

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 | 778 Wenzel Slough Road, Elma, WA 98541 | Order ID | 9114473 | Property ID | 34989350 |
| Inspection Date | 01/19/2024 | Date of Report | 01/19/2024 | | |
| Loan Number | 51945 | APN | 170606130010 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Grays Harbor | | |

| | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 1.17_Citi_BPO_Update | Tracking ID 1 | 1.17_Citi_BPO_Update | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---------------------------------------|-------------------------------|---|
| Owner | CATAMOUNT PROPERTIES 2018 LLC | Condition Comments Subject is in fair condition for a home of this age with some signs of deferred maintenance. |
| R. E. Taxes | \$1,839 | |
| Assessed Value | \$233,083 | |
| Zoning Classification | RESIDENTIAL | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Fair | |
| Estimated Exterior Repair Cost | \$25,000 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$25,000 | |
| HOA | No | |
| Visible From Street | Partially Visible | |
| Road Type | Public | |

| Neighborhood & Market Data | | |
|--|-------------------------------------|---|
| Location Type | Rural | Neighborhood Comments Generally conforming homes on large lots with well landscaped yards free of debris. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$125,000 High: \$695,000 | |
| Market for this type of property | Increased 2 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|------------------------|-------------------------|-----------------------|-----------------------|
| Street Address | 778 Wenzel Slough Road | 6321 Central Park Dr | 322 W Lovett | 18114 Corvallis St Sw |
| City, State | Elma, WA | Aberdeen, WA | Aberdeen, WA | Rochester, WA |
| Zip Code | 98541 | 98520 | 98520 | 98579 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 10.60 ¹ | 15.07 ¹ | 21.42 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$249,000 | \$249,900 | \$229,000 |
| List Price \$ | -- | \$199,000 | \$199,900 | \$229,000 |
| Original List Date | | 08/14/2023 | 08/28/2023 | 12/04/2023 |
| DOM · Cumulative DOM | -- · -- | 157 · 158 | 127 · 144 | 7 · 46 |
| Age (# of years) | 94 | 96 | 84 | 70 |
| Condition | Fair | Fair | Fair | Fair |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Public Trans. | Neutral ; Residential | Neutral ; Residential |
| View | Beneficial ; Pastoral | Adverse ; Pastoral | Beneficial ; Pastoral | Beneficial ; Pastoral |
| Style/Design | 1 Story TRADITIONAL | 1 Story TRADITIONAL | 1 Story TRADITIONAL | 1 Story TRADITIONAL |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,446 | 912 | 1,053 | 1,632 |
| Bdrm · Bths · ½ Bths | 4 · 1 | 2 · 1 | 3 · 1 · 1 | 2 · 1 |
| Total Room # | 7 | 6 | 6 | 6 |
| Garage (Style/Stalls) | None | Detached 1 Car | None | Carport 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 1.0 acres | .50 acres | .21 acres | .21 acres |
| Other | NONE NOTED | NONE NOTED | NONE NOTED | NONE NOTED |

* Listing 1 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 Two bedroom, one bath, fixer. Great lot with mature trees in the desirable Central Park neighborhood of Aberdeen.

Listing 2 Home on larger lot at 0.21 acre/9200 sq. ft. Enclosed front porch 61 sq. ft. Choose your favorite paint colors to update the three bedrooms. Fully fenced backyard with large deck, covered patio, firepit.

Listing 3 2-bedroom, 1-bath home with city water and a newer roof in Rochester.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|------------------------|------------------------|-------------------------|-----------------------|--------------------------|
| Street Address | 778 Wenzel Slough Road | 306 S 6th St | 319 E Pine St | 27 Malone Hill Branch Rd |
| City, State | Elma, WA | Satsop, WA | Elma, WA | Elma, WA |
| Zip Code | 98541 | 98583 | 98541 | 98541 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.84 ¹ | 4.07 ¹ | 7.79 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$149,900 | \$165,000 | \$299,000 |
| List Price \$ | -- | \$149,900 | \$150,000 | \$180,000 |
| Sale Price \$ | -- | \$160,000 | \$145,000 | \$189,000 |
| Type of Financing | -- | Cash | Cash | Cash |
| Date of Sale | -- | 08/08/2023 | 05/15/2023 | 09/28/2023 |
| DOM · Cumulative DOM | -- · -- | 41 · 104 | 159 · 213 | 62 · 84 |
| Age (# of years) | 94 | 83 | 111 | 110 |
| Condition | Fair | Fair | Fair | Fair |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Beneficial ; Pastoral | Beneficial ; Pastoral | Beneficial ; Pastoral | Beneficial ; Pastoral |
| Style/Design | 1 Story TRADITIONAL | 1.5 Stories TRADITIONAL | 1 Story TRADITIONAL | 1 Story TRADITIONAL |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,446 | 1,480 | 1,165 | 1,720 |
| Bdrm · Bths · ½ Bths | 4 · 1 | 3 · 2 | 3 · 1 | 3 · 1 · 1 |
| Total Room # | 7 | 6 | 6 | 6 |
| Garage (Style/Stalls) | None | Attached 1 Car | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 1.0 acres | .57 acres | 3.92 acres | 2.0 acres |
| Other | NONE NOTED | NONE NOTED | NONE NOTED | NONE NOTED |
| Net Adjustment | -- | +\$340 | +\$5,440 | -\$10,360 |
| Adjusted Price | -- | \$160,340 | \$150,440 | \$178,640 |

* 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** -1100 FOR AGE, +4300 FOR ACREAGE, -1360 FOR SQ FEET, -3500 FOR GARAGE, +6000 FOR BED, -4000 FOR BATH. Satsop Area. 3 Bedroom 1.75 Bath Home on .57 acres approximately. Dining Room.
- Sold 2** +1700 FOR AGE, -13500 FOR ACREAGE, +6000 FOR BED, +11240 FOR SQ FEET. Here is your chance to own over 4 acres right outside of town. A great location to build a new home. Bring your imagination and explore the possibilities!
- Sold 3** +1600 FOR AGE, -5000 FOR ACREAGE, +6000 FOR BED, -2000 FOR BATH, -10960 FOR SQ FEET. 3 Bedroom 1.5 Bath Home on 2 acres approximately. Being sold strictly "AS IS". Auction Property.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|--------------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | Wedgewood Homes Realty | LAST SOLD ON 01/17/23 FOR \$131,297. | | | | | |
| Listing Agent Name | Andy Home | | | | | | |
| Listing Agent Phone | 253-229-7330 | | | | | | |
| # 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 |
| 10/27/2023 | \$195,000 | -- | -- | -- | -- | -- | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$179,900 | \$229,900 |
| Sales Price | \$178,000 | \$228,000 |
| 30 Day Price | \$172,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Subject will qualify for cash, conventional or rehab loan due to condition. | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The difference in the as-is conclusion from the prior report is due primarily to the current full interior inspection (the current broker was able to view the condition of the subject's interior). The current report's as-repaired conclusion is generally in line with the prior report's as-is conclusion.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

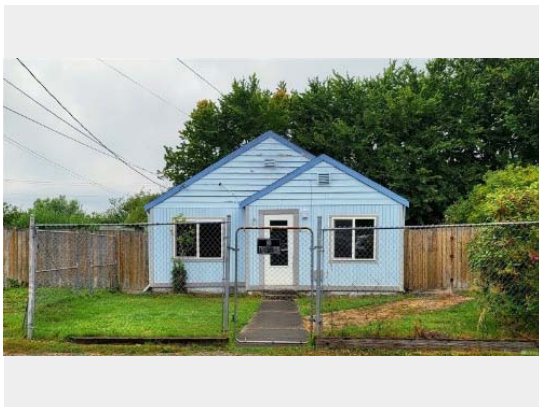
Listing Photos

L1 6321 Central Park Dr
Aberdeen, WA 98520



Front

L2 322 W Lovett
Aberdeen, WA 98520



Front

L3 18114 Corvallis St SW
Rochester, WA 98579



Front

Sales Photos

S1 306 S 6th St
Satsop, WA 98583



Front

S2 319 E Pine St
Elma, WA 98541



Front

S3 27 Malone Hill Branch Rd
Elma, WA 98541



Front

ClearMaps Addendum

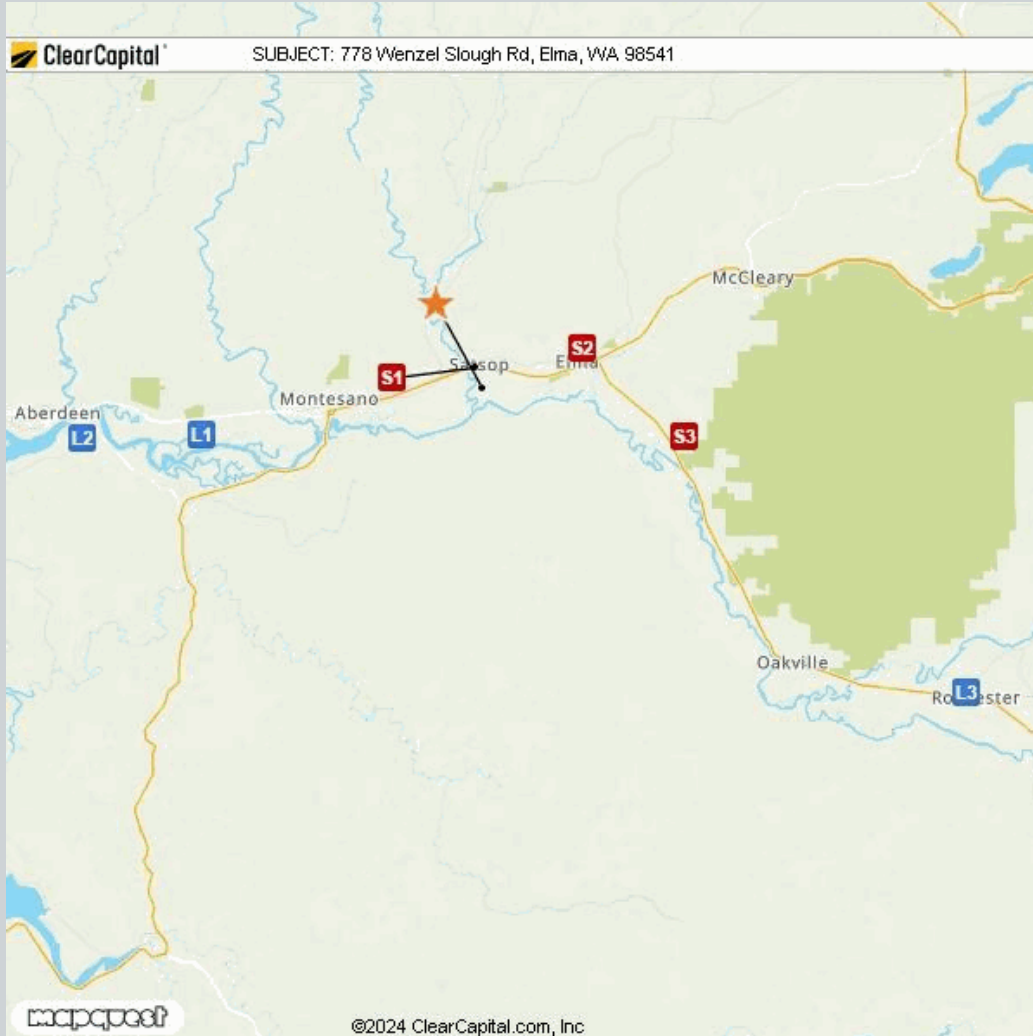
Address ★ 778 Wenzel Slough Road, Elma, WA 98541

Loan Number 51945

Suggested List \$179,900

Suggested Repaired \$229,900

Sale \$178,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|--------------------------|------------------|
| ★ Subject | 778 Wenzel Slough Road, Elma, WA 98541 | -- | Parcel Match |
| L1 Listing 1 | 6321 Central Park Dr, Aberdeen, WA 98520 | 10.60 Miles ¹ | Parcel Match |
| L2 Listing 2 | 322 W Lovett, Aberdeen, WA 98520 | 15.07 Miles ¹ | Parcel Match |
| L3 Listing 3 | 18114 Corvallis St Sw, Rochester, WA 98579 | 21.42 Miles ¹ | Parcel Match |
| S1 Sold 1 | 306 S 6th St, Satsop, WA 98583 | 0.84 Miles ¹ | Parcel Match |
| S2 Sold 2 | 319 E Pine St, Elma, WA 98541 | 4.07 Miles ¹ | Parcel Match |
| S3 Sold 3 | 27 Malone Hill Branch Rd, Elma, WA 98541 | 7.79 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 | Heather Marti | Company/Brokerage | Coldwell Banker Voetberg RE |
| License No | 114481 | Address | 4905 163rd Lane SW Rochester WA 98579 |
| License Expiration | 11/18/2025 | License State | WA |
| Phone | 3607892129 | Email | heather.marti@coldwellbanker.com |
| Broker Distance to Subject | 25.16 miles | Date Signed | 01/19/2024 |

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.