

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>	4760 Glendale Avenue Ne, Salem, OR 97305	<b>Order ID</b>	8439310	<b>Property ID</b>	33335212
<b>Inspection Date</b>	09/22/2022	<b>Date of Report</b>	09/25/2022		
<b>Loan Number</b>	51361	<b>APN</b>	R55612		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Marion		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	09.22.22 BPO	<b>Tracking ID 1</b>	09.22.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	RAMIREZ VALADEZ LUZ & VALADEZ PEDRO	<b>Condition Comments</b> Subject is a detached home in average condition in a suburban neighborhood with similar homes in vicinity.
<b>R. E. Taxes</b>	\$249,041	
<b>Assessed Value</b>	\$161,740	
<b>Zoning Classification</b>	Res	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	Suburban	<b>Neighborhood Comments</b> The Subject is located in a neighborhood in NE Salem with similar properties.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$270,000 High: \$464,500	
<b>Market for this type of property</b>	Increased 9 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	4760 Glendale Avenue Ne	4894 Oak Park Dr Ne	4043 Carolina Ne St Ne	4539 Sesame St Ne
<b>City, State</b>	Salem, OR	Salem, OR	Salem, OR	Salem, OR
<b>Zip Code</b>	97305	97305	97305	97305
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.81 <sup>1</sup>	0.78 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$374,900	\$389,000	\$395,000
<b>List Price \$</b>	--	\$374,900	\$374,900	\$395,000
<b>Original List Date</b>		09/09/2022	09/13/2022	08/31/2022
<b>DOM · Cumulative DOM</b>	-- · --	15 · 16	11 · 12	24 · 25
<b>Age (# of years)</b>	51	47	65	47
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,633	1,416	1,379	1,664
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1 · 1	3 · 2
<b>Total Room #</b>	7	6	6	6
<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>	0.23 acres	0.14 acres	0.20 acres	0.17 acres
<b>Other</b>	EFA, None, FP, Patio,Deck,Shed	GFA, None, Patio	GFA, CAC, FP, Patio	GFA, CAC,FP,Patio

\* Listing 3 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** Updated single story home with new roof just installed! Ready for you to call home.

**Listing 2** Beautiful single level 3 bedroom 1.5 baths on large .20 acre lot,Original oak hard wood floors in living room,dining room & bedrooms.Bathrooms and Kitchens updated with granite slab counters, new flooring, Gas range, Gas water heater, Newer roof, Fresh new exterior paint, Queen size oak bedroom wall unit, Stainless steel Refrigerator, microwave, W/D, Garage Freezer & Fridge, some shelving in garage are included with the sale. The large yard is fully fenced in back. Beautiful front and back patio.RV parking

**Listing 3** A 1975 Ranch Style home in the Jan Ree Area. Covered front entry into 1664 SF w/3 spacious bdrms, 2 baths. Ready for your finishing touches. Newer roof, Vinyl windows,& recent replacement of gas furnace& AC. Master Suite w/ built ins & laminate floors. Formal Living/Dining w/blt in hutch. Kitchen includes all appliances; breakfast bar, nook, &built ins. Separate family room w/ laminate floors & fireplace. Inside Utility; Handicap friendly; Dbl attached garage w/shelves. Fenced backyard Easy I-5 Access

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	4760 Glendale Avenue Ne	4031 Glendale Av Ne	4928 Indiana Av Ne	4728 Indiana Av Ne
<b>City, State</b>	Salem, OR	Salem, OR	Salem, OR	Salem, OR
<b>Zip Code</b>	97305	97305	97305	97305
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	0.21 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$349,900	\$380,000	\$399,000
<b>List Price \$</b>	--	\$349,900	\$380,000	\$385,000
<b>Sale Price \$</b>	--	\$380,000	\$388,500	\$390,000
<b>Type of Financing</b>	--	Fha	Cash	Fha
<b>Date of Sale</b>	--	07/18/2022	07/06/2022	09/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	28 · 28	41 · 41	49 · 49
<b>Age (# of years)</b>	51	63	37	54
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,633	1,534	1,432	1,544
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	0.23 acres	0.31 acres	0.25 acres	0.23 acres
<b>Other</b>	EFA, None, FP, Patio,Deck,Shed	EFA, CAC, FP, Deck, shed	GFA, CAC, FP, Deck	GFA, CAC, FP, Deck
<b>Net Adjustment</b>	--	+\$5,500	+\$19,075	-\$3,000
<b>Adjusted Price</b>	--	\$385,500	\$407,575	\$387,000

\* Sold 3 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** Lot Adj : -1000, Bedroom Adj : -2000, Garage Adj : +5000, Cent AC Adj : +2500, Patio Adj : +1000, Total Adj : Amazing potential with this Dated but functional and very well taken care of home on private over 1/3 of an acre lot with possibility for dual living or guest apartment Two kitchens, storage shed and additional tent storage. Plenty of Storage for your cars and toys. Super conveniently located. Appraised at \$380k just 60 days ago. Must see. Highest and Best Deadline is 6/23 @8pm
- Sold 2** GLA Adj : +15075, Cent Heat : +2500, Patio Adj : +1000, Shed Adj : +500 Total Adj : 19075 Charming single level on 1/4 acre lot with large secluded backyard with raised garden beds. Plus a huge deck for outdoor enjoyment. Cozy brick surrounds the woodstove in LR. Open kitchen and dining area. 3 BR/2 BA - close to I-5. Plenty of room to park an RV. New windows & roof. Clean & ready for immediate sale!
- Sold 3** BCC : -7000.00, Cent Heat : +2500, Patio Adj : +1000, Shed Adj : +500 Total Adj : -3000 Ready for new owner! New carpet & vinyl flooring. New interior paint. Large living room with bay window and a great kitchen/dining room w/ fireplace. Stainless appliances stay. Covered patio off dining room and Large yard w/ lots of trees w/ potential for entertaining. A/C new in 2013, New Roof in 2020. Open house 7/31 from 12 to 2.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No listing history in the past 5 years.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$394,900	\$394,900
<b>Sales Price</b>	\$390,000	\$390,000
<b>30 Day Price</b>	\$355,000	--
<b>Comments Regarding Pricing Strategy</b>		
The Subject appears to be in average condition with no neglect, deferred maintenance, or repair noted. S3 and L3 are weighted for overall similarity. The comparable information is verified from the local MLS. Any discrepancies between the MLS and miscellaneous online third party sites will default to MLS.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Side



Back



Street

## Listing Photos

**L1** 4894 Oak Park Dr NE  
Salem, OR 97305



Front

**L2** 4043 Carolina NE St NE  
Salem, OR 97305



Front

**L3** 4539 Sesame St NE  
Salem, OR 97305



Front



## Sales Photos

**S1** 4031 Glendale Av NE  
Salem, OR 97305



Front

**S2** 4928 Indiana Av NE  
Salem, OR 97305



Front

**S3** 4728 Indiana Av NE  
Salem, OR 97305



Front

## ClearMaps Addendum

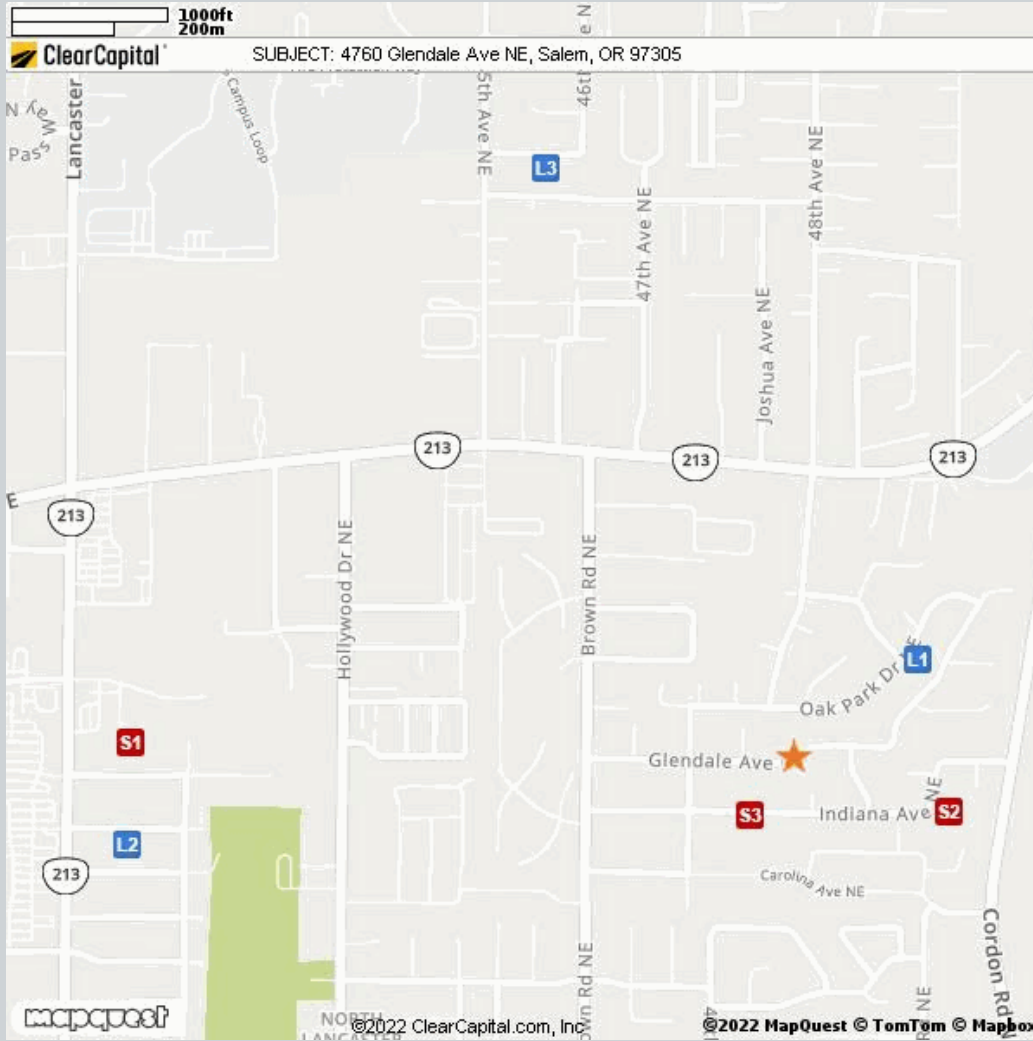
**Address** ★ 4760 Glendale Avenue Ne, Salem, OR 97305

**Loan Number** 51361

**Suggested List** \$394,900

**Suggested Repaired** \$394,900

**Sale** \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4760 Glendale Avenue Ne, Salem, OR 97305	--	Parcel Match
L1 Listing 1	4894 Oak Park Dr Ne, Salem, OR 97305	0.20 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4043 Carolina Ne St Ne, Salem, OR 97305	0.81 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4539 Sesame St Ne, Salem, OR 97305	0.78 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4031 Glendale Av Ne, Salem, OR 97305	0.80 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4928 Indiana Av Ne, Salem, OR 97305	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4728 Indiana Av Ne, Salem, OR 97305	0.08 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>	Derrick Emmert	<b>Company/Brokerage</b>	White Star Realty Inc
<b>License No</b>	200103075	<b>Address</b>	2445 Westminster Ct. NW Salem OR 97304
<b>License Expiration</b>	04/30/2023	<b>License State</b>	OR
<b>Phone</b>	5035816042	<b>Email</b>	derrick@whitestarrealty.com
<b>Broker Distance to Subject</b>	5.21 miles	<b>Date Signed</b>	09/25/2022

*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.**