

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	1026 E Joseph Avenue, Spokane, WA 99208	Order ID	8603490	Property ID	33870442
Inspection Date	02/05/2023	Date of Report	02/05/2023		
Loan Number	50816	APN	363212419		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject property appears to be in average condition at time of inspection with no defects noted.
R. E. Taxes	\$1,778	
Assessed Value	\$151,500	
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 Neighborhood is in average condition. Market is stable in the area with increasing inventory over the past nine months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$133600 High: \$363500	
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	1026 E Joseph Avenue	811 E Rowan Ave	558 E Queen Ave	1411 E Crown Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99207	99207	99207
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.50 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$319,000	\$260,000
List Price \$	--	\$264,800	\$319,000	\$260,000
Original List Date		09/23/2022	01/05/2023	01/25/2023
DOM · Cumulative DOM	-- · --	135 · 135	31 · 31	11 · 11
Age (# of years)	113	74	108	68
Condition	Average	Average	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	1 Story Ranch/Rambler	1 Story Traditional	1.5 Stories Other	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	984	636	1,248	1,391
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	None	Detached 1 Car	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	--	636	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.15 acres	0.14 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 This house is clean and ready for move in. Large fenced backyard. Centrally located Bungalow near shopping, restaurants, and NorthTown mall.

Listing 2 This home has stunning modern feature updates throughout while maintaining the highly sought after craftsman character. Located on an oversized corner lot, the large tandem garage includes a separate entrance that could be used as an additional dwelling unit, wood shop, or

Listing 3 This solid 50's rancher home has three bedrooms and one bathroom and offers main floor living in almost 1400 square feet. Huge master bedroom with two closets. Hardwood floors in living room, hallway and two bedrooms. Cute kitchen has large walk in pantry and stainless steel refrigerator and dishwasher.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1026 E Joseph Avenue	1523 E Joseph Ave	918 E Nebraska Ave	1411 E Nebraska Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99208	99208
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.10 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,800	\$239,800	\$250,000
List Price \$	--	\$279,800	\$239,800	\$250,000
Sale Price \$	--	\$295,000	\$260,000	\$295,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	04/27/2022	04/05/2022	06/28/2022
DOM · Cumulative DOM	-- · --	26 · 26	47 · 47	41 · 41
Age (# of years)	113	114	74	70
Condition	Average	Good	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/Rambler	1 Story Bungalow	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	984	1,014	660	918
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.22 acres	0.14 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$32,500	+\$12,500	-\$2,500
Adjusted Price	--	\$262,500	\$272,500	\$292,500

* 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.

Recent Sales - Cont.

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

- Sold 1** This 2 Bedroom 1 Bathroom Home is Updated and Move in Ready! Features Include: Beautiful Refinished Wood Flooring, a Newer Roof, New Vinyl Windows, All New Kitchen with Quartz Counters, White Cabinets, Stainless Steel Appliances, New Vinyl Flooring, and Updated Bathroom
- Sold 2** Great 2 Bedroom 1 Bathroom Starter Home on the North Side! This Home was Renovated in 2017 and Features a Bright Living Room, Kitchen with Granite Counters, Newer Cabinetry and Stainless Steel Appliances.
- Sold 3** Located in a quiet friendly neighborhood and with a huge 30x40 shop! Home has an open layout for easy placement of furniture. Stainless steel appliances in spacious kitchen, high efficiency gas forced air furnace, central A/C, newer low maintenance quality flooring,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold for \$136,000 in 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
06/29/2022	\$176,000	07/11/2022	\$176,000	Pending/Contract	08/10/2022	\$146,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$270,000	\$270,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Market is stable in the area with increasing inventory. Subject property appears to be in average condition.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion is supported by the comparable data. It is noted that the current conclusion is higher than the prior report completed 8/17/22; however the current broker provides fair market sales whereas the previous broker placed primary reliance on comps supportive for a quick sale to derive the subject's as-is conclusion. The current comp selection has been deemed an appropriate reflection of current market conditions. Therefore, the reviewer concurs with the current as-is conclusion.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 811 E Rowan Ave
Spokane, WA 99207



Front

L2 558 E Queen Ave
Spokane, WA 99207



Front

L3 1411 E Crown Ave
Spokane, WA 99207



Front

Sales Photos

S1 1523 E Joseph Ave
Spokane, WA 99208



Front

S2 918 E Nebraska Ave
Spokane, WA 99208



Front

S3 1411 E Nebraska Ave
Spokane, WA 99208



Front

ClearMaps Addendum

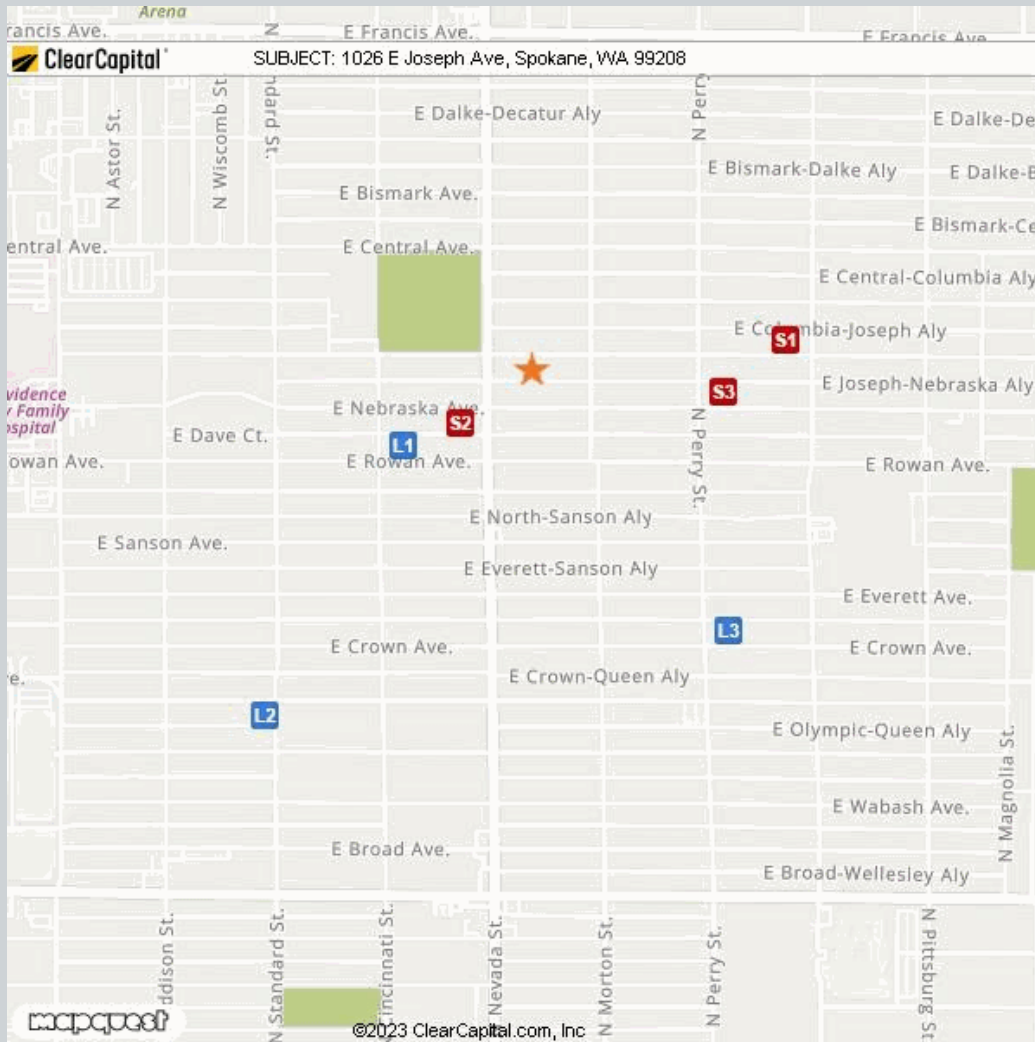
Address ★ 1026 E Joseph Avenue, Spokane, WA 99208

Loan Number 50816

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1026 E Joseph Avenue, Spokane, WA 99208	--	Parcel Match
L1 Listing 1	811 E Rowan Ave, Spokane, WA 99207	0.17 Miles ¹	Parcel Match
L2 Listing 2	558 E Queen Ave, Spokane, WA 99207	0.50 Miles ¹	Parcel Match
L3 Listing 3	1411 E Crown Ave, Spokane, WA 99207	0.38 Miles ¹	Parcel Match
S1 Sold 1	1523 E Joseph Ave, Spokane, WA 99208	0.30 Miles ¹	Parcel Match
S2 Sold 2	918 E Nebraska Ave, Spokane, WA 99208	0.10 Miles ¹	Parcel Match
S3 Sold 3	1411 E Nebraska Ave, Spokane, WA 99208	0.22 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	Jerald Jones	Company/Brokerage	Kelly Right Real Estate of Spokane
License No	73253	Address	7716 N Whitehouse Dr. Spokane WA 99208
License Expiration	02/07/2025	License State	WA
Phone	5097016408	Email	jjones2772@hotmail.com
Broker Distance to Subject	1.67 miles	Date Signed	02/05/2023

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:

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