

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>         | 9541 Sw Inez Street, Portland, OREGON 97224 | <b>Order ID</b>       | 8566658    | <b>Property ID</b> | 33777997 |
| <b>Inspection Date</b> | 12/29/2022                                  | <b>Date of Report</b> | 12/29/2022 |                    |          |
| <b>Loan Number</b>     | 51998                                       | <b>APN</b>            | R1471133   |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC               | <b>County</b>         | Washington |                    |          |

| Tracking IDs             |              |                      |              |  |  |
|--------------------------|--------------|----------------------|--------------|--|--|
| <b>Order Tracking ID</b> | 12.28.22 BPO | <b>Tracking ID 1</b> | 12.28.22 BPO |  |  |
| <b>Tracking ID 2</b>     | --           | <b>Tracking ID 3</b> | --           |  |  |

## General Conditions

|                                       |                   |  |  |
|---------------------------------------|-------------------|--|--|
| <b>Owner</b>                          | MIRCEA BAN        | <b>Condition Comments</b>  |  |
| <b>R. E. Taxes</b>                    | \$9,525           | Home appears to be in average condition with no repairs known or seen at time of inspection. |  |
| <b>Assessed Value</b>                 | \$525,160         |  |  |
| <b>Zoning Classification</b>          | Residential R-4.5 |  |  |
| <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>   |  |
| <b>Local Economy</b>                     | Stable                                 | Home is located in a culdesac location. Home has a converted garage and is very large in sq ft for age and location of this home. Home has 6 bedrooms and 7 bathrooms according to tax record. |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$434600<br>High: \$735000        |  |  |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |  |  |
| <b>Normal Marketing Days</b>             | <30                                    |  |  |

## Current Listings

|                               | Subject               | Listing 1 *           | Listing 2             | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 9541 Sw Inez Street   | 8767 Sw Iroquois Dr   | 5836 Sw Gunther Ln    | 14907 Sw Rosario Ln   |
| <b>City, State</b>            | Portland, OREGON      | Tualatin, OR          | Portland, OR          | Portland, OR          |
| <b>Zip Code</b>               | 97224                 | 97062                 | 97219                 | 97224                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 3.33 <sup>1</sup>     | 2.32 <sup>1</sup>     | 2.76 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$849,000             | \$789,000             | \$850,000             |
| <b>List Price \$</b>          | --                    | \$749,000             | \$789,000             | \$850,000             |
| <b>Original List Date</b>     |                       | 08/04/2022            | 12/09/2022            | 09/22/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 147 · 147             | 4 · 20                | 98 · 98               |
| <b>Age (# of years)</b>       | 35                    | 42                    | 33                    | 34                    |
| <b>Condition</b>              | Average               | Average               | Average               | Good                  |
| <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 trad        | 2 Stories trad        | 2 Stories TRAD        | 2 Stories TRAD        |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 4,263                 | 3,513                 | 3,636                 | 4,310                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 6 · 7                 | 4 · 3 · 1             | 4 · 3                 | 4 · 2 · 2             |
| <b>Total Room #</b>           | 12                    | 8                     | 9                     | 10                    |
| <b>Garage (Style/Stalls)</b>  | None                  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 3 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            | .3 acres              | .35 acres             | .23 acres             |
| <b>Other</b>                  | --                    | --                    | --                    | --                    |

\* Listing 1 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** This unique property is snuggled in by natural beauty. Huge kitchen with Granite counter tops ,a new downdraft range, new dishwasher and eat bar, deck access to take your entertaining outdoors overlooking a beautiful private backyard. Formal dining & living areas. A perfect home for multi generations as the lower level has a kitchenette and full bath, storage area and a large bonus room. The home is equipped with a new furnace / Air cond. Front /back sprinkler system
- Listing 2** Custom day ranch on 1/3-acre lot.Exceptional location near PCC Sylvania & Mountain Park.Minutes to I-5,wy217 & Hwy99. Impeccably maintained w/ updated furnace,gas FP,dishwasher& attic ventilation.Main floor primary suite for 1 level living.Potential sep living space on lwr lvl w/ 21X17 bonus/shop,3rd bed w/ murphy,4th bed,den/office/5th bed & full bath.Fruit trees,raised beds.Stay cool under covered patio or enjoy city lights & territorial views from spacious deck.Move in w/ so much potential!
- Listing 3** Tastefully updated home with lots of space provides an ample living room space at the entry of the home, including new carpet. Flowing into the large kitchen featuring granite counters and stainless-steel appliances with a generous island, pantry cabinets, and updates throughout. Upstairs you will find a massive primary suite featuring a gas fireplace, walk-in closet, and large bathroom suite with both a jetted tub and shower. 3-car garage with a large workshop and storage space.

## Recent Sales

|                               | Subject               | Sold 1                | Sold 2 *              | Sold 3                |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 9541 Sw Inez Street   | 9090 Sw 180th Pl      | 11872 Sw Viewcrest Ct | 3 Becket St           |
| <b>City, State</b>            | Portland, OREGON      | Beaverton, OR         | Portland, OR          | Lake Oswego, OR       |
| <b>Zip Code</b>               | 97224                 | 97007                 | 97224                 | 97035                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 4.93 <sup>1</sup>     | 1.17 <sup>1</sup>     | 2.89 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$999,000             | \$799,900             | \$775,000             |
| <b>List Price \$</b>          | --                    | \$790,000             | \$799,900             | \$775,000             |
| <b>Sale Price \$</b>          | --                    | \$770,000             | \$706,000             | \$765,000             |
| <b>Type of Financing</b>      | --                    | Conv                  | Conv                  | Cash                  |
| <b>Date of Sale</b>           | --                    | 10/25/2022            | 10/27/2022            | 07/18/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 47 · 77               | 7 · 40                | 18 · 25               |
| <b>Age (# of years)</b>       | 35                    | 30                    | 28                    | 41                    |
| <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 trad        | 2 Stories TRAD        | 2 Stories trad        | 2 Stories trad        |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 4,263                 | 4,749                 | 3,603                 | 4,285                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 6 · 7                 | 5 · 3                 | 4 · 3                 | 4 · 2 · 1             |
| <b>Total Room #</b>           | 12                    | 10                    | 10                    | 10                    |
| <b>Garage (Style/Stalls)</b>  | None                  | Attached 3 Car(s)     | Attached 3 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            | .24 acres             | .21 acres             | .23 acres             |
| <b>Other</b>                  | --                    | --                    | --                    | --                    |
| <b>Net Adjustment</b>         | --                    | -\$40,580             | -\$6,200              | -\$16,160             |
| <b>Adjusted Price</b>         | --                    | \$729,420             | \$699,800             | \$748,840             |

\* Sold 2 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** Adjusted -14580 for sq ft 4000 for bathroom count -30000 for garage size Kemmer Estates Traditional Style Home in Beaverton Boasts 5 Bedrooms, 3 full baths, chefs kitchen with gas range, breakfast nook & breakfast bar french doors & private back deck. Huge Great room has stone fireplace & wall of built-ins, Formal Dining & Family room boast marble wood burning fireplace, Den, Huge Bonus room with travertine floors, opens to patio & back yard for entertaining, Beautiful rock tiered flower beds. Plumbed HVAC & sprinkler system.
- Sold 2** Adjusted -30000 for garage size 4000 for bathroom count 19800 for sq ft Lots of possibilities! Great Location in quiet neighborhood! Meticulously maintained, original owner home. Potential for dual living. Additional unfinished 1000+/- sqft of unfinished storage or ?? 3-car garage on almost a 1/4 acre lot. Spectacular territorial mountain views! 4 bedroom, 3 bathroom, Office, Island in kitchen. Gas and wood burning fireplaces. Newer roof, HVAC and hot water heater. Low maintenance yard and fully fenced. Move-in Ready or come add your personal touches!
- Sold 3** Adjusted -20000 for garage size 4500 for bathroom count -660 for sq ft Charming Contemporary Daylight Basement home in Mountain Park! Vaulted ceiling, hardwood & tile floors. Kitchen features granite counter tops, stainless appliances, island and eating bar. Huge primary suite with private deck, huge bath & sauna. Beautiful daylight basement (3 bed rm, living rm, dining rm, full bath all down stairs). Makes it a great apartment or separate living space. Private back yard.

## Subject Sales & Listing History

|  |                            |                        |                                 |               |                    |                     |               |
|--|----------------------------|------------------------|---------------------------------|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        | <b>Listing History Comments</b> |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        | NO MLS history in 7+ 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>                        | \$749,000          | \$749,000             |
| <b>Sales Price</b>                                 | \$725,000          | \$725,000             |
| <b>30 Day Price</b>                                | \$700,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>         |                    |                       |
| Home should sell for about 725k in as is condition |                    |                       |

## 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. |
|-------------------------|--|

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 8767 SW IROQUOIS DR  
Tualatin, OR 97062



Front

**L2** 5836 SW GUNTHER LN  
Portland, OR 97219



Front

**L3** 14907 SW ROSARIO LN  
Portland, OR 97224



Front



## Sales Photos

**S1** 9090 SW 180TH PL  
Beaverton, OR 97007



Front

**S2** 11872 SW VIEWCREST CT  
Portland, OR 97224



Front

**S3** 3 BECKET ST  
Lake Oswego, OR 97035



Front

### ClearMaps Addendum

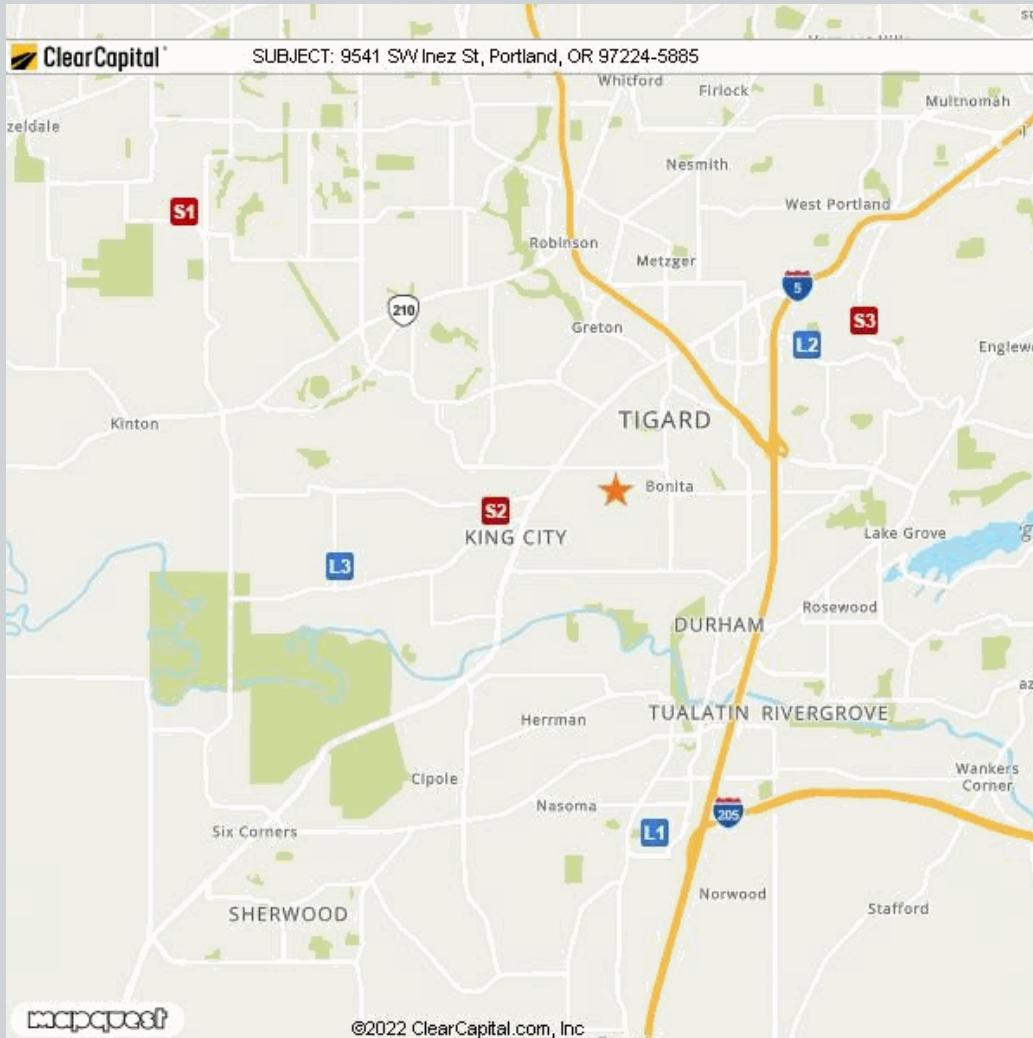
**Address** ★ 9541 Sw Inez Street, Portland, OREGON 97224

**Loan Number** 51998

**Suggested List** \$749,000

**Suggested Repaired** \$749,000

**Sale** \$725,000



| Comparable   | Address                                     | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 9541 Sw Inez Street, Portland, Oregon 97224 | --                      | Parcel Match     |
| L1 Listing 1 | 8767 Sw Iroquois Dr, Tualatin, OR 97062     | 3.33 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 5836 Sw Gunther Ln, Portland, OR 97219      | 2.32 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 14907 Sw Rosario Ln, Portland, OR 97224     | 2.76 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 9090 Sw 180th Pl, Beaverton, OR 97007       | 4.93 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 11872 Sw Viewcrest Ct, Portland, OR 97224   | 1.17 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 3 Becket St, Lake Oswego, OR 97035          | 2.89 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>                | Darian Spittle | <b>Company/Brokerage</b> | Berkshire Hathaway Home Services         |
| <b>License No</b>                 | 200501126      | <b>Address</b>           | 17121 SW Carlson ST Sherwood<br>OR 97140 |
| <b>License Expiration</b>         | 12/31/2024     | <b>License State</b>     | OR                                       |
| <b>Phone</b>                      | 5037306361     | <b>Email</b>             | dspittle@bhhsnw.com                      |
| <b>Broker Distance to Subject</b> | 5.61 miles     | <b>Date Signed</b>       | 12/29/2022                               |

*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.