

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>	207 Snowberry Road, Roseburg, OR 97471	<b>Order ID</b>	8589871	<b>Property ID</b>	33835663
<b>Inspection Date</b>	01/23/2023	<b>Date of Report</b>	01/25/2023		
<b>Loan Number</b>	52319	<b>APN</b>	270709-02100		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Douglas		

Tracking IDs					
<b>Order Tracking ID</b>	01.20.23 BPO	<b>Tracking ID 1</b>	01.20.23 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Gilchrist Living Trust	<b>Condition Comments</b> Home appearance is good condition for a 1948 build. Rolling country roads; narrow 2 lanes. Fenced front and back; creek on northeast side of the 2 acres. Trees and a bit hilly.
<b>R. E. Taxes</b>	\$2,350	
<b>Assessed Value</b>	\$244,143	
<b>Zoning Classification</b>	RR5	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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>	Rural	<b>Neighborhood Comments</b> Country setting; rolling hills, horses, cattle, sheep. Neighborhood is well established with a new housing development within a few miles.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$289,000 High: \$849,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	207 Snowberry Road	710 Larson Bar Rd	375 Eakin Rd	4878 Old Melrose Rd
<b>City, State</b>	Roseburg, OR	Myrtle Creek, OR	Azalea, OR	Roseburg, OR
<b>Zip Code</b>	97471	97457	97410	97471
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	22.76 <sup>1</sup>	34.54 <sup>1</sup>	5.77 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$550,000	\$550,000	\$360,000
<b>List Price \$</b>	--	\$540,000	\$525,000	\$340,000
<b>Original List Date</b>		09/14/2022	08/26/2022	10/24/2022
<b>DOM · Cumulative DOM</b>	-- · --	132 · 133	151 · 152	87 · 93
<b>Age (# of years)</b>	75	50	32	44
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential	Beneficial ; Waterfront
<b>View</b>	Beneficial ; Water	Neutral ; Pastoral	Beneficial ; Mountain	Beneficial ; Water
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories Contemporary	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,718	1,605	2,021	1,512
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	3 · 2	3 · 1 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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>	2.20 acres	2.27 acres	3.19 acres	1.33 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** 360 deg views on 3+ acres nestled in the quaint mountain town of Azalea, OR. Many recent updates include exterior paint, new tiled main floor shower, new flooring in laundry room, backyard concrete curbing sprinklers added, enclosed shop, Enjoy entertaining under the full length back porch under a newer pergola, 22KGenerac(never be out of power again, wood furnace in garage.
- Listing 2** South Umpqua River sits just behind this 3-bed 2 bath home on 2.27 acres. Large windows in the living room, with a fireplace. There are plenty of areas of storage throughout the home. Enjoy sitting out back under one of the many shade trees, listening to the birds chirp, and watch the wildlife pass by. There is a dog kennel/run, and an oversized garage for all of your needs. Irrigation from the South Umpqua River.
- Listing 3** Melrose with river frontage. Tile in kitchen and bathroom.Low county taxes. Large shop with electricity. Washer and dryer included in sale. Ductless heating. French drains, gutter guards. Sit on front porch and enjoy the view of the river. Due to seller's health, the stairs and pathway to river have been neglected, but this is truly a diamond in the rough.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	207 Snowberry Road	2600 Fisher Rd	621 Arcadia Dr	88 Clearview Dr
<b>City, State</b>	Roseburg, OR	Roseburg, OR	Roseburg, OR	Roseburg, OR
<b>Zip Code</b>	97471	97471	97471	97471
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	7.96 <sup>1</sup>	6.22 <sup>1</sup>	8.80 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$539,500	\$519,900	\$549,000
<b>List Price \$</b>	--	\$539,500	\$519,900	\$549,000
<b>Sale Price \$</b>	--	\$556,000	\$519,900	\$549,000
<b>Type of Financing</b>	--	Conventional	Conventional	Va
<b>Date of Sale</b>	--	05/25/2022	10/04/2022	02/28/2022
<b>DOM · Cumulative DOM</b>	-- · --	7 · 37	10 · 53	64 · 102
<b>Age (# of years)</b>	75	36	48	52
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories A-frame	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,718	1,649	1,752	1,857
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car	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>	2.20 acres	2.01 acres	2.23 acres	2.85 acres
<b>Other</b>	--	Fence, shop, loft, decking	Fence, tool shed, deck	Fence, Shop, tool shed
<b>Net Adjustment</b>	--	-\$25,000	-\$24,900	-\$35,000
<b>Adjusted Price</b>	--	\$531,000	\$495,000	\$514,000

\* 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** Two acres with trees and landscaping. Solid oak cabinetry, granite, and SS appliances. Heated floors in both bathrooms. Skylights. Pellet stove. Covered paver patio, composite decking, with fencing. Circular driveway, and Shop with loft and decking.
- Sold 2** Garden Valley A-frame in a private location, ample viewing windows of the mountains and valley. Updated kitchen, including SS appliances, Corian counter tile, granite counters, hardwood floors, pine ceiling. 2 private balconies, and more. Enjoy outdoor entertainment on the deck. Raised beds in the fenced backyard; detached garage with bonus room.
- Sold 3** Country living at its best on the 2.85 acres in a secluded setting. A comfortable floor plan that includes both a living and family room. Updated kitchen. Many fruit trees, and veggie garden. A well for irrigation with a holding tank. Fenced and a workshop. In an HOA with 6 acres of waterfront on North Umpqua river.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				In November 25, 2019 was the latest sale on this home at \$265,000.			
<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>
--	--	--	--	Sold	11/25/2019	\$265,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$498,000	\$498,000
<b>Sales Price</b>	\$495,000	\$495,000
<b>30 Day Price</b>	\$495,000	--
<b>Comments Regarding Pricing Strategy</b>		
Based on the information provided in the comparables, both listings and Solds contribute to a supporting Market value for the subject property.		

## 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



Front



Front



Front

### Subject Photos



Address Verification



Address Verification



Address Verification



Side



Side



Side



### Subject Photos



Back



Street



Street



Street



Street



Street

## Subject Photos



Other

## Listing Photos

**L1** 710 LARSON BAR RD  
Myrtle Creek, OR 97457



Front

**L2** 375 EAKIN RD  
Azalea, OR 97410



Front

**L3** 4878 OLD MELROSE RD  
Roseburg, OR 97471



Front

## Sales Photos

**S1** 2600 FISHER RD  
Roseburg, OR 97471



Front

**S2** 621 ARCADIA DR  
Roseburg, OR 97471



Front

**S3** 88 CLEARVIEW DR  
Roseburg, OR 97471



Front

### ClearMaps Addendum

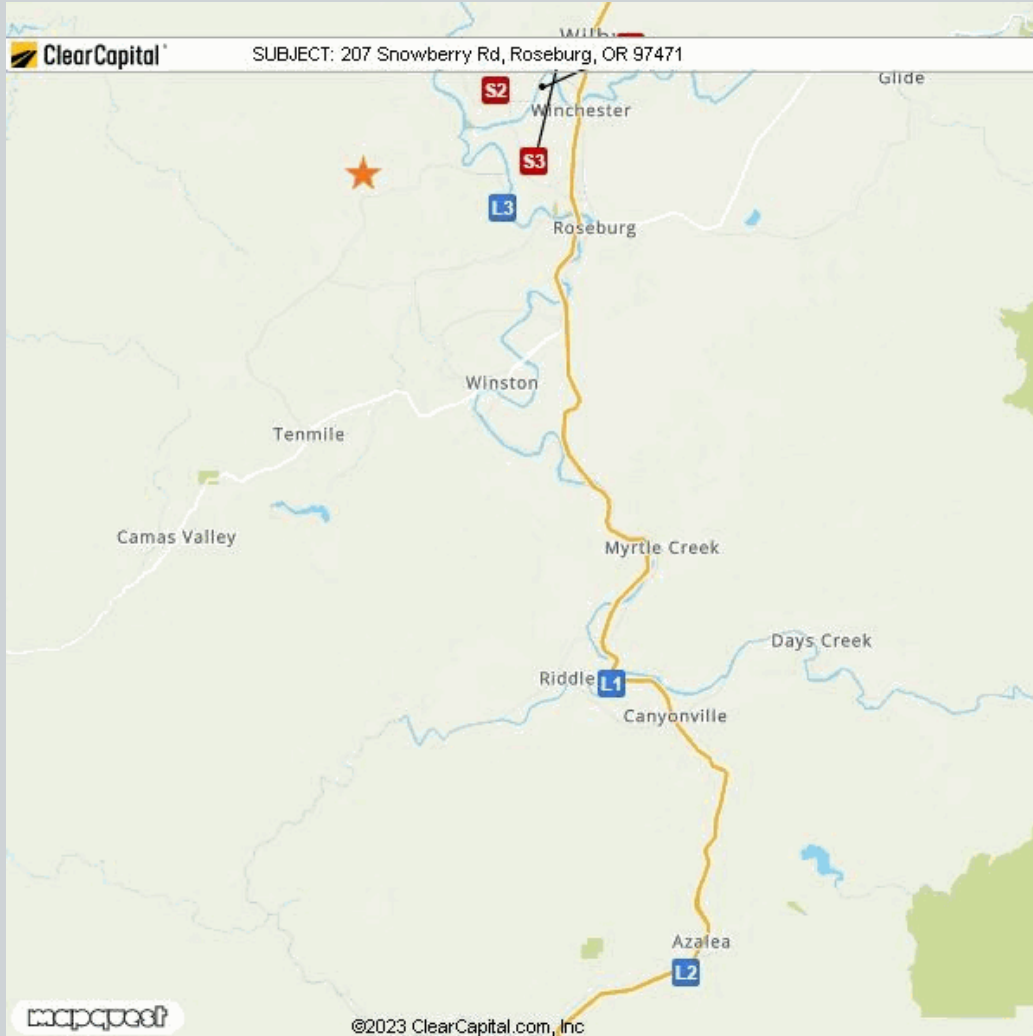
**Address** ★ 207 Snowberry Road, Roseburg, OR 97471

**Loan Number** 52319

**Suggested List** \$498,000

**Suggested Repaired** \$498,000

**Sale** \$495,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	207 Snowberry Road, Roseburg, OR 97471	--	Parcel Match
L1 Listing 1	710 Larson Bar Rd, Myrtle Creek, OR 97457	22.76 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	375 Eakin Rd, Azalea, OR 97410	34.54 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4878 Old Melrose Rd, Roseburg, OR 97471	5.77 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2600 Fisher Rd, Roseburg, OR 97471	7.96 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	621 Arcadia Dr, Roseburg, OR 97471	6.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	88 Clearview Dr, Roseburg, OR 97471	8.80 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>	Melody Beaudro	<b>Company/Brokerage</b>	TR Hunter Real Estate
<b>License No</b>	200404293	<b>Address</b>	1749 Hwy 101 Florence OR 97439-8315
<b>License Expiration</b>	06/30/2024	<b>License State</b>	OR
<b>Phone</b>	5419912151	<b>Email</b>	Melody@trhunter.com
<b>Broker Distance to Subject</b>	58.60 miles	<b>Date Signed</b>	01/25/2023

*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:

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