

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	108 E Princeton Avenue, Spokane, WA 99207	Order ID	8393029	Property ID	33206662
Inspection Date	08/22/2022	Date of Report	08/23/2022		
Loan Number	50914	APN	35052.1111		
Borrower Name	Catamount Properties 2018 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	08.22.22 BPO	Tracking ID 1	08.22.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	LAWS, SHANE R	Subject appears to be in average condition. Vacant and some deferred yard care. Greater GLA than most available comps resulted in expanded proximity search up to 1.5 miles and some relaxed criteria. No repairs noted at time of inspection.
R. E. Taxes	\$197,422	
Assessed Value	\$225,900	
Zoning Classification	SFD	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Locked doors and windows)	
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		Neighborhood Comments
Location Type	Urban	Older well established and fully built out neighborhood of similar to subject age homes. Predominantly smaller GLA SFD. Nearby shopping mall, schools, parks, shopping and public amenities inc public transportation
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$250,000	
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	108 E Princeton Avenue	537 E North Ave	1630 E Crown Ave	1630 E Broad Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	1.11 ¹	1.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$249,900	\$274,900
List Price \$	--	\$199,900	\$249,900	\$259,900
Original List Date		04/22/2022	08/04/2022	07/23/2022
DOM · Cumulative DOM	-- · --	1 · 123	3 · 19	30 · 31
Age (# of years)	76	79	75	79
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	1,012	858	1,039	897
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Carport 1 Car	None	Detached 4 Car(s)	Detached 1 Car
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	25%	0%	50%
Basement Sq. Ft.	--	643	--	897
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.14 acres	0.16 acres	0.12 acres
Other	Asbestos Sdg	Asbestos Sdg	Vinyl Sdg,Spr, Sys,Cent Air	Wood Sdg,

* 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.

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

Listing 1 Equal. Adjustment for inferior GLA with consideration for bsmt sq ft. Similaar age, style, exterior sgd, lot size and location.

Listing 2 Equal. Similar age, style, GLA, lot size and location. Adj for superior vinyl exterior sgd, garage, central air and sprinkler system. Adj for recent updates

Listing 3 Equal with adjustments for inferior GLA with consideration for bsmt sq ft. Consideration for recent updates. Superior 1 car garage vs 1 car carport

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	108 E Princeton Avenue	1211 E Gordon Ave	2218 E Longfellow	1107 E Longfellow
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	1.46 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$225,000	\$274,900
List Price \$	--	\$215,000	\$225,000	\$269,900
Sale Price \$	--	\$251,000	\$264,000	\$265,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	07/28/2022	03/01/2011	08/19/2022
DOM · Cumulative DOM	-- · --	4 · 31	4 · --	13 · 37
Age (# of years)	76	73	79	87
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	1,012	968	977	834
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	Carport 1 Car	Detached 2 Car(s)	Detached 1 Car	None
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	25%	25%
Basement Sq. Ft.	--	--	977	700
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.12 acres	0.14 acres	0.12 acres
Other	Asbestos Sdg	Vinyl Sdg,Spr, Sys,Cent Air	Shake Sdg,	Vinyl Sdg, New windows
Net Adjustment	--	-\$14,900	-\$8,902	-\$7,550
Adjusted Price	--	\$236,100	\$255,098	\$257,450

* 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** Equal with adjustments. High demand/low inventory , multiple offers resulting in over list price sales. Adj...GLA \$25 per sq ft +\$1,100. Superior vinyl sdg -\$5,000, Superior central air -\$5,000 Superior Sprinkler System -\$3000 Superior garage size -\$3000
- Sold 2** Equal with adjustment. Similar age, stye, lot size and location. Adj GLA \$25 per sq ft/+\$875, Adj for superior bsmt sq ft at \$10 per sq ft _-\$9777
- Sold 3** Equal with adjustments. Similar age, style, lot size and location. Adj for inferior GLA at \$25 per sq ft +\$4450, Adj for inf bsmt sq ft -\$7000, Adj for superior vinyl sdg -\$5000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior MLS list or sale history in prior 5 years			
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	\$245,000	\$245,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
Strong market, high demand and low inventory. Most home are under contract within 14 DOM with multiple offers resulting in offers greater than list price. Subject appears to have minor deferred maintenance i.e. dried up landscaping, no repairs noted at time of inspection		

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.
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Subject Photos



Front



Address Verification



Side



Back



Back



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 537 E North Ave
Spokane, WA 99207



Front

L2 1630 E Crown Ave
Spokane, WA 99207



Front

L3 1630 E Broad Ave
Spokane, WA 99207



Front

Sales Photos

S1 1211 E Gordon Ave
Spokane, WA 99207



Front

S2 2218 E Longfellow
Spokane, WA 99207



Front

S3 1107 E Longfellow
Spokane, WA 99207



Front

ClearMaps Addendum

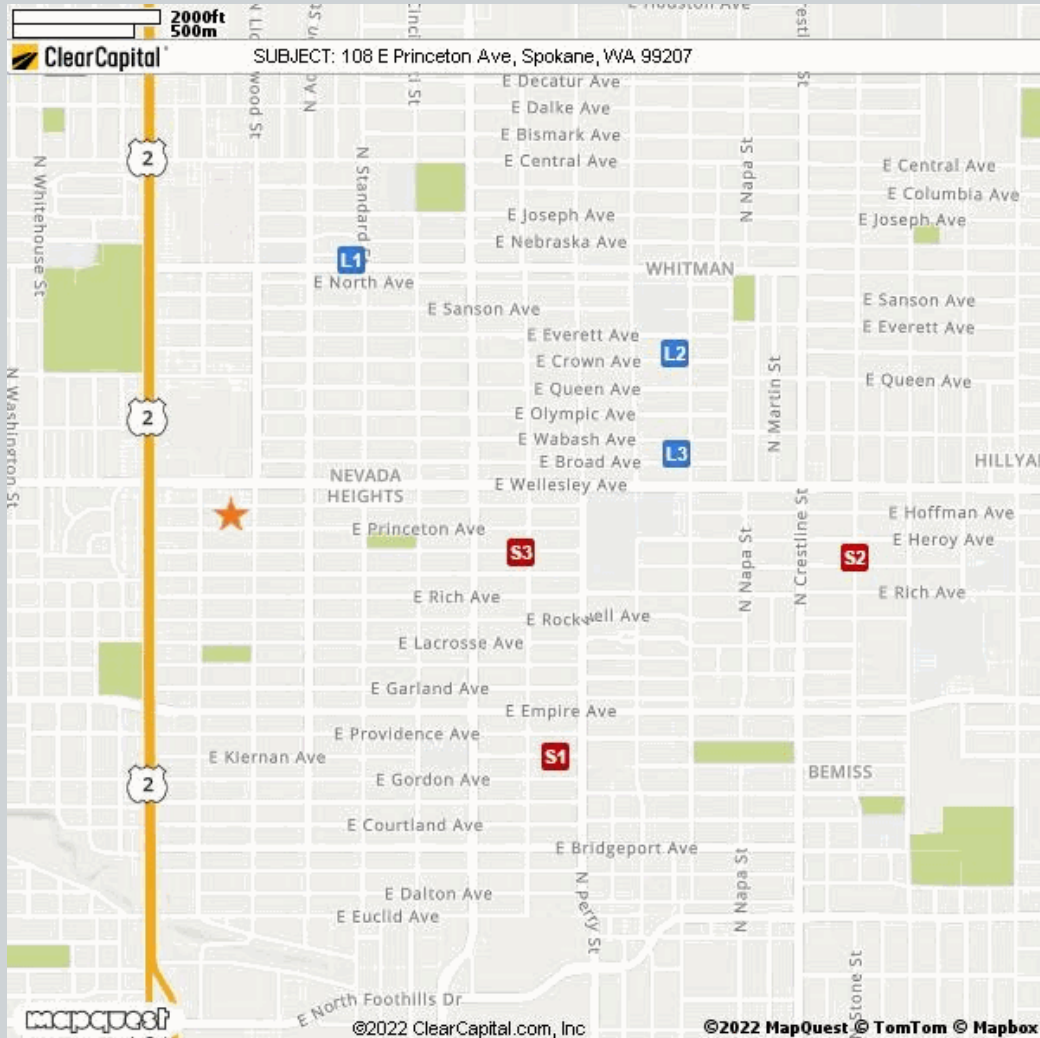
Address ★ 108 E Princeton Avenue, Spokane, WA 99207

Loan Number 50914

Suggested List \$245,000

Suggested Repaired \$245,000

Sale \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	108 E Princeton Avenue, Spokane, WA 99207	--	Parcel Match
L1 Listing 1	537 E North Ave, Spokane, WA 99207	0.67 Miles ¹	Parcel Match
L2 Listing 2	1630 E Crown Ave, Spokane, WA 99207	1.11 Miles ¹	Parcel Match
L3 Listing 3	1630 E Broad Ave, Spokane, WA 99207	1.06 Miles ¹	Parcel Match
S1 Sold 1	1211 E Gordon Ave, Spokane, WA 99207	0.94 Miles ¹	Parcel Match
S2 Sold 2	2218 E Longfellow, Spokane, WA 99207	1.46 Miles ¹	Parcel Match
S3 Sold 3	1107 E Longfellow, Spokane, WA 99207	0.69 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	Joni Adkins	Company/Brokerage	Tomlinson Black
License No	9039	Address	8205 N Division Spokane WA 99208
License Expiration	11/15/2023	License State	WA
Phone	5094661234	Email	joniadkins@aol.com
Broker Distance to Subject	2.32 miles	Date Signed	08/23/2022

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:

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