

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	119 Firlawn Dive, Elma, WA 98541	Order ID	8599248	Property ID	33860158
Inspection Date	01/31/2023	Date of Report	02/01/2023		
Loan Number	52388	APN	739500201000		
Borrower Name	Catamount Properties 2018 LLC	County	Grays Harbor		

Tracking IDs

Order Tracking ID	01.30.23 BPO Request	Tracking ID 1	01.30.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DUSTIN MCCOMBS & LOUISE S GROS	Condition Comments Subject property is in average condition with exterior paint, and new roof shingles required. Subject property has a fenced yard.
R. E. Taxes	\$2,095	
Assessed Value	\$231,825	
Zoning Classification	Residential R2	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject doors and windows are locked.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$20,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$20,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject neighborhood is a development of homes that are similar to the subject property. City services are three minutes away.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$360,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	119 Firlawn Dive	411 N 14th St	103 Cedarwood Dr	109 Blossom Lane
City, State	Elma, WA	Elma, WA	Elma, WA	Elma, WA
Zip Code	98541	98541	98541	98541
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.97 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$380,000	\$389,999
List Price \$	--	\$318,200	\$360,000	\$349,999
Original List Date		12/09/2022	10/25/2022	01/04/2023
DOM · Cumulative DOM	-- · --	53 · 54	46 · 99	17 · 28
Age (# of years)	50	69	42	20
Condition	Average	Average	Good	Good
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	1 Story Ranch/rambler	1 Story Ranch/rambler	1 Story Ranch/rambler	1 Story Ranch/rambler
# Units	1	1	1	1
Living Sq. Feet	1,392	1,428	1,359	1,328
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 1 · 1	3 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Spa - Yes	--	Pool - Yes	--
Lot Size	0.39 acres	0.21 acres	0.34 acres	0.24 acres
Other	Porch, deck, fence, carport	Fence,RV pk	Patio, deck, fence, shed, shop, RV pk	Porch, deck, fence

* 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 Inferior to subject due to year built, fewer baths, smaller garage, no spa, and smaller lot size. This comp is in the same condition as the subject property.

Listing 2 Superior to subject due to year built, better condition, pool, and shop. This comp has been remodeled, and has a fireplace.

Listing 3 Superior to subject due to year built, better condition, and more baths. This comp has been remodeled, and has a heat pump.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	119 Firlawn Dive	1401 W Young St	1518 W Martin St	1219 W Anderson
City, State	Elma, WA	Elma, WA	Elma, WA	Elma, WA
Zip Code	98541	98541	98541	98541
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.45 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$294,900	\$349,900	\$389,000
List Price \$	--	\$265,000	\$349,900	\$349,500
Sale Price \$	--	\$265,000	\$310,000	\$350,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	12/28/2022	07/12/2022	09/30/2022
DOM · Cumulative DOM	-- · --	24 · 58	11 · 43	44 · 79
Age (# of years)	50	69	41	70
Condition	Average	Average	Average	Good
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	1 Story Ranch/rambler	1 Story Ranch/rambler	1 Story Ranch/rambler	1 Story Ranch/rambler
# Units	1	1	1	1
Living Sq. Feet	1,392	1,422	1,175	1,280
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	4 · 2	3 · 1
Total Room #	7	8	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Spa - Yes	--	--	--
Lot Size	0.39 acres	0.14 acres	0.14 acres	0.21 acres
Other	Porch, deck, fence, carport	Porch, patio, fence, shed	Fence	Patio, fence, carport
Net Adjustment	--	+\$10,000	+\$4,000	-\$20,000
Adjusted Price	--	\$275,000	\$314,000	\$330,000

* Sold 2 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** Inferior to subject due to year built, no garage, no carport, and smaller lot size. This comp is in the same condition as the subject property.
- Sold 2** Inferior to subject due to less square feet, smaller garage, smaller lot size, and no extra carport. This comp is in the same condition as the subject property.
- Sold 3** Superior to subject due to better condition. This comp has been remodeled, and is described as being in very good condition in the MLS listing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			MLS# 26078614 listed 05/19/2006 \$200000, EXP 11/18/2006.				
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	\$339,000	\$369,000
Sales Price	\$317,000	\$349,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
Subject value assigned is based on the sold, and active comp values after adjusting for the differences. More weight was given to the sold comp values, because the active comp list prices may change.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 411 N 14th St
Elma, WA 98541



Front

L2 103 Cedarwood Dr
Elma, WA 98541



Front

L3 109 Blossom Lane
Elma, WA 98541



Front

Sales Photos

S1 1401 W Young St
Elma, WA 98541



Front

S2 1518 W Martin St
Elma, WA 98541



Front

S3 1219 W Anderson
Elma, WA 98541



Front

ClearMaps Addendum

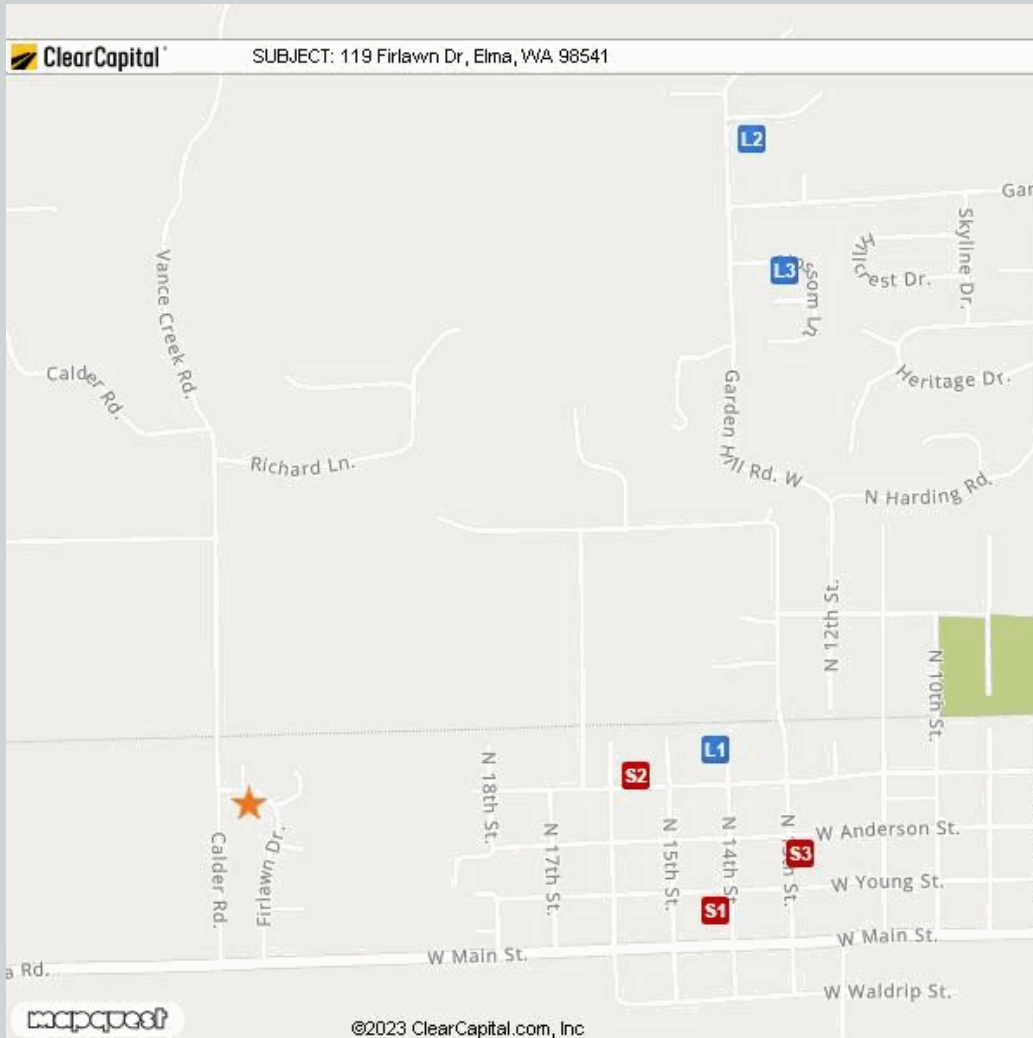
Address ★ 119 Firlawn Dive, Elma, WA 98541

Loan Number 52388

Suggested List \$339,000

Suggested Repaired \$369,000

Sale \$317,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	119 Firlawn Dive, Elma, WA 98541	--	Parcel Match
L1 Listing 1	411 N 14th St, Elma, WA 98541	0.55 Miles ¹	Parcel Match
L2 Listing 2	103 Cedarwood Dr, Elma, WA 98541	0.97 Miles ¹	Parcel Match
L3 Listing 3	109 Blossom Lane, Elma, WA 98541	0.88 Miles ¹	Parcel Match
S1 Sold 1	1401 W Young St, Elma, WA 98541	0.56 Miles ¹	Parcel Match
S2 Sold 2	1518 W Martin St, Elma, WA 98541	0.45 Miles ¹	Parcel Match
S3 Sold 3	1219 W Anderson, Elma, WA 98541	0.65 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.

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

Broker Name	Newell Flood	Company/Brokerage	Better Properties Longview
License No	24529	Address	9237 Applegate Lp SW Rochester WA 98579
License Expiration	03/27/2024	License State	WA
Phone	3602613350	Email	newellflood@gmail.com
Broker Distance to Subject	21.06 miles	Date Signed	02/01/2023

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

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:

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