

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>	905 Ike Mooney Road Ne, Silverton, OR 97381	<b>Order ID</b>	8682099	<b>Property ID</b>	34070907
<b>Inspection Date</b>	04/05/2023	<b>Date of Report</b>	04/06/2023		
<b>Loan Number</b>	51443	<b>APN</b>	342648		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Marion		

Tracking IDs					
<b>Order Tracking ID</b>	04.03.23 BPO Citi-CS Update Request	<b>Tracking ID 1</b>	04.03.23 BPO Citi-CS Update Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Tennimon	<b>Condition Comments</b> MLS comments: Don't miss out on this Like New 3 bedroom, 2 1/2 bath home in Silverton! This property features New paint inside and out, Updated Appliances, Wall to Wall laminate flooring on the main level, New carpet on the stairs and upstairs, Granite Counters, Large Back Yard, Downstairs den/ office and plenty of Space to Stretch Out!
<b>R. E. Taxes</b>	\$5,445	
<b>Assessed Value</b>	\$556,190	
<b>Zoning Classification</b>	Residential	
<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> Homes in neighborhood are similar to subject in your belt, size and condition
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$500,000 High: \$650,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	905 Ike Mooney Road Ne	251 Silver Falls Dr	216 Ames Ct	1482 Meadow Av
<b>City, State</b>	Silverton, OR	Silverton, OR	Silverton, OR	Silverton, OR
<b>Zip Code</b>	97381	97381	97381	97381
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	6.55 <sup>1</sup>	1.20 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$680,000	\$685,000	\$704,900
<b>List Price \$</b>	--	\$650,000	\$685,000	\$699,900
<b>Original List Date</b>		01/04/2023	03/31/2023	01/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	91 · 92	5 · 6	92 · 93
<b>Age (# of years)</b>	10	30	27	1
<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>	2 Stories 2 story	1 Story 1 story	2 Stories 2 story	2 Stories 2 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,048	2,102	2,050	2,083
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	8	7	7	7
<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>	0.17 acres	6.63 acres	0.19 acres	0.16 acres
<b>Other</b>	MLS#801378	MLS#800794	MLS#803244	MLS#800758

\* 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** Opportunity for 6.63 acres on the scenic Silver Falls Drive. Approx 9.5 miles out of Silverton, this property is offering a 3 bedroom, 2 bath Manufactured Home along with the great feature of a fully functional shop. Shop is approx 70x30 with 2 industrial doors and a side office space. This property has a PS Genorax Generator w/connected propane tank. There is also a chicken coop.
- Listing 2** Stately custom home on Silverton's East Hill. Views of sunsets, Silverton & Abbey Hill. Very large Trex deck for outdoor entertaining. Kitchen updated with all new SS appliances, 5 burner down draft gas cooktop, Dbl oven & Lrg basin SS sink as well as new quartz counters make this a cooks delight. Home is open & bright with many wdws looking out to mature trees great for birdwatching. Expansive Primary suite is on the main floor with its own private deck. Strg in attic & below home. Owner is Lic OR Realtor.
- Listing 3** Closes in proximity: MLS comments: Improved Price on new construction in Pioneer Village! Take a look at the quality finishes, Great room w/gas fireplace, dining area, and open kitchen w/island. Includes stainless steel appliances, FA gas heat, AC, 3 bedrooms, 2.5 baths, master suite & bath w/large walk-in closet, & Mudroom, located between kitchen & garage w/access to backyard patio. Exterior is fenced and landscaped with irrigation system. RV pad next to garage provides space for extra parking. Must see today!!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	905 Ike Mooney Road Ne	1543 Lakeview Dr	820 Hawk Dr	4434 Forest Ridge Rd
City, State	Silverton, OR	Silverton, OR	Silverton, OR	Silverton, OR
Zip Code	97381	97381	97381	97381
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 <sup>1</sup>	0.29 <sup>1</sup>	1.10 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$600,000	\$649,000	\$725,000
List Price \$	--	\$600,000	\$599,000	\$725,000
Sale Price \$	--	\$580,000	\$599,500	\$701,500
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	11/16/2022	10/19/2022	11/22/2022
DOM · Cumulative DOM	-- · --	30 · 30	77 · 77	89 · 89
Age (# of years)	10	8	6	26
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	2 Stories 2 story	1 Story 1 story	2 Stories 2 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	2,048	2,223	2,038	2,137
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	8	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	0.17 acres	0.16 acres	0.16 acres	1.43 acres
Other	MLS#801378	MLS#798947	MLS#796199	MLS#797058
Net Adjustment	--	-\$43,675	\$0	-\$104,725
Adjusted Price	--	\$536,325	\$599,500	\$596,775

\* Sold 1 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** Closes in proximity: MLS comments: Impeccable custom single level home with tons of light. Features high vaulted ceilings & open floor plan w gorgeous hardwoods in living areas. Living rm is open to dining & kitchen w large island, granite, pantry & SS appliances. 4 beds, closets have built-ins. Primary suite w walk in closet & spa like bathroom. Laundry w sink & storage. Easy to maintain fully fenced backyard w covered patio & raised beds. Garage has workbench & storage loft. Great neighborhood w park, walking paths & pond.
- Sold 2** Located in desirable Pioneer Village near park & towards the top of the hill. Location offers amazing views & privacy w/ treed city property behind. 3 bedrms + den w/ barn doors. Kitchen features xtra lrg island, full tile backsplash, beadboard custom cabinets, walk-in pantry & 6 burner gas stove w/ double oven & flat top grill, formal dining. Master bth w/ dual sinks, soaking tub, tile walk-in shower w/ 3 shower heads. Covered deck, polycuramine garage flr, storage, chickn coop, peaches, berries & rhubarb.
- Sold 3** Enjoy making memories in this custom built, single owner home on 1.44 acres, overlooking the scenic hills of Silverton. This pristine, move-in ready home is complete with a central vac system, home water/filtration system, 3 car garage, newer HVAC system, heat pump, 2 tank septic system, private well, RV pad with electricity, water and sewer hookup and beautiful established landscaping—welcome home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Kinected Realy	Subject listed 1/26/2023 at \$524,900 days on marked 69					
<b>Listing Agent Name</b>	Aleana Myers						
<b>Listing Agent Phone</b>	541-731-3004						
<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>
01/26/2023	\$524,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$540,000	\$540,000
<b>Sales Price</b>	\$540,000	\$540,000
<b>30 Day Price</b>	\$520,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject current list price appears to be slightly below current market		

## 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



Front



Front



Address Verification



Address Verification



Side

## Subject Photos



Side



Side



Side



Street



Street



## Listing Photos

**L1** 251 Silver Falls Dr  
Silverton, OR 97381



Front

**L2** 216 Ames Ct  
Silverton, OR 97381



Front

**L3** 1482 Meadow Av  
Silverton, OR 97381



Front

## Sales Photos

**S1** 1543 Lakeview Dr  
Silverton, OR 97381



Front

**S2** 820 Hawk Dr  
Silverton, OR 97381



Front

**S3** 4434 Forest Ridge Rd  
Silverton, OR 97381



Front

## ClearMaps Addendum

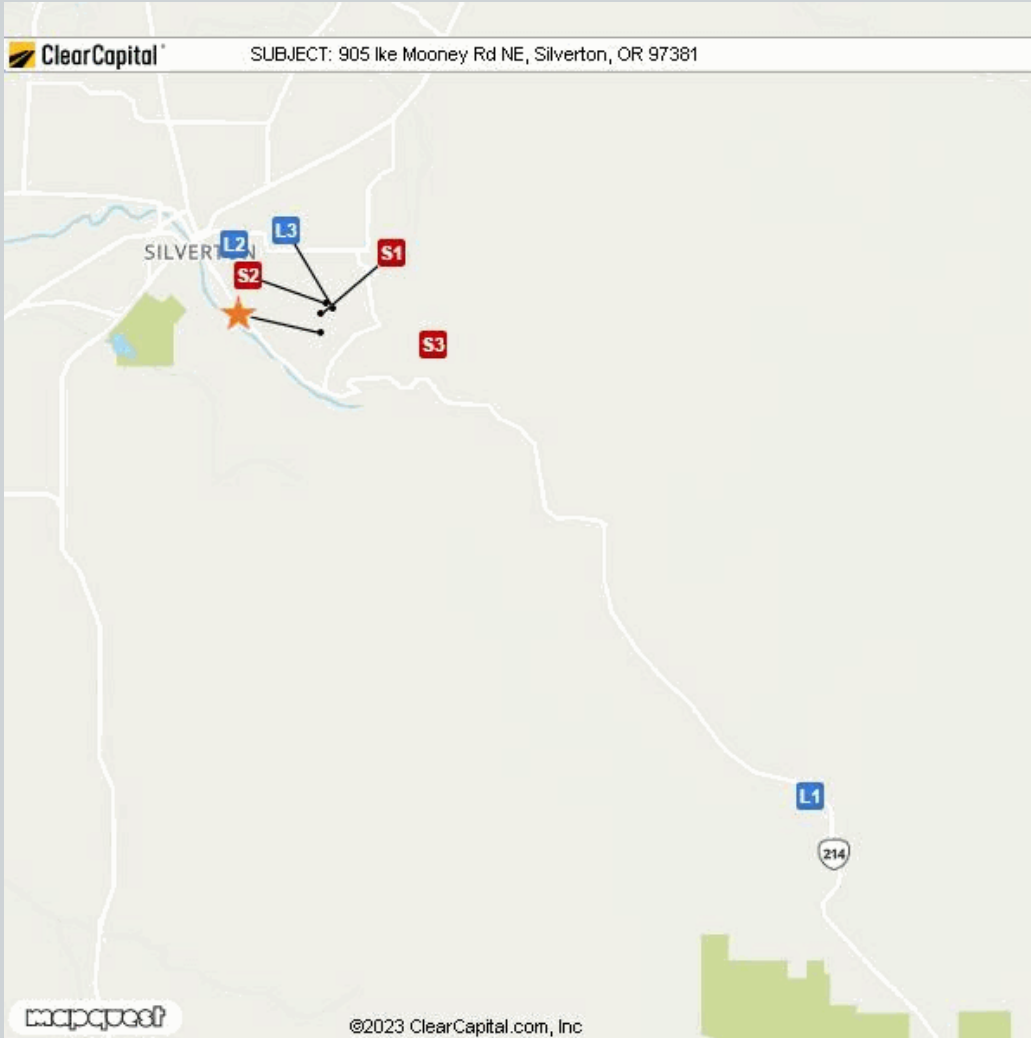
**Address** ★ 905 Ike Mooney Road Ne, Silverton, OR 97381

**Loan Number** 51443

**Suggested List** \$540,000

**Suggested Repaired** \$540,000

**Sale** \$540,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	905 Ike Mooney Road Ne, Silverton, OR 97381	--	Parcel Match
L1 Listing 1	251 Silver Falls Dr, Silverton, OR 97381	6.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	216 Ames Ct, Silverton, OR 97381	1.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1482 Meadow Av, Silverton, OR 97381	0.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1543 Lakeview Dr, Silverton, OR 97381	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	820 Hawk Dr, Silverton, OR 97381	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4434 Forest Ridge Rd, Silverton, OR 97381	1.10 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.

\*\*\* 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

<b>Broker Name</b>	Shirley Garcia	<b>Company/Brokerage</b>	Renegade Realty
<b>License No</b>	960700003	<b>Address</b>	5420 SUNNYSIDE RD SE SALEM OR 97306
<b>License Expiration</b>	07/31/2024	<b>License State</b>	OR
<b>Phone</b>	5035081491	<b>Email</b>	sjg.pbln@gmail.com
<b>Broker Distance to Subject</b>	15.76 miles	<b>Date Signed</b>	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

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.