

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	4106 Sw 43rd Avenue, Portland, OR 97221	Order ID	9114473	Property ID	34989351
Inspection Date	01/21/2024	Date of Report	01/21/2024		
Loan Number	52017	APN	R121363		
Borrower Name	Catamount Properties 2018 LLC	County	Multnomah		

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		Condition Comments
Owner	Gregory and Melisa Crawford	Subject has average condition with no visible signs of any deterioration nor the need for any repairs. The neighborhood is average overall and the homes appear to be well maintained.
R. E. Taxes	\$11,186	
Assessed Value	\$942,810	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
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		Neighborhood Comments
Location Type	Suburban	Subject property is located in a very nice established neighborhood with very easy access to major highway and other services. The subject is located in an established neighborhood with homes in average to good condition. Subject is located in a neighborhood with similar style and valued homes. The neighborhood is average overall and the homes appear to be well maintained. This is a desirable and high demand area/neighborhood that is close to all local amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$550,000 High: \$720,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4106 Sw 43rd Avenue	4023 Sw Scholls Ferry Rd	6205 Sw 33rd Pl	3362 Sw Fairmount Blvd
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97221	97221	97239	97239
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.11 ¹	1.09 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$585,000	\$685,000	\$799,000
List Price \$	--	\$585,000	\$685,000	\$700,000
Original List Date		12/08/2023	01/04/2023	09/18/2023
DOM · Cumulative DOM	-- · --	42 · 44	16 · 382	122 · 125
Age (# of years)	55	49	43	55
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories split	2 Stories dayranch w/ basement	2 Stories split	2 Stories dayranch w/ basement
# Units	1	1	1	1
Living Sq. Feet	1,552	2,012	1,670	1,318
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	3 · 3
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	800	264	406	1,146
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.16 acres	0.11 acres	0.16 acres
Other	none	none	none	none

* 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** Find great value in this well-maintained, move-in ready, main level living traditional with a Bonus room on 2nd level. Surrounded by high-end properties, this home offers two primary bedroom suites, new stainless steel appliances, 50-year guarantee composite roof extended to 1 new owner installed in 2016 w/ annual roof inspection/maintenance. Fully fenced backyard w/ a tool shed, raised garden beds and a private deck. No Home Owners Association Dues! Centrally located with easy access to Skyline Blvd, Sunset Hwy-26 and Hillsdale Hwy-10, parks/recreation/trails, restaurants, shopping and public transportation. Come and see for yourself and make it your own!
- Listing 2** That's how the owner describes this home. Lots of windows make you feel like you're in the treetops, with expansive views of the area. Contemporary built home in a dynamite Multnomah Village location. 2076 sq. ft. with large 13x22 bonus room. 3bd/2 1/2 baths. Fenced, low maintenance backyard with pond, large deck and 2 balconies. Gas stove, with new dishwasher, microwave, & A/C. Close to Gabriel Park, restaurants, schools, shopping.
- Listing 3** Come and enjoy breathtaking views! Peaceful and tranquil setting amongst the trees! Cascade range sunset views from 980 feet. Ideal location, next to Council Crest Park-the highest point in the city! Architecturally unique. Recent updates are metal siding, 100% real copper soffits and weatherproof Trex decking. Custom designed kitchen and wet bar with Miele appliances and Pending cabinets 3 bedrooms, 3 full baths-large primary suite with walk-in shower. 3 car attached garage with additional parking spots Lots of storage space. Home priced below appraised value to sell.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4106 Sw 43rd Avenue	6152 Sw 45th Ave	5832 Sw 52nd Ave	4808 Sw Seymour Ct
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97221	97221	97221	97221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 ¹	0.92 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$615,000	\$625,000	\$699,900
List Price \$	--	\$595,000	\$625,000	\$635,000
Sale Price \$	--	\$580,000	\$625,000	\$635,000
Type of Financing	--	Cash	Conv	Va
Date of Sale	--	08/09/2023	08/15/2023	10/06/2023
DOM · Cumulative DOM	-- · --	23 · 42	27 · 49	95 · 120
Age (# of years)	55	59	49	45
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories split	2 Stories split	2 Stories split	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,552	1,311	1,286	1,808
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 3
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	800	780	600	500
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.17 acres	0.23 acres	0.18 acres
Other	none	none	none	none
Net Adjustment	--	+\$11,000	+\$11,000	-\$9,000
Adjusted Price	--	\$591,000	\$636,000	\$626,000

* 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** Full of period charm this mid-century modern house boasts a retro kitchen with original teal tile counter tops, freshly painted wood cabinets and a delightful breakfast nook! The original hardwood floors shine in the abundant light filled rooms, two cozy wood-burning fireplaces, and basement family room, allow for many wonderful spaces to enjoy. There is a large, fully fenced backyard great for entertaining and relaxing. A full basement and attached two-car garage, allows for ample storage, and potential for an accessory dwelling unit. Just 2 blocks, to SW Community Center, Gabriel Park, Driftwood Coffee, and more. Come see this timeless gem! Most adjustments been made for less sq ft then subject +8000 smaller lot size +3000 total adjusted +11000
- Sold 2** Spacious, light-filled home on a quiet cul-de-sac. Beautiful, fenced backyard with an expansive park-like lawn, large deck, plenty of space to garden, and an area to lounge under the mature trees. Just steps to Hayhurst Elementary and Pendleton Park via a path at the end of the quiet cul-de-sac as well as a neighborhood creek one house away where the kids play on sunny days. Extensive wood-like laminate floors. The spacious living room has vaulted ceilings, a gorgeous fireplace, and a massive picture window. The huge kitchen boasts all new stainless steel appliances and overlooks the backyard. Updated bathrooms include new: tile floors, toilets, and vanity with solid surface counter in the en-suite primary bathroom. 3 generous sized bedrooms round out the main level. Downstairs there's an oversized laundry room with space for a pantry and an L shaped family room. Large 2 car garage. New furnace in December 2022 and new AC in 2016. Located in the desirable Hayhurst neighborhood close to downtown, shopping, and freeway access. Most adjustments been made for less sq ft then subject 11000
- Sold 3** Beautifully maintained home in the coveted Bridlemile neighborhood with absolute tranquility in the exquisite park like backyard with large cedar back deck, completely fenced low maintenance yard, artificial high end turf, cascading water feature, brick fire pit, and hot tub! This truly move in ready home features three great sized bedrooms, 3 bathrooms, two fireplaces, and a 22x18 family room on the lower floor with murphy bed for potential guest quarters. Grand chef's kitchen with SS appliances, granite counter tops, and double sinks. Top of the line LBL Energy Saver Windows for easy cleaning, completely upgraded carpet, tiled kitchen, bath, and entry. Enjoy the extra storage space in the extra deep double car garage! Most adjustments been made for more sq ft then subject -9000 extra bedroom -5000 less lot size +5000 total adjusted -9000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject currently not been listed on the market.			
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	\$639,000	\$639,000
Sales Price	\$626,000	\$626,000
30 Day Price	\$591,000	--
Comments Regarding Pricing Strategy		
Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines concerning the sales price range between the high and low. At the time inspection, there were no negative features that were noted that would have a negative impact on the subject property's value.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes There is a negative variance of 34.1% to the prior report completed on 07/2023. The variance is due to the subject characteristics and comp selection. The prior report utilized a larger GLA for the subject including the basement space in above grade GLA and utilized large GLA comps of a different style, therefore overstating the value. The current report utilizes the correct above grade and below grade space for a split level style and utilizes comps that bracket the overall subject characteristics to support. The current report utilizes comps that are within a reasonable distance, relatively current, fair market sales, and accurately reflect the subject's overall defining characteristics. Thus the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Side



Street

Listing Photos

L1 4023 SW Scholls Ferry rd
Portland, OR 97221



Front

L2 6205 SW 33rd pl
Portland, OR 97239



Front

L3 3362 SW Fairmount blvd
Portland, OR 97239



Front

Sales Photos

S1 6152 SW 45th ave
Portland, OR 97221



Front

S2 5832 SW 52nd ave
Portland, OR 97221



Front

S3 4808 SW Seymour ct
Portland, OR 97221



Front

ClearMaps Addendum

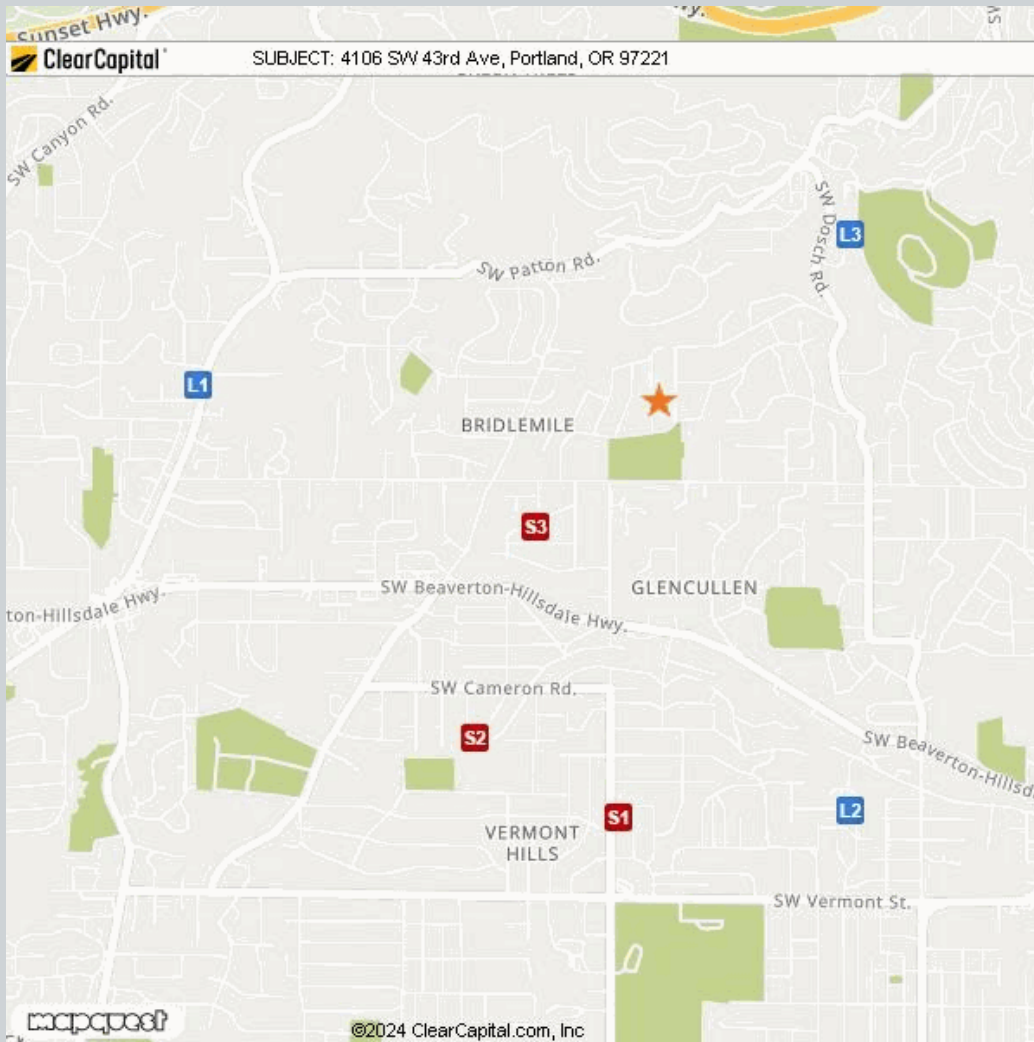
Address ★ 4106 Sw 43rd Avenue, Portland, OR 97221

Loan Number 52017

Suggested List \$639,000

Suggested Repaired \$639,000

Sale \$626,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4106 Sw 43rd Avenue, Portland, OR 97221	--	Parcel Match
L1 Listing 1	4023 Sw Scholls Ferry Rd, Portland, OR 97221	1.11 Miles ¹	Parcel Match
L2 Listing 2	6205 Sw 33rd Pl, Portland, OR 97239	1.09 Miles ¹	Parcel Match
L3 Listing 3	3362 Sw Fairmount Blvd, Portland, OR 97239	0.61 Miles ¹	Parcel Match
S1 Sold 1	6152 Sw 45th Ave, Portland, OR 97221	1.01 Miles ¹	Parcel Match
S2 Sold 2	5832 Sw 52nd Ave, Portland, OR 97221	0.92 Miles ¹	Parcel Match
S3 Sold 3	4808 Sw Seymour Ct, Portland, OR 97221	0.42 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	Vladimir Matveyev	Company/Brokerage	MORE Realty
License No	200511158	Address	826 SW Florence Pl Gresham OR 97080
License Expiration	04/30/2024	License State	OR
Phone	5033536673	Email	realbroker2007@gmail.com
Broker Distance to Subject	13.47 miles	Date Signed	01/21/2024

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

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.