

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	27 Martin Drive, Umatilla, OR 97882	Order ID	8423550	Property ID	33283503
Inspection Date	09/14/2022	Date of Report	09/14/2022		
Loan Number	51182	APN	128075		
Borrower Name	Catamount Properties 2018 LLC	County	Umatilla		

Tracking IDs

Order Tracking ID	09.12.22 BPO	Tracking ID 1	09.12.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Fig, Michael M.	Condition Comments	
R. E. Taxes	\$262,526	Q4 construction, C5 condition. 2 story stick built home, built in 1920, located on 0.46 acre suburban lot, 4 bed, 2.5 bath, 2,520 SQ FT, composition shingle roof covering, vinyl siding, concrete crawlspace foundation, cooktop, dishwasher, single oven, single gas fireplace, FA heating, wall AC, baseboard & wall forced air heating, front porch, wood deck, sprinkler system, cedar fencing, 2 car detached garage, large 3 car detached carport, corner lot, public services. Fair curb appeal with overgrowth of shrubs and trees. Conforms wel to neighborhood, within walking distance to downtown area, schools and parks	
Assessed Value	\$164,460		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Well established neighborhood comprised of stick built and manufactured homes. Within walking distance to downtown area, parks, schools and outdoor activities. New construction of multi-family units is located to the West and NW of subject. REO activity is very low at this time and is not showing impact on resale values.	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$665,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	27 Martin Drive	710 Randall St	807 Chenowith St	1205 S 1st St
City, State	Umatilla, OR	Umatilla, OR	Umatilla, OR	Hermiston, OR
Zip Code	97882	97882	97882	97838
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 ¹	2.73 ¹	6.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$340,000	\$375,000
List Price \$	--	\$249,900	\$319,000	\$390,000
Original List Date		09/01/2022	07/06/2022	06/28/2022
DOM · Cumulative DOM	-- · --	13 · 13	37 · 70	78 · 78
Age (# of years)	102	73	47	112
Condition	Fair	Average	Average	Fair
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 Traditional	1 Story Traditional	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,520	1,768	2,588	1,954
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 1	3 · 2	4 · 2 · 1
Total Room #	10	8	8	10
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	100%	100%	0%
Basement Sq. Ft.	--	884	546	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.11 acres	0.21 acres	1.2 acres
Other	Carport, deck, porch, fence, sprinkler system	Fence, Deck, Pergola	Cov Patio, Fence, Outbldg, Porch, Sprinkler S	Deck, Patio

* 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.

Current Listings - Cont.

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

- Listing 1** 1 Story with full basement, built in 1949, located on 0.11 acre urban lot, 3 bed, 1 bath, 1,768 SQ FT, composition shingle roof, concrete finished basement, lap siding, 1 car detached garage, FS refrigerator, FS range, laminate & carpet flooring, pergola, deck, fenced, FA heating & cooling, public services.
- Listing 2** 1 Story Ranch style home built in 1975, located on 0.21 acre suburban lot, 3 bed, 2 bath, 2,588 SQ FT, metal roofing, brick & vinyl siding, wood insert fireplace, 2 car attached garage, concrete partial finished basement, bi microwave, bi dishwasher, disposal, FS range, FS refrigerator, pantry, laminate, carpet & tile flooring, washer & dryer, water softener system, covered patio, fenced, outbuilding, porch, RV parking, sprinkler system, heat pump, FA heating & cooling, public services.
- Listing 3** 2 Story built in 1910, located on 1.20 acre suburban lot, 4 bed, 2.5 bath, 1,954 SQ FT, composition roofing, lap siding, concrete partial unfinished basement, 1 wood fireplace, 2 car detached garage, bi microwave, bi oven, bi range, bi dishwasher, FS refrigerator, deck, patio, FA heating & cooling, public services. Water rights from sand point well for irrigation.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	27 Martin Drive	1655 Mcfarlane Ave	247 Jefferson St	735 Nw 7th St
City, State	Umatilla, OR	Umatilla, OR	Umatilla, OR	Hermiston, OR
Zip Code	97882	97882	97882	97838
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ²	0.48 ¹	5.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,900	\$330,900	\$319,900
List Price \$	--	\$334,900	\$274,900	\$312,000
Sale Price \$	--	\$327,900	\$302,000	\$307,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	06/28/2022	01/18/2022	04/26/2022
DOM · Cumulative DOM	-- · --	36 · 145	97 · 157	100 · 196
Age (# of years)	102	49	49	82
Condition	Fair	Average	Average	Fair
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	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories Traditional	1 Story Ranch	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,520	1,852	2,012	2,283
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	6 · 2 · 1
Total Room #	10	8	8	10
Garage (Style/Stalls)	Detached 2 Car(s)	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	798
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.36 acres	0.31 acres	0.17 acres
Other	Carport, deck, porch, fence, sprinkler system	Deck, RV Parking	Cov Patio, Outbldg, Sprinkler System	Cov Deck, fence, TI Shed, RV Parking
Net Adjustment	--	+\$9,516	-\$1,154	+\$14,794
Adjusted Price	--	\$337,416	\$300,846	\$321,794

* 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** Age: -\$13,250 Condition: -\$5,000 SQ FT: \$8,016 Rm Ct: \$1,750 Garage: \$10,000 Carport: \$7,500 Lot Size: \$500 Ranch style home built in 1973, located on 0.36 acre suburban lot, 3 bed, 2 bath, 1,852 SQ FT, composition shingle roof, T-111 siding, concrete perimeter foundation, bi microwave, bi dishwasher, disposal, laminate flooring, deck, RV parking, FA heating & cooling, public services.
- Sold 2** Age: -\$12,250 Condition: -\$5,000 SQ FT: \$6,096 Rm Ct: 1,750 Carport: \$7,500 Lot Size: \$750 Ranch style home, built in 1973, located on 0.31 acre suburban lot, 3 bed, 2 bath, 2,012 SQ FT, composition shingle roof, T-111 siding, concrete slab foundation, 2 car attached garage, view of Columbia River, 1 gas fireplace, FS range, FS refrigerator, pantry, covered patio, outbuilding, RV parking, sprinkler system, FA heating & cooling, public services.
- Sold 3** Age: -\$5,000 SQ FT: \$2,844 Rm Ct: -\$2,000 Garage: \$10,000 Carport: \$7,500 Lot Size: \$1,450 2 Story home, built in 1940, located on 0.17 acre suburban lot, 6 bed, 2.5 bath, 2,283 SQ FT, composition shingle roof, vinyl siding, concrete finished basement, bi refrigerator, laminate flooring, covered deck, fenced, RV parking, tool shed, heat pump, FA heating & cooling, public services.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found in past 12 months in MLS or public records.			
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	\$329,500	\$334,500
Sales Price	\$329,500	\$334,500
30 Day Price	\$303,140	--
Comments Regarding Pricing Strategy		
Large home that has potential to become multi-family unit. Search parameters focused on proximity, age, square footage & amenities of subject. Limited comps at this time, comps used are highest and best.		

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



Front



Front



Address Verification



Address Verification

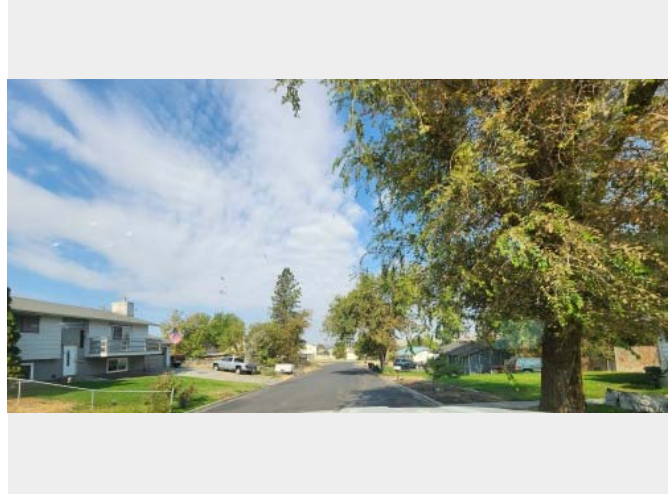


Side

Subject Photos



Back



Street



Garage



Other

Listing Photos

L1 710 Randall St
Umatilla, OR 97882



Front

L2 807 Chenowith St
Umatilla, OR 97882



Front

L3 1205 S 1st St
Hermiston, OR 97838



Front

Sales Photos

S1 1655 McFarlane Ave
Umatilla, OR 97882



Front

S2 247 Jefferson St
Umatilla, OR 97882



Front

S3 735 NW 7th St
Hermiston, OR 97838



Front

ClearMaps Addendum

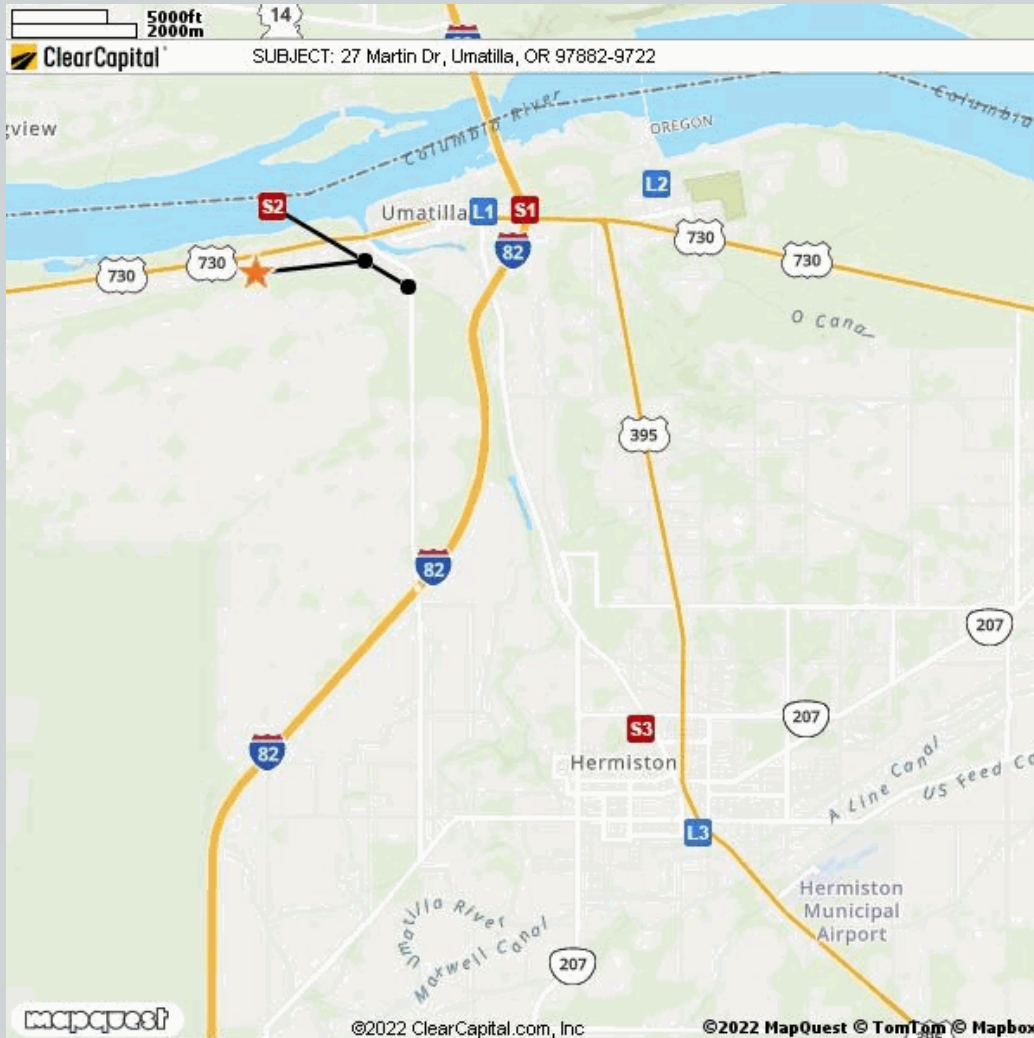
Address ★ 27 Martin Drive, Umatilla, OR 97882

Loan Number 51182

Suggested List \$329,500

Suggested Repaired \$334,500

Sale \$329,500



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27 Martin Drive, Umatilla, OR 97882	--	Parcel Match
L1 Listing 1	710 Randall St, Umatilla, OR 97882	1.06 Miles ¹	Parcel Match
L2 Listing 2	807 Chenowith St, Umatilla, OR 97882	2.73 Miles ¹	Parcel Match
L3 Listing 3	1205 S 1st St, Hermiston, OR 97838	6.38 Miles ¹	Parcel Match
S1 Sold 1	1655 Mcfarlane Ave, Umatilla, OR 97882	0.38 Miles ²	Unknown Street Address
S2 Sold 2	247 Jefferson St, Umatilla, OR 97882	0.48 Miles ¹	Parcel Match
S3 Sold 3	735 Nw 7th St, Hermiston, OR 97838	5.26 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	Pamela Wilson	Company/Brokerage	Hermiston Realty
License No	201206680	Address	58 Filmore St Umatilla OR 97838
License Expiration	03/31/2023	License State	OR
Phone	5417017846	Email	pam.hermiston@gmail.com
Broker Distance to Subject	5.57 miles	Date Signed	09/14/2022

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.