

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	881 Ne Wheelock Place, Beaverton, OR 97006	Order ID	8375862	Property ID	33162746
Inspection Date	08/12/2022	Date of Report	08/13/2022		
Loan Number	50828	APN	R2163662		
Borrower Name	Catamount Properties 2018 LLC	County	Washington		

Tracking IDs					
Order Tracking ID	08.10.22 BPO	Tracking ID 1	08.10.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHERI SHONTELL	Condition Comments Home appears to be in average condition with no repairs seen from curb view. HOA maintains exterior of home
R. E. Taxes	\$3,344	
Assessed Value	\$196,270	
Zoning Classification	Residential SCR-MD	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Arbor Pass	
Association Fees	\$310 / Month (Other: Gym, Exterior Maintenance, Management, Pool, Trash)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Home is a 2-bedroom 2.5-bathroom condo unit with an attached garage. Home has easy access to major roadways and commercial area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$278000 High: \$420000	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	881 Ne Wheelock Place	895 Ne Wheelock Pl	7560 Ne Chesapeake St	7745 Ne Mary Beth Ln
City, State	Beaverton, OR	Beaverton, OR	Hillsboro, OR	Hillsboro, OR
Zip Code	97006	97006	97124	97124
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.45 ¹	0.36 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$449,900	\$450,000	\$465,000
List Price \$	--	\$449,900	\$450,000	\$465,000
Original List Date		08/05/2022	07/07/2022	07/08/2022
DOM · Cumulative DOM	-- · --	7 · 8	4 · 37	5 · 36
Age (# of years)	14	17	22	8
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	3	3	3	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	2 Stories condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,710	1,715	1,655	1,763
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	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 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* 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** Great green space location with easy access to Intel, Nike, or other high tech centers. The upper level includes two bedroom suites with baths, the laundry room, and a loft. The main floor has an open Great Room, half bath, and an office area. The ground level offers an oversized single garage and an entry.
- Listing 2** First time on the market since built, this townhome is THE one in Orenco Place. Overlooking an expansive green space owned and maintained by the HOA, this bright and open corner unit has many upgrades including gas fireplace, gas range and central heat/AC. This smart and efficient layout offers open living with lots of windows for natural light year round. Great location, close to MAX. New roof in 2020!
- Listing 3** Exceptional Townhome, Great Room style, 3 beds upstairs, Bonus Room downstairs. Great Layout for home office. Main level Living and Dining rooms, Laundry and 1/2 bath, too. Primary Bedroom complete with walk-in closet and private bath. Fresh Carpet upstairs and lower level. Conveniently located near Orenco Station, public transportation, restaurants and shopping.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	881 Ne Wheelock Place	825 Ne Wheelock Pl	7944 Ne Caitlin St	7716 Ne Julie Ann Ln
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Hillsboro, OR
Zip Code	97006	97006	97006	97124
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.58 ¹	0.38 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$425,000	\$440,000	\$450,000
List Price \$	--	\$425,000	\$440,000	\$450,000
Sale Price \$	--	\$470,000	\$475,000	\$465,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	06/07/2022	03/11/2022	04/18/2022
DOM · Cumulative DOM	-- · --	2 · 33	3 · 29	3 · 37
Age (# of years)	14	14	6	8
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	3	3	3	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories condo	2 Stories condo	2 Stories condo	2 Stories condo
# Units	1	1	1	1
Living Sq. Feet	1,710	1,710	1,673	1,763
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	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 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$1,110	\$0
Adjusted Price	--	\$470,000	\$476,110	\$465,000

* 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** Quality and comfort abound in this pristinely maintained, townhouse style condo. Recently remodeled from top to bottom, this double-master floor plan features a spacious great-room layout with an office, solid wood soft-close cabinetry, California Closets, extra-deep single-car garage with plenty of room for storage or even two small vehicles. Pool, clubhouse w/gym close to MAX, shopping, parks, eateries and more. Schedule a private tour today and come see the one you don't want to miss out on.
- Sold 2** Adjusted for sq ft Stylish townhome with multiple upgrades in desirable Sequoia Village Community. Open floorplan with luxury kitchen incl large entertainer's island. Living room with gas fireplace opens to covered deck. Primary bedroom with ensuite bath. Laundry on bedroom level. Third bedroom with bath for guests or home office. End unit for privacy & light next to greenspace in a park-like setting. Minutes to walking paths, Tanasbourne, Orenco & MAX light rail.
- Sold 3** Adjusted -1590 for sq ft -7000 for garage size Exceptional Townhome, Great room design, 3 bedrooms upstairs, plus a lower level bonus room with exterior access. Great layout for home office. Main level Living, Dining, breakfast nook, laundry and 1/2 bath, too. Cozy gas fireplace, open concept kitchen, S.S. appliances, gas range. Primary bedroom complete with walk-in closet and private bath. Conveniently located near Orenco Station, public transportation, restaurants & shopping.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			sold in 2008				
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	\$475,000	\$475,000
Sales Price	\$470,000	\$470,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
Home should sell for about 470k in a 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.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 895 NE WHEELOCK PL
Beaverton, OR 97006



Front

L2 7560 NE CHESAPEAKE ST
Hillsboro, OR 97124



Front

L3 7745 NE MARY BETH LN
Hillsboro, OR 97124



Front

Sales Photos

S1 825 NE WHEELOCK PL
Beaverton, OR 97006



Front

S2 7944 NE CAITLIN ST
Beaverton, OR 97006



Front

S3 7716 NE JULIE ANN LN
Hillsboro, OR 97124



Front

ClearMaps Addendum

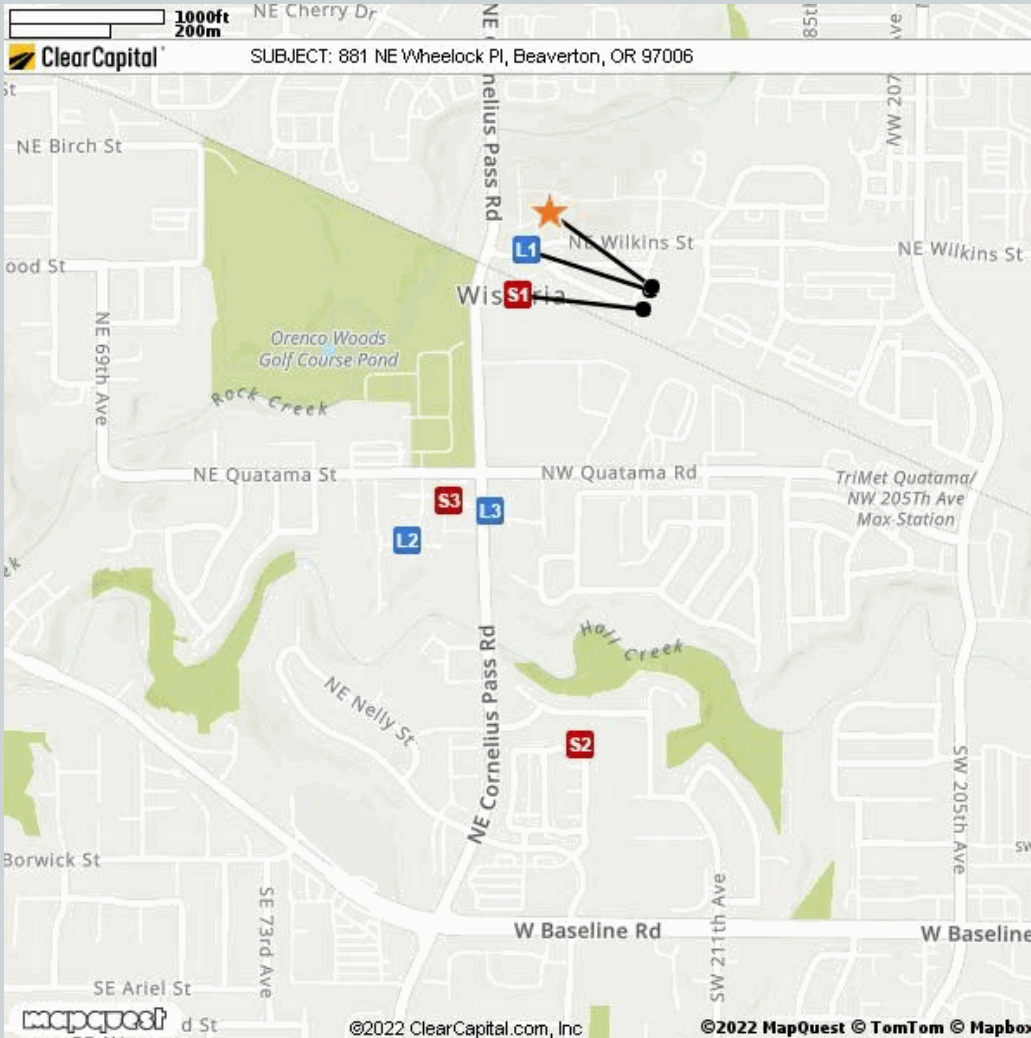
Address ★ 881 Ne Wheelock Place, Beaverton, OR 97006

Loan Number 50828

Suggested List \$475,000

Suggested Repaired \$475,000

Sale \$470,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	881 Ne Wheelock Place, Beaverton, OR 97006	--	Parcel Match
L1 Listing 1	895 Ne Wheelock Pl, Beaverton, OR 97006	0.00 Miles ¹	Parcel Match
L2 Listing 2	7560 Ne Chesapeake St, Hillsboro, OR 97124	0.45 Miles ¹	Parcel Match
L3 Listing 3	7745 Ne Mary Beth Ln, Hillsboro, OR 97124	0.36 Miles ¹	Parcel Match
S1 Sold 1	825 Ne Wheelock Pl, Beaverton, OR 97006	0.03 Miles ¹	Parcel Match
S2 Sold 2	7944 Ne Caitlin St, Beaverton, OR 97006	0.58 Miles ¹	Parcel Match
S3 Sold 3	7716 Ne Julie Ann Ln, Hillsboro, OR 97124	0.38 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	Darian Spittle	Company/Brokerage	Berkshire Hathaway Home Services
License No	200501126	Address	17121 SW Carlson ST Sherwood OR 97140
License Expiration	12/31/2022	License State	OR
Phone	5037306361	Email	dspittle@bhhsnw.com
Broker Distance to Subject	11.99 miles	Date Signed	08/12/2022

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.