

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	601 N Egret Street, Moses Lake, WA 98837	Order ID	8682099	Property ID	34070799
Inspection Date	04/03/2023	Date of Report	04/06/2023		
Loan Number	51070	APN	141776417		
Borrower Name	Catamount Properties 2018 LLC	County	Grant		

Tracking IDs

Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments Subject home is a 4 bedroom 2.5 bath 2252 sq ft 2 story home with an attached 2 car garage patio on a corner lot. Subject home appears to be in good condition with no apparent repairs required at the time of inspection.
R. E. Taxes	\$3,037	
Assessed Value	\$263,275	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Moses lake is a smaller community of 30,000 residents with few listings and sales therefor the sales used in this report are the best available. There are a mixture of site built homes and manufactured homes on their own lots. The search for comparables was expanded out 12 months as there are few listings and sales available.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$650,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	601 N Egret Street	1613 S Skyline Dr	526 N Monarch St	1920 S Stirling
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.04 ¹	3.07 ¹	4.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$385,000	\$407,999
List Price \$	--	\$382,500	\$385,000	\$440,000
Original List Date		01/10/2023	03/10/2023	06/26/2022
DOM · Cumulative DOM	-- · --	85 · 86	26 · 27	128 · 284
Age (# of years)	5	13	17	16
Condition	Good	Good	Good	Good
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	2 Stories Contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	2,252	2,016	2,028	2,080
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.16 acres	0.19 acres	0.18 acres
Other	patio porch sprinklers	fenced patio outbuildings	fenced patio sprinklers	fenced patio sprinklers

* 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 Similar overall condition slightly inferior lot size and square footage with fenced yard patio and additional outbuilding

Listing 2 Slightly inferior square footage lot size similar overall condition with fenced yard patio sprinkler system

Listing 3 slightly inferior square footage and lot size similar overall condition with fenced yard and sprinkler system

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	601 N Egret Street	1348 S Cougar Dr	687 N Hooper Dr	4708 W Hawk St
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.07 ¹	0.99 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$389,000	\$515,000	\$405,000
List Price \$	--	\$375,000	\$489,000	\$405,000
Sale Price \$	--	\$375,000	\$488,109	\$415,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	10/14/2022	01/17/2023	09/08/2022
DOM · Cumulative DOM	-- · --	51 · 93	115 · 158	2 · 36
Age (# of years)	5	23	3	6
Condition	Good	Good	Good	Good
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	2 Stories Contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	2,252	2,046	2,470	2,195
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.21 acres	0.35 acres	0.16 acres
Other	patio porch sprinklers	patio sprinklers	fenced patio sprinklers	Fenced patio sprinklers
Net Adjustment	--	+\$15,300	-\$18,400	+\$5,000
Adjusted Price	--	\$390,300	\$469,709	\$420,000

* Sold 3 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** Slightly inferior square footage similar overall condition and lot size with patio sprinkler system adjustment was made for age and square footage
- Sold 2** slightly superior square footage and lot size similar overall condition with fenced yard patio and sprinkler system adjustments were made for lot size and square footage
- Sold 3** similar square footage and overall condition slightly inferior lot size with 3 car garage fenced patio and sprinkler system adjustment was made for lot size

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Currently listed					
Listing Agent Name	Jack Guillette						
Listing Agent Phone	310-640-3070						
# 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
03/15/2023	\$419,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,000	\$420,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
Moses lake is a smaller community of 30,000 residents with few listings and sales therefor the sales used in this report are the best available. There are a mixture of site built homes and manufactured homes on their own lots. The search for comparables was expanded out 12 months as there are few listings and sales available.		

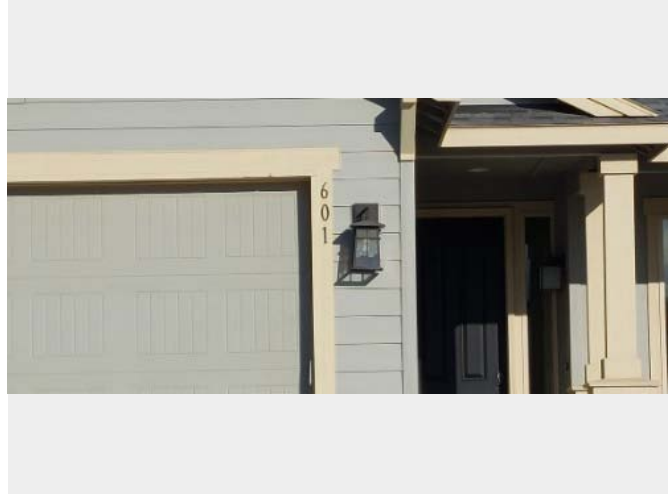
Clear Capital Quality Assurance Comments Addendum

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.

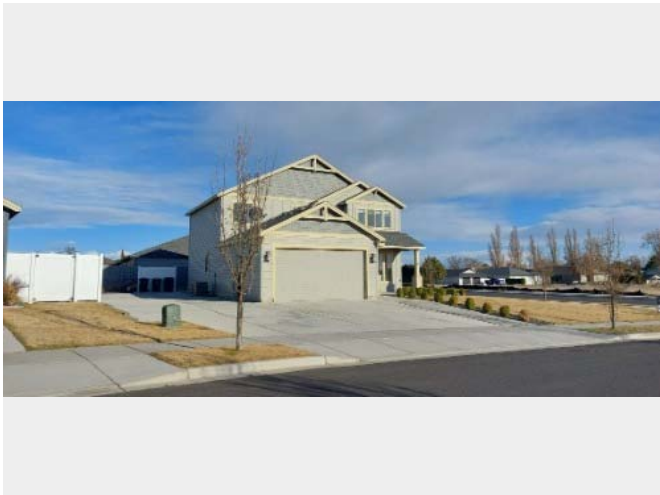
Subject Photos



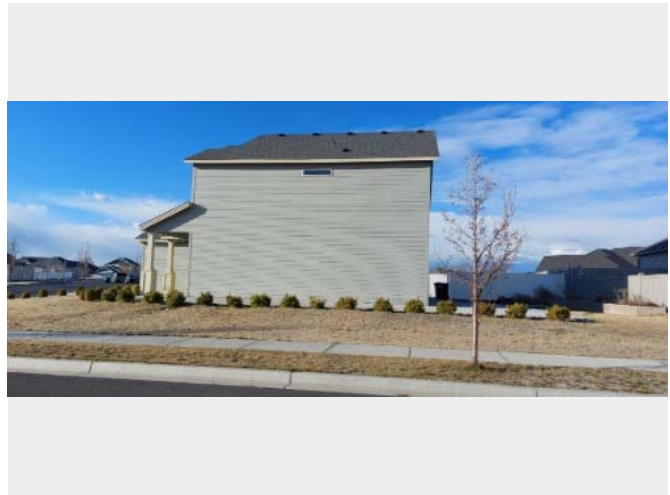
Front



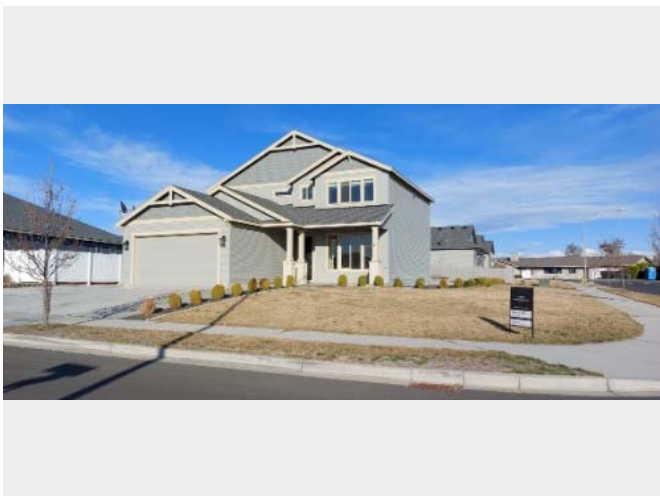
Address Verification



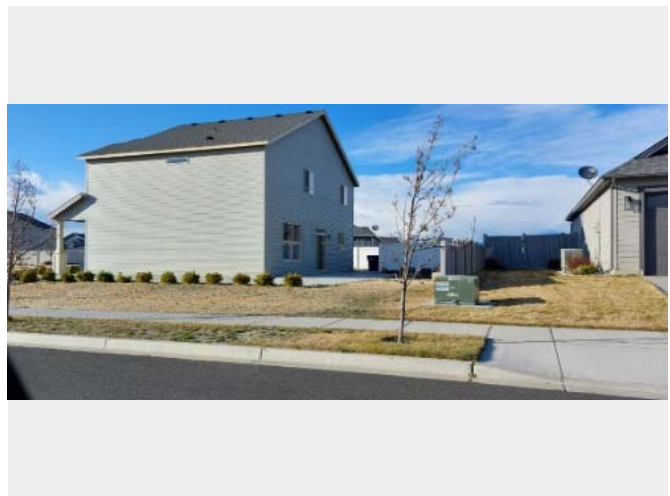
Side



Side

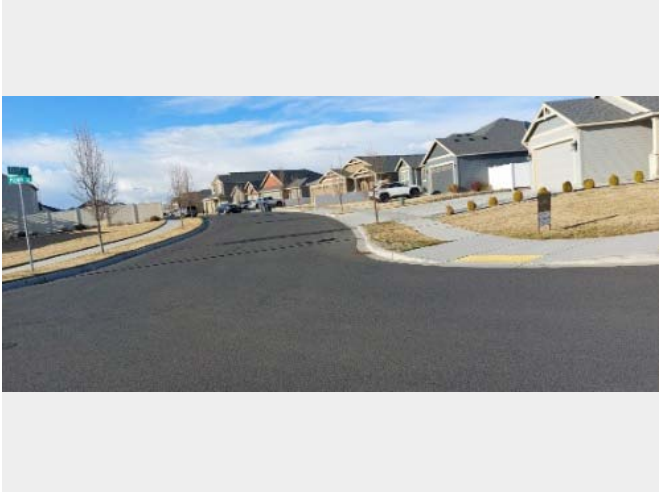


Side



Back

Subject Photos



Street

Listing Photos

L1 1613 S Skyline Dr
Moses Lake, WA 98837



Front

L2 526 N Monarch St
Moses Lake, WA 98837



Front

L3 1920 S Stirling
Moses Lake, WA 98837



Front

Sales Photos

S1 1348 S Cougar Dr
Moses Lake, WA 98837



Front

S2 687 N Hooper Dr
Moses Lake, WA 98837



Front

S3 4708 W Hawk St
Moses Lake, WA 98837



Front

ClearMaps Addendum

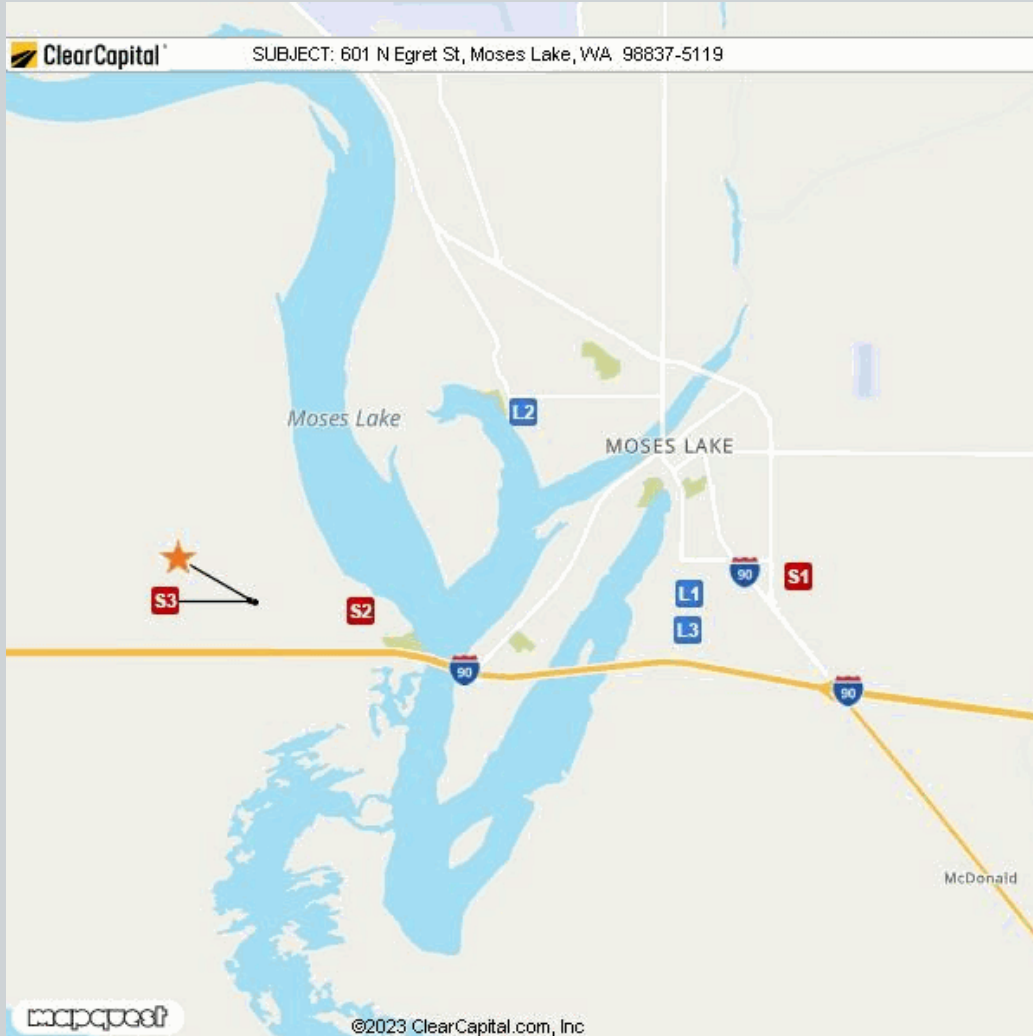
Address ★ 601 N Egret Street, Moses Lake, WA 98837

Loan Number 51070

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	601 N Egret Street, Moses Lake, WA 98837	--	Parcel Match
L1 Listing 1	1613 S Skyline Dr, Moses Lake, WA 98837	4.04 Miles ¹	Parcel Match
L2 Listing 2	526 N Monarch St, Moses Lake, WA 98837	3.07 Miles ¹	Parcel Match
L3 Listing 3	1920 S Stirling, Moses Lake, WA 98837	4.04 Miles ¹	Parcel Match
S1 Sold 1	1348 S Cougar Dr, Moses Lake, WA 98837	5.07 Miles ¹	Parcel Match
S2 Sold 2	687 N Hooper Dr, Moses Lake, WA 98837	0.99 Miles ¹	Parcel Match
S3 Sold 3	4708 W Hawk St, Moses Lake, WA 98837	0.06 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Linda Williams	Company/Brokerage	EstateLy, Inc
License No	23882	Address	106 W Knolls Vista Dr Moses Lake WA 98837
License Expiration	10/12/2023	License State	WA
Phone	5097500125	Email	ljwilliams346@yahoo.com
Broker Distance to Subject	4.14 miles	Date Signed	04/06/2023

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.