

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	1229 Vandenburg Loop, Moses Lake, WA 98837	Order ID	8644873	Property ID	33975360
Inspection Date	03/14/2023	Date of Report	03/15/2023		
Loan Number	50797	APN	310340000		
Borrower Name	Catamount Properties 2018 LLC	County	Grant		

Tracking IDs

Order Tracking ID	03.06.23 BPO Citi-CS Update	Tracking ID 1	03.06.23 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$154,776	Subject looks to have been renovated fairly recently.	
Assessed Value	\$129,885		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(doors and windows closed, unknown if locked)		
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	Stable	Vandenburg Loop is mostly Multifamily housing.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$264,900		
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	1229 Vandenburg Loop	1321 N Buell St	1226 Arlington Dr Ne	1212 Mather Dr
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.96 ¹	0.23 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$234,900	\$235,000	\$225,000
List Price \$	--	\$219,000	\$235,000	\$225,000
Original List Date		10/29/2022	02/16/2023	02/02/2023
DOM · Cumulative DOM	-- · --	136 · 137	26 · 27	40 · 41
Age (# of years)	72	72	61	72
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	1,036	1,078	1,064	1,206
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.209 acres	.151 acres	.310 acres	.187 acres
Other	--	, 1280	, 2520	, 15,300

* Listing 1 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** Check out this cute 3-bedroom, 1 bathroom home. There is even an office space with French doors leading out to the back yard where there is a corner patio. A few featured upgrades are, Central Air/heat, remodeled bathroom, all new stainless-steel appliances, new electrical work through the whole house, new large water heater and new light fixtures. The property is fully fenced and has room for RV parking. It sits on a large corner lot with alley access as well. Call today and schedule your tour. +2500 1Car Carport -3780 Living SqFt
- Listing 2** This 3 bedroom 1 bath home is a timeless area classic floor plan. Although you could easily just move right in, you may also enjoy bringing your vision and pintrest boards an updating away! Currently part of the single car garage is being used as extra living space but can be converted back very easily. The home flows effortlessly out to the back patio were you can entertain until your heart's content. The 900 sqft shop has plenty of room for parking, working on projects and extra storage. To add even more, there are two sheds, a large garden space and dog kennel that round off all of the amenities of this well laid out property. Come see how inviting this home is and get ready to call it your own. -2520 Living SqFt
- Listing 3** Well maintained, move-in ready home! Perfect for a first-time home buyer or investor looking for a renter-ready home. Newer hard surface flooring in kitchen and dining area, laundry / utility room add-on. The single-car garage has additional cabinetry for storage. Home features a perfectly groomed fully fenced backyard with underground sprinklers and a concrete pad with a basketball hoop and concrete picnic table ready for enjoyment. Freezer in the utility room, additional fridge in the garage, and brand new window A/C all stay. -15,300 Living SqFt

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1229 Vandenburg Loop	1310 Pershing Rd	1127 Arlington Dr	1202 Arnold Dr
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.31 ¹	0.35 ¹
Property Type	SFR	Condo	SFR	SFR
Original List Price \$	--	\$193,995	\$249,000	\$235,000
List Price \$	--	\$185,000	\$228,000	\$225,000
Sale Price \$	--	\$185,000	\$228,000	\$220,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/25/2023	01/12/2023	02/13/2023
DOM · Cumulative DOM	-- · --	82 · 82	94 · 94	94 · 94
Age (# of years)	72	70	70	70
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	1,036	1,064	1,064	1,280
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.209 acres	0.30 acres	0.38 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,520	-\$2,520	-\$21,960
Adjusted Price	--	\$182,480	\$225,480	\$198,040

* 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** NEW INTERIOR PAINT! Well kept older home on sizable lot. Featuring 3 beds and 1 full bath. Good first home or rental property, backyard has room for extra parking, garden space or nice green lawn. See virtual tour! -2520 Living SqFt
- Sold 2** Welcome home to this newly updated 3 bedroom & 1 bath rambler. You'll love the remodeled kitchen with quartz counters, new cabinets and stainless steel appliances. Enjoy all the natural light that comes through your new windows. Spacious living room is open to the dining room. Utility room offers a door to the oversized fenced backyard. All new hardwood laminate and carpet flooring throughout the home, new exterior siding & paint. Attached single car garage with new garage door. -2520 Living SqFt
- Sold 3** Welcome home to this newly updated 3 bedroom & 1 bath rambler. You'll love the remodeled kitchen with quartz counters, new cabinets and stainless steel appliances. Enjoy all the natural light that comes through your new windows. Spacious living room is open to the dining room. Utility room offers a door to the oversized fenced backyard. All new hardwood laminate and carpet flooring throughout the home, new exterior siding & paint. Attached single car garage with new garage door. -21960 Living SqFt

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold on 8/12/2022 to a Catamount Properties 2018 LLC for \$100,474.			
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	08/12/2022	\$100,474	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
Priced a few thousand below highest sold comp.		

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1321 N Buell St
Moses Lake, WA 98837



Front

L2 1226 Arlington Dr NE
Moses Lake, WA 98837



Front

L3 1212 Mather Dr
Moses Lake, WA 98837



Front

Sales Photos

S1 1310 Pershing Rd
Moses Lake, WA 98837



Front

S2 1127 Arlington Dr
Moses Lake, WA 98837



Front

S3 1202 Arnold Dr
Moses Lake, WA 98837



Front

ClearMaps Addendum

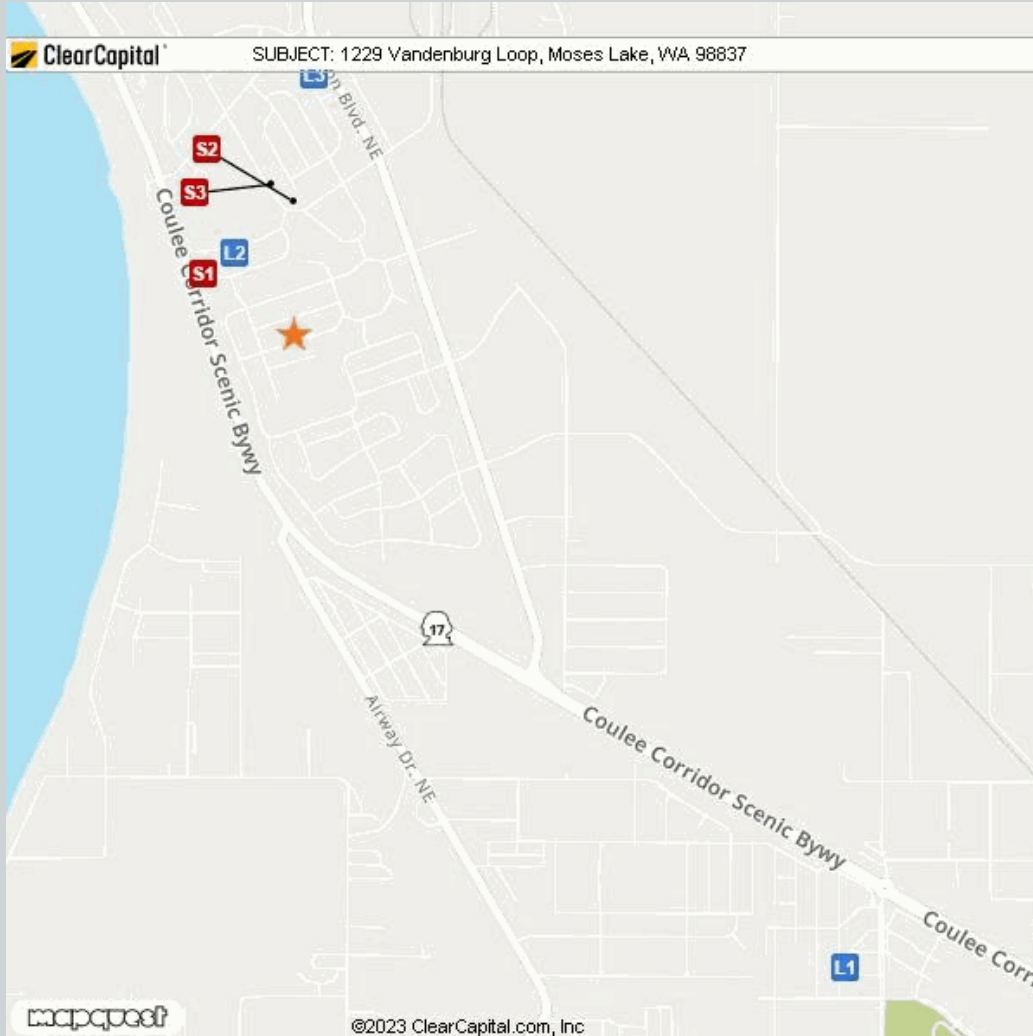
Address ★ 1229 Vandenburg Loop, Moses Lake, WA 98837

Loan Number 50797

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1229 Vandenburg Loop, Moses Lake, WA 98837	--	Parcel Match
L1 Listing 1	1321 N Buell St, Moses Lake, WA 98837	1.96 Miles ¹	Parcel Match
L2 Listing 2	1226 Arlington Dr Ne, Moses Lake, WA 98837	0.23 Miles ¹	Parcel Match
L3 Listing 3	1212 Mather Dr, Moses Lake, WA 98837	0.60 Miles ¹	Parcel Match
S1 Sold 1	1310 Pershing Rd, Moses Lake, WA 98837	0.25 Miles ¹	Parcel Match
S2 Sold 2	1127 Arlington Dr, Moses Lake, WA 98837	0.31 Miles ¹	Parcel Match
S3 Sold 3	1202 Arnold Dr, Moses Lake, WA 98837	0.35 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	Clarence Hatch	Company/Brokerage	Sunset Realty
License No	21033140	Address	2008 South Belair Dr Moses Lake WA 98837
License Expiration	11/05/2023	License State	WA
Phone	5097609994	Email	BrokerClarence@outlook.com
Broker Distance to Subject	4.64 miles	Date Signed	03/15/2023

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.