

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	392 Cherokee Avenue, Roseburg, OREGON 97471	Order ID	8602443	Property ID	33866413
Inspection Date	02/07/2023	Date of Report	02/07/2023		
Loan Number	52403	APN	R26596		
Borrower Name	Catamount Properties 2018 LLC	County	Douglas		

Tracking IDs					
Order Tracking ID	20230201_BPO	Tracking ID 1	20230201_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	IAN FISHER	Home is based off an average condition due to the inspection being exterior. The interior condition of the home is unknown.
R. E. Taxes	\$1,936	
Assessed Value	\$200,971	
Zoning Classification	Residential	
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	Del View Owners Assoc 541-391-4171	
Association Fees	\$400 / Year (Other: Septic and River Access)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Home is located within an HOA. Neighboring homes appear to be well maintained. No adverse conditions of the home or neighborhood were noticed.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$89000 High: \$990000	
Market for this type of property	Decreased 22 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	392 Cherokee Avenue	1035 W Copper Ct	659 Page Rd	2342 Old Garden Valley Rd
City, State	Roseburg, OREGON	Roseburg, OR	Winchester, OR	Roseburg, OR
Zip Code	97471	97471	97495	97471
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	4.83 ¹	3.11 ¹	1.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$525,000	\$399,900	\$589,000
List Price \$	--	\$499,900	\$399,900	\$569,000
Original List Date		11/23/2022	01/23/2023	09/23/2022
DOM · Cumulative DOM	-- · --	76 · 76	15 · 15	137 · 137
Age (# of years)	51	30	61	50
Condition	Average	Good	Average	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Mountain
Style/Design	1 Story Historical	2 Stories Other	1 Story Ranch/Rambler	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,358	2,160	1,560	1,398
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.21 acres	0.36 acres	0.43 acres	1.00 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Comparable home is superior in size, similar to location and scenery. Comparable property was used due to location to the subject property.

Listing 2 Comparable home is similar to subject property in size and condition. This home appears to be in average condition, with no notes of any recent remodel.

Listing 3 Home has recently had a full remodel to the interior and exterior of the property. Due to the recent remodels, home is superior. This home is similar in size, offering a larger property. With a slight adjustment to the price for the property size and condition, this home would be most comparable to the subject property due to the size of the home.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	392 Cherokee Avenue	283 Osage Dr	341 Quail Ln	365 Quail Ln
City, State	Roseburg, OREGON	Roseburg, OR	Roseburg, OR	Roseburg, OR
Zip Code	97471	97471	97471	97471
Datasource	Public Records	MLS	MLS	Public Records
Miles to Subj.	--	0.03 ¹	0.76 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,999	\$419,900	\$440,000
List Price \$	--	\$399,999	\$419,900	\$440,000
Sale Price \$	--	\$399,999	\$429,900	\$440,000
Type of Financing	--	Va	Conventional	Unknown
Date of Sale	--	10/28/2022	03/31/2022	03/23/2022
DOM · Cumulative DOM	-- · --	50 · 50	35 · 35	0 · 0
Age (# of years)	51	48	51	54
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Historical	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,358	1,456	1,340	1,784
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	1,137
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.26 acres	0.57 acres	0.59 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$399,999	\$429,900	\$440,000

* Sold 1 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** Home is located within the same community and HOA as the subject property. This home is most similar to the subject property in size and location.
- Sold 2** Comparable property is located in a similar proximity to the subject property. Home is also similar to the size of the home and room count. Superior in property size and condition.
- Sold 3** Comparable home was not listed on the local MLS, no updated information is available to condition status. Financing type is unknown. This property is inferior to the subject property due to the location. Superior in size of home and property size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home last sold in 2012 and was listed once prior to that. No history of sales thereafter.			
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	\$425,000	\$425,000
Sales Price	\$435,000	\$435,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
Home is located within a well desired neighborhood within an HOA. For a quick 30-sale value, a price recommendation would be \$405,000. A starting list price for the listing would be recommended at \$435,000 if a quick sale is not preferred.		

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



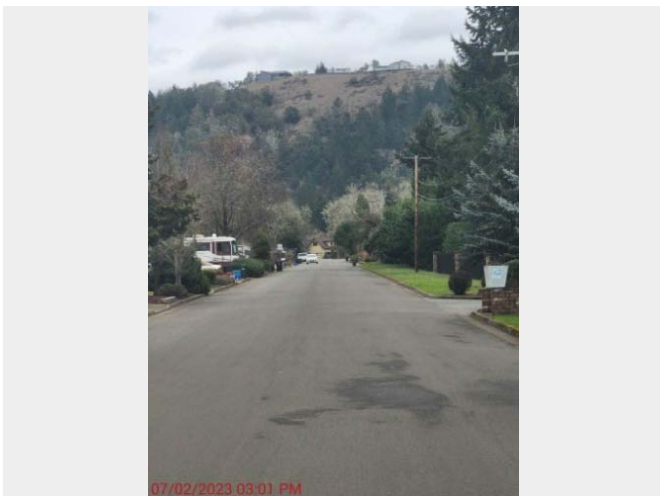
Address Verification



Side



Side



Street



Street

Listing Photos

L1 1035 W Copper Ct
Roseburg, OR 97471



Front

L2 659 Page Rd
Winchester, OR 97495



Front

L3 2342 Old Garden Valley Rd
Roseburg, OR 97471



Front

Sales Photos

S1 283 Osage Dr
Roseburg, OR 97471



Front

S2 341 Quail Ln
Roseburg, OR 97471



Front

S3 365 Quail Ln
Roseburg, OR 97471



Front

ClearMaps Addendum

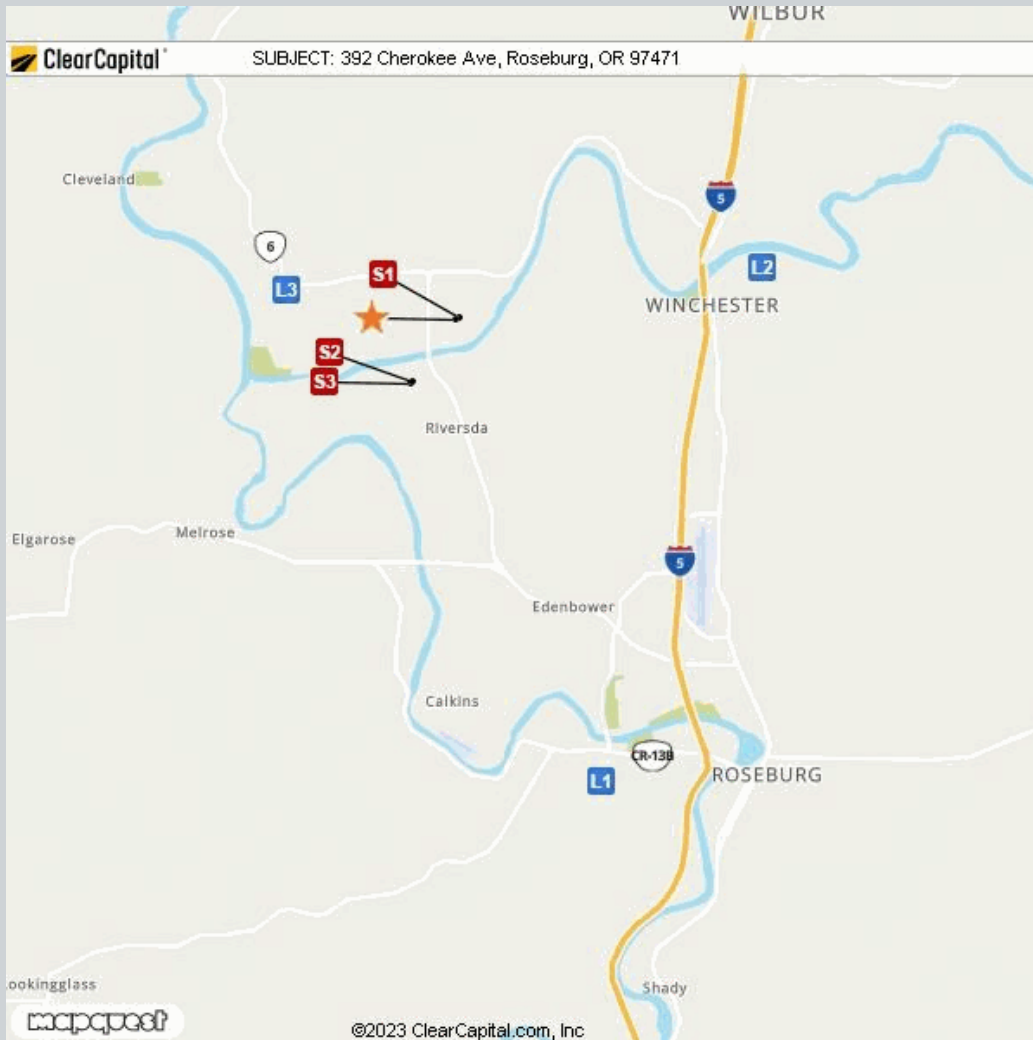
Address ★ 392 Cherokee Avenue, Roseburg, OREGON 97471

Loan Number 52403

Suggested List \$425,000

Suggested Repaired \$425,000

Sale \$435,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	392 Cherokee Avenue, Roseburg, Oregon 97471	--	Parcel Match
L1 Listing 1	1035 W Copper Ct, Roseburg, OR 97471	4.83 Miles ¹	Parcel Match
L2 Listing 2	659 Page Rd, Winchester, OR 97495	3.11 Miles ¹	Parcel Match
L3 Listing 3	2342 Old Garden Valley Rd, Roseburg, OR 97471	1.73 Miles ¹	Parcel Match
S1 Sold 1	283 Osage Dr, Roseburg, OR 97471	0.03 Miles ¹	Parcel Match
S2 Sold 2	341 Quail Ln, Roseburg, OR 97471	0.76 Miles ¹	Parcel Match
S3 Sold 3	365 Quail Ln, Roseburg, OR 97471	0.78 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	Tiffanie McDonald	Company/Brokerage	Keller Williams Realty Southern Oregon Umpqua Valley
License No	201219360	Address	2658 NE Stephens St Roseburg OR 97470
License Expiration	09/30/2024	License State	OR
Phone	5416801075	Email	TiffanieMcDonald@kw.com
Broker Distance to Subject	3.51 miles	Date Signed	02/07/2023

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:

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.