

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.

<b>Address</b>	18320 Brandywine Court Sw, Rochester, WA 98579	<b>Order ID</b>	8860727	<b>Property ID</b>	34467545
<b>Inspection Date</b>	08/05/2023	<b>Date of Report</b>	08/10/2023		
<b>Loan Number</b>	50912	<b>APN</b>	36410000100		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Thurston		

Tracking IDs					
<b>Order Tracking ID</b>	BPO Request 08.02 Citi-CS	<b>Tracking ID 1</b>	BPO Request 08.02 Citi-CS		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 20198 LLC,	<b>Condition Comments</b> Subject property appears to have been renovated from exterior.
<b>R. E. Taxes</b>	\$3,356	
<b>Assessed Value</b>	\$326,900	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Lockbox - Property is Currently Listed.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Subject neighborhood is very rural, comparables are within 5 miles, sale to list ratio is roughly 101%.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$402500 High: \$802500	
<b>Market for this type of property</b>	Increased 15 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	18320 Brandywine Court Sw	18022 Cider Ct Sw	7211 Comanche Lane Sw	8715 183rd Ave Sw
<b>City, State</b>	Rochester, WA	Rochester, WA	Olympia, WA	Rochester, WA
<b>Zip Code</b>	98579	98579	98512	98579
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.28 <sup>1</sup>	4.70 <sup>1</sup>	1.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$749,950	\$749,000	\$799,999
<b>List Price \$</b>	--	\$719,900	\$759,000	\$799,999
<b>Original List Date</b>		06/15/2023	07/23/2023	08/08/2023
<b>DOM · Cumulative DOM</b>	-- · --	55 · 56	17 · 18	1 · 2
<b>Age (# of years)</b>	50	26	28	1
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
<b>Style/Design</b>	Split Split Level	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,676	3,475	3,400	1,708
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2 · 1	4 · 3	3 · 1 · 1
<b>Total Room #</b>	8	7	8	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.43 acres	.73 acres	5.0 acres	5.50 acres
<b>Other</b>	Basement GLA 1676	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Stunning Updated Home In Rochester! This home was made for entertaining! Amazing 3400+ sqft home w/much to offer. Downstairs features a beautiful remodeled kitchen & dining space that opens to a large Great Room w/a beautiful spiral stair case. Downstairs also offers a separate cozy living room w/fireplace & mantel. Upstairs features 3 BD, 1.75 BA, spacious bonus/game room w/pool table, office/den & laundry room. Primary Bedroom has a walk in closet & bath w/shower. Offers the ultimate fully fenced yard w/large patio to include a play area for the kids w/large garden space. Outside also offers fully fenced RV space for parking w/hook-up & outbuilding. Lg 2 car garage w/built-in shelving & workbench. Come see all that this home has to offer!
- Listing 2** Nestled at the end of a private drive, this stunning 3,400 sqft, 3 bed/3bath home awaits on a sprawling 5-acre lot. This estate offers an extraordinary blend of beauty and breathtaking natural elements. Main floor features 2 bedrooms, spacious walk-in closet, family room, living room, eat in Kitchen, and dining room. For those seeking additional living space or potential rental income, attached guest house awaits with separate entrance. Outside find a beautifully landscaped oasis w/mature plantings, fountain, garden, large deck and gazebo next to a waterfall great for entertaining. 3 car garage/Shop with hobby room & bathroom, w/carport. Truly a private and tranquil retreat -- You won't be able to duplicate it!
- Listing 3** Classic Home on 5.5 acres. 3 bedrooms and 1.75 baths, needs updating. 4400+ sqft barn/shop with 12' doors on both ends. Has corral areas for animals. Home currently has a tenant.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	18320 Brandywine Court Sw	4221 183rd Ave Sw	18623 Joselyn St Sw	17502 Littlerock Rd Sw
<b>City, State</b>	Rochester, WA	Rochester, WA	Rochester, WA	Rochester, WA
<b>Zip Code</b>	98579	98579	98579	98579
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.53 <sup>1</sup>	1.22 <sup>1</sup>	2.88 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$620,000	\$675,000	\$599,950
<b>List Price \$</b>	--	\$620,000	\$665,000	\$599,950
<b>Sale Price \$</b>	--	\$615,000	\$650,000	\$599,950
<b>Type of Financing</b>	--	Conv	Fha	Conv
<b>Date of Sale</b>	--	03/01/2023	05/22/2023	07/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	168 · 48	30 · 55	8 · 38
<b>Age (# of years)</b>	50	56	52	19
<b>Condition</b>	Average	Fair	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
<b>Style/Design</b>	Split Split Level	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,676	3,726	3,102	2,308
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.43 acres	2.07 acres	1.10 acres	1.63 acres
<b>Other</b>	Basement GLA 1676	--	--	--
<b>Net Adjustment</b>	--	-\$700	+\$8,800	-\$17,600
<b>Adjusted Price</b>	--	\$614,300	\$658,800	\$582,350

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Sold 1 adj -6400 superior lot size, -3800 GLA, +6000 age, +3500 room count. MLS Comments: Make memories in this charming 3-level farmhouse with 3700+ sqft sitting on over 2 acres! This home has everything you need, it's time for you to enjoy all the wonderful features it has to offer! The interior boasts a large chef's kitchen w/ new stainless-steel appliances, double-oven & granite counters. There are 3 bedrooms on the main floor, 2 more rooms & a large bonus area upstairs, and enjoy 1 large game/living space downstairs. You can have it all! Office, gym, game room, theatre, play area, or?.. Exterior has a covered double-deck, chicken coop, outbuilding & 2 bay shops. Fresh exterior painting & transferrable roof warranty. Partially fenced. Ductless AC installed 2020. A prime location near I-5 makes for an easy commute. No HOA!!
- Sold 2** Sold 2 adj +3300 lot size, +2500 GLA, +2000 age, +1000 room count. MLS Comments: Take a look at this amazing 3,100 square foot, 4+ bedroom, 2.5 bath home on 1 acre. Multiple updates throughout starting with the brand new deck. Spacious entry opens up to the living room w/fireplace. To the left is the fully remodeled kitchen. Features incl. beautiful cabinetry & expansive countertops w/stainless steel appliances - double oven, dishwasher & side by side fridge. Island incl. flat top glass stove, prep-sink, built in microwave, trash compactor & bar seating. Huge dining room, family room & den area, 3 bedrooms, 1.5 bath & laundry room complete the main level. Upper floor features - Primary bedroom w/walk-in closet & remodeled 3/4 bath, + bonus Rm. 890 Sq Ft Garage, Above ground pool, hot tub + many more features.
- Sold 3** Sold 3 adj -2000 lot size, +14,400 GLA, -31,000 age, +1000 room count. MLS Comments: Stunning home on acreage in pristine condition! Entertaining is a breeze w/the open concept layout. Recently upgraded kitchen w/gorgeous slab granite counters, SS appliances & undermount sink. New waterproof laminate floors, refreshed paint, updated light fixtures and hardware throughout. Additional dining rm and family rm w/cozy fireplace. Spacious primary suite w/private 5 pc bath & walk-in closet. Updated guest bath + 3 additional bdrms upstairs. The heat pump will have you enjoying energy efficient heating & cooling all year! Private 1.63 acre fully fenced, level, useable lot w/plenty of room for someone to build their dream shop! 2 car garage w/RV parking, sprinkler system & individual well. Just mins to I-5 and only 40 mins to JBLM!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Wedgewood Homes Realty	Subject is currently listed since August 5, 2023. No projectewd resale problems based on location and exterior condition.					
<b>Listing Agent Name</b>	Andy Wood						
<b>Listing Agent Phone</b>	253-229-7330						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
08/05/2023	\$649,900	08/09/2023	\$649,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$640,000	\$640,000
<b>Sales Price</b>	\$635,000	\$635,000
<b>30 Day Price</b>	\$620,000	--
<b>Comments Regarding Pricing Strategy</b>		
I went out 5 miles and 365 days to locate like style comps, I found none. Comparables used are most like subject with acreage and similar characteristics.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subjects recent remodel.
	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.

## Subject Photos



Front



Address Verification



Address Verification



Side

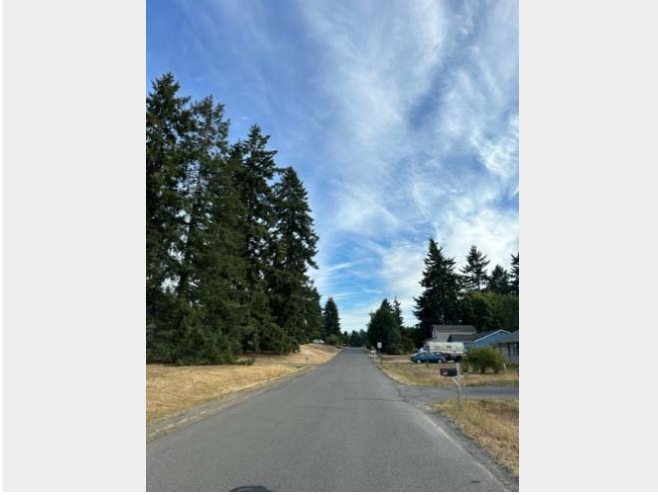


Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 18022 Cider Ct SW  
Rochester, WA 98579



Front

**L2** 7211 Comanche Lane SW  
Olympia, WA 98512



Front

**L3** 8715 183rd Ave SW  
Rochester, WA 98579



Front

## Sales Photos

**S1** 4221 183rd Ave SW  
Rochester, WA 98579



Front

**S2** 18623 Joselyn St SW  
Rochester, WA 98579



Front

**S3** 17502 Littlerock Rd SW  
Rochester, WA 98579



Front

## ClearMaps Addendum

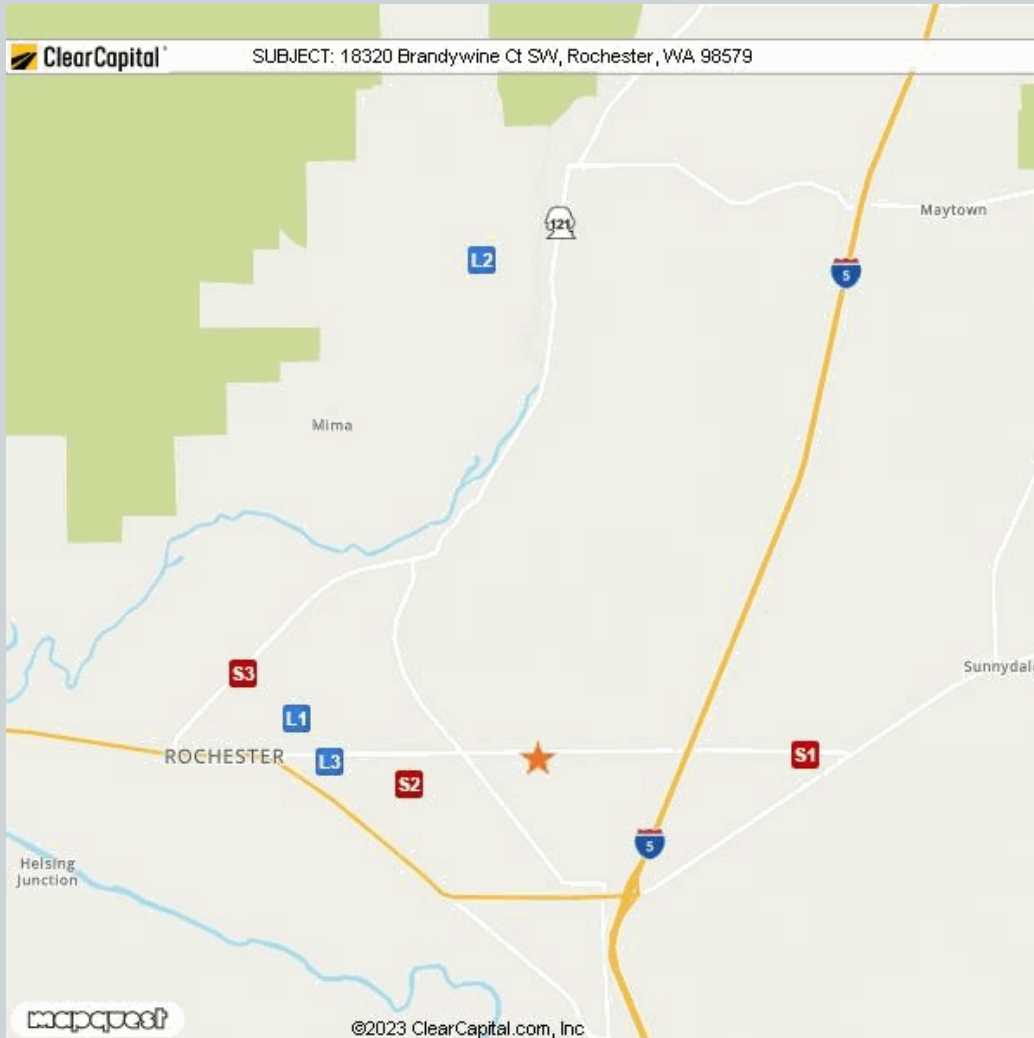
**Address** ★ 18320 Brandywine Court Sw, Rochester, WA 98579

**Loan Number** 50912

**Suggested List** \$640,000

**Suggested Repaired** \$640,000

**Sale** \$635,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18320 Brandywine Court Sw, Rochester, WA 98579	--	Parcel Match
L1 Listing 1	18022 Cider Ct Sw, Rochester, WA 98579	2.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7211 Comanche Lane Sw, Olympia, WA 98512	4.70 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8715 183rd Ave Sw, Rochester, WA 98579	1.94 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4221 183rd Ave Sw, Rochester, WA 98579	2.53 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	18623 Joselyn St Sw, Rochester, WA 98579	1.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	17502 Littlerock Rd Sw, Rochester, WA 98579	2.88 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Michelle Hamilton	<b>Company/Brokerage</b>	BETTER PROPERTIES - SUMMIT
<b>License No</b>	107233	<b>Address</b>	280 NE Cascade Ave Chehalis WA 98532
<b>License Expiration</b>	11/25/2023	<b>License State</b>	WA
<b>Phone</b>	3605062560	<b>Email</b>	chellejhamilton@outlook.com
<b>Broker Distance to Subject</b>	10.98 miles	<b>Date Signed</b>	08/10/2023

*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.