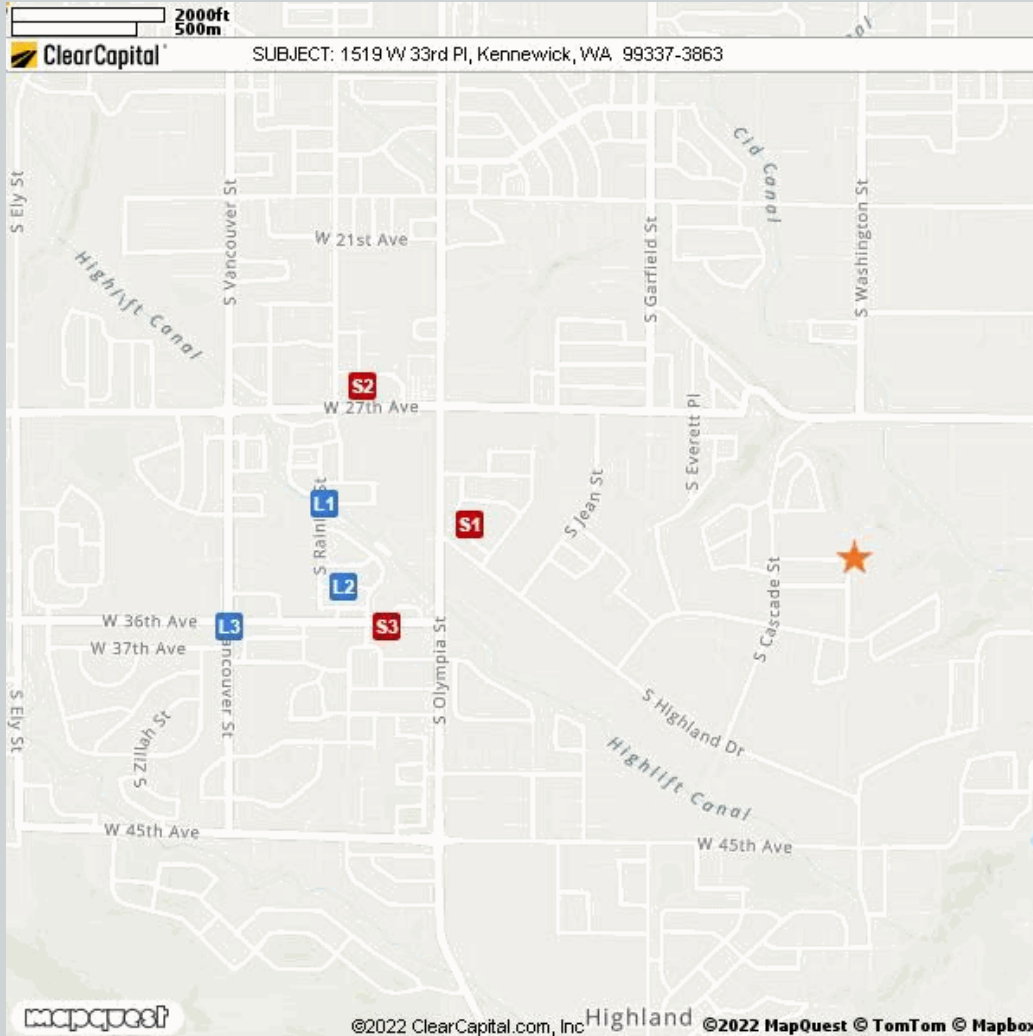
Address ★ 1519 W 33rd Place, Kennewick, WA 99337

Loan Number 50627

Suggested List \$439,900

Suggested Repaired \$439,900

Sale \$439,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1519 W 33rd Place, Kennewick, WA 99337	--	Street Centerline Match
L1 Listing 1	3102 S Rainier St, Kennewick, WA 99337	1.25 Miles ¹	Parcel Match
L2 Listing 2	1704 W 35th Ave, Kennewick, WA 99337	1.20 Miles ¹	Parcel Match
L3 Listing 3	2102 W 37th Ave, Kennewick, WA 99337	1.48 Miles ¹	Parcel Match
S1 Sold 1	3402 S Newport St, Kennewick, WA 99337	0.90 Miles ¹	Parcel Match
S2 Sold 2	1707 W 25th Pl, Kennewick, WA 99337	1.22 Miles ¹	Parcel Match
S3 Sold 3	3603 S Quincy Pl, Kennewick, WA 99337	1.10 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Report Instructions - cont.

1. Digital Photos with time stamps are required, if there are no time stamps, please label photos with date and time in the photo caption comments.

2. One current, original photo of the subject (Front and side view are required)

3. One address verification photo (House number or street sign required)

4. One street scene photo looking down the street

5. One close up photo of any damages present

6. For condos and co-ops, a photo of the lobby is required in addition to a photo of the building.

- If access can not be made to the lobby, take a photo of the lobby from the window.
- If photos can not be taken from the window then please comment on what is visible from the outside and whether it is likely any damage may have occurred.

Broker Information

Broker Name	Lee Feigum	Company/Brokerage	Lee Feigum & Associates
License No	7213	Address	454 Cherry Blossom Lp Richland WA 99352
License Expiration	01/06/2024	License State	WA
Phone	5095394512	Email	lfeigum587@gmail.com
Broker Distance to Subject	9.20 miles	Date Signed	07/18/2022

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.