

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	813 Arthur Avenue, Cottage Grove, OR 97424	Order ID	8425408	Property ID	33287135
Inspection Date	09/13/2022	Date of Report	09/14/2022		
Loan Number	51190	APN	1659398		
Borrower Name	Catamount Properties 2018 LLC	County	Lane		

Tracking IDs					
Order Tracking ID	09.13.22 BPO	Tracking ID 1	09.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RONALD & ROSE NAUMAN LIVING TRUST	Condition Comments This is a home in south Cottage Grove and in a neighborhood of homes that are all very similar in size, layout, and square footage. The condition of the home appears to be average to good, I however recommend an inspection to determine interior condition. The roof looked to be in good condition and the exterior was well maintained and kept up and the home had good curb appeal. The home is occupied by a renter and they appear to be taking good care of the home. The street is a quiet street, but it is one block from the interstate and you can see the traffic off in the distance. There is no significant noise from the interstate.
R. E. Taxes	\$3,190	
Assessed Value	\$174,055	
Zoning Classification	Residential R3-HIGH DENSITY MULTIPLE	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Other	
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

Location Type	Suburban	Neighborhood Comments Cottage grove is a small town south of Eugene, Oregon. This home is in the city limits of Cottage Grove on the south side of town. The neighborhood has homes all built around 2000. The homes are a mixture of one story and two story homes. They all appear to be in similar condition as the subject home and are all well maintained with good curb appeal. There is no HOA here. The streets do have a few cars parked along them, so some areas are tight to drive down. I did not see any abandoned cars. There are no other REO homes in the immediate neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$268600 High: \$464000	
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	813 Arthur Avenue	1235 E Van Buren Ave	1904 S 8th St	1894 S 8th St
City, State	Cottage Grove, OR	Cottage Grove, OR	Cottage Grove, OR	Cottage Grove, OR
Zip Code	97424	97424	97424	97424
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.11 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$376,000	\$359,900	\$399,900
List Price \$	--	\$370,000	\$359,900	\$394,900
Original List Date		07/05/2022	08/26/2022	07/27/2022
DOM · Cumulative DOM	-- · --	70 · 71	18 · 19	48 · 49
Age (# of years)	21	48	20	18
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	1,259	1,225	1,051	1,498
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	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	.13 acres	0.16 acres	0.12 acres	0.12 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** 1235 E Van Buren is an updated home with hardwood floors in the living room, dining room, and kitchen, plus new carpet in the bedrooms and fresh paint throughout the home. This home is similar to the subject home in size and floor plan and has an attached 2 car garage just like the subject home. This home has had one price reduction.
- Listing 2** 1904 S 8th St is a well maintained home near the subject home. This home has a newer roof and a fully fenced yard with irrigation system. There is a park nearby. This home has a similar layout to the subject home and both homes have an attached 2 car garage. This home is in pending status and not yet closed.
- Listing 3** 1894 S 8th St is an updated home with all new flooring throughout the home. There is hardwood floors, with ceramic tile floors in the baths and kitchen. This home has an open floor plan and has been well maintained. The home does have an attached 2 car garage like the subject home. This home is near the same park that listing #2 is near. This home has had one price reduction.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	813 Arthur Avenue	735 Arthur Ave	1904 S 6th St	1940 S 8th St
City, State	Cottage Grove, OR	Cottage Grove, OR	Cottage Grove, OR	Cottage Grove, OR
Zip Code	97424	97424	97424	97424
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.15 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$390,000	\$359,000	\$385,000
List Price \$	--	\$380,000	\$359,000	\$385,000
Sale Price \$	--	\$380,000	\$370,000	\$397,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	06/29/2022	03/17/2022	06/13/2022
DOM · Cumulative DOM	-- · --	62 · 62	22 · 22	34 · 34
Age (# of years)	21	22	21	21
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 Traditional	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,259	1,148	1,362	1,205
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	.13 acres	0.14 acres	0.19 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$380,000	\$370,000	\$397,000

* 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** 735 Arthur Ave is only a few doors from the subject home. This home has a new roof. The sale included \$1,000 for a flooring credit to the buyer. The home has laminate wood floors, but they look worn in the photos. There was a decrease in the list price prior to selling the home.
- Sold 2** 1904 S 6th St is a home that sold above list price and received multiple offers. This home is well maintained and has an updated A/C unit and new vinyl windows. This home is close to the subject home and has a similar layout and size.
- Sold 3** 1940 S 8th St is updated with hardwood floors, a new roof, fresh paint inside and out, and the primary shower has been updated with tile. This home sold above list price with multiple offers. No concessions were given to the buyer.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This home has never been listed or sold in the RMLS. All data comes from public records on the Lane County website.			
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	\$380,000	\$380,000
Sales Price	\$380,000	\$380,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
<p>The majority of homes are selling at or above list price as long as the home is priced right. If the home is over priced we are seeing price reductions and the home is sitting on the market longer. Based on sold comp #1 and #2 I see this home selling in the \$370,000-380,000 price range and taking less than 30 days to sell. In this price range first time home buyers will be the the target buyer and we have a short supply of homes priced under \$400,000. These homes typically sell fast with multiple offers. I recommend a home inspection to determine the condition of the home and if repairs are needed. I do not see anything visually on the exterior that needs repairs. A professional inspector can determine if repairs are needed.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 1235 E Van Buren Ave
Cottage Grove, OR 97424



Front

L2 1904 S 8th St
Cottage Grove, OR 97424



Front

L3 1894 S 8th St
Cottage Grove, OR 97424



Front

Sales Photos

S1 735 Arthur Ave
Cottage Grove, OR 97424



Front

S2 1904 S 6th St
Cottage Grove, OR 97424



Front

S3 1940 S 8th St
Cottage Grove, OR 97424



Front

ClearMaps Addendum

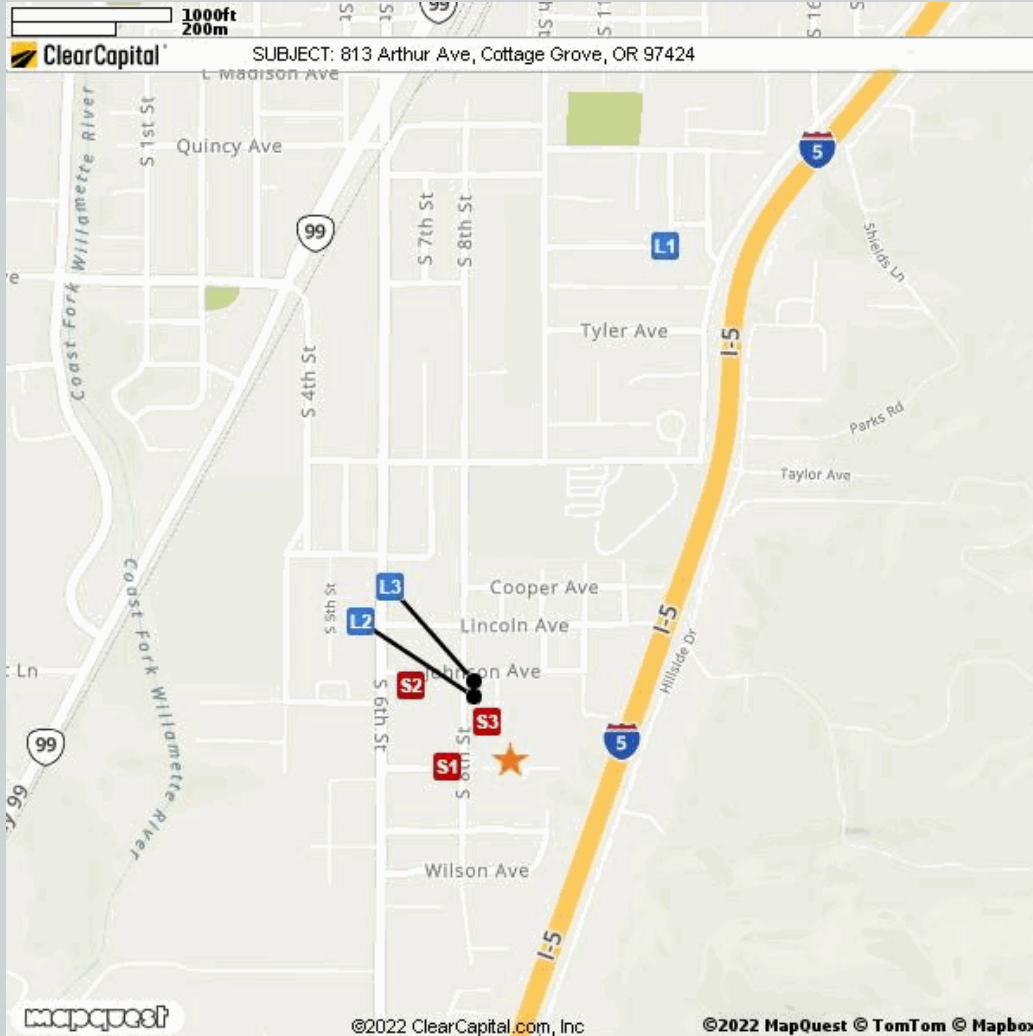
Address ★ 813 Arthur Avenue, Cottage Grove, OR 97424

Loan Number 51190

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$380,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	813 Arthur Avenue, Cottage Grove, OR 97424	--	Parcel Match
L1	Listing 1	1235 E Van Buren Ave, Cottage Grove, OR 97424	0.67 Miles ¹	Parcel Match
L2	Listing 2	1904 S 8th St, Cottage Grove, OR 97424	0.11 Miles ¹	Parcel Match
L3	Listing 3	1894 S 8th St, Cottage Grove, OR 97424	0.13 Miles ¹	Parcel Match
S1	Sold 1	735 Arthur Ave, Cottage Grove, OR 97424	0.07 Miles ¹	Parcel Match
S2	Sold 2	1904 S 6th St, Cottage Grove, OR 97424	0.15 Miles ¹	Parcel Match
S3	Sold 3	1940 S 8th St, Cottage Grove, OR 97424	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.

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	Kris O'Connell	Company/Brokerage	eXp Realty, LLC
License No	201242398	Address	2893 Fenya Street Springfield OR 97477
License Expiration	04/30/2023	License State	OR
Phone	5417996907	Email	Kris.OConnell@eXpRealty.com
Broker Distance to Subject	19.32 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.