

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	395 Sunset Drive, Oak Harbor, WA 98277	Order ID	8663172	Property ID	34031722
Inspection Date	03/22/2023	Date of Report	03/22/2023		
Loan Number	52939	APN	S826502030110		
Borrower Name	Redwood Holdings LLC	County	Island		

Tracking IDs					
Order Tracking ID	03.20.23 BPO Request	Tracking ID 1	03.20.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JEREMY RYAN GOURLEY	Condition Comments the subject is in average condition. The subject appears well maintained with no visible issues or repairs. The subject has consistent appearance and condition when compared to most homes in the neighborhood. The subject style, age, and features are consistent with most homes in the neighborhood.
R. E. Taxes	\$3,821	
Assessed Value	\$367,568	
Zoning Classification	Residential 10	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments the subject neighborhood is rural. The subject neighborhood is accessed by ferry. The subject neighborhood is a mix of SFR detached homes and open undeveloped land. The subject neighborhood has limited employment, shopping and amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$1,010,000	
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	395 Sunset Drive	1079 Nw Anchor Dr	576 Se Quaker St	590 Se 5th Ave
City, State	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA
Zip Code	98277	98277	98277	98277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.73 ¹	3.74 ¹	4.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,000	\$450,000	\$449,500
List Price \$	--	\$405,000	\$450,000	\$419,500
Original List Date		12/30/2022	02/02/2023	01/30/2023
DOM · Cumulative DOM	-- · --	80 · 82	48 · 48	50 · 51
Age (# of years)	34	55	65	55
Condition	Average	Average	Average	Average
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,488	1,092	1,527	1,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.75 acres	.18 acres	.24 acres	.20 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 comp has inferior GLA, comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability

Listing 2 comp has superior GLA, comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability

Listing 3 comp has inferior GLA, comp supports subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	395 Sunset Drive	2637 Olympic Dr	1487 Swantown Rd	3337 Garfield Ct
City, State	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA	Oak Harbor, WA
Zip Code	98277	98277	98277	98277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.75 ¹	5.44 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$470,000	\$444,000	\$469,000
List Price \$	--	\$420,000	\$444,000	\$469,000
Sale Price \$	--	\$410,000	\$440,000	\$469,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	11/03/2022	11/28/2022	12/21/2022
DOM · Cumulative DOM	-- · --	63 · 80	44 · 45	61 · 62
Age (# of years)	34	64	65	45
Condition	Average	Average	Average	Average
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,488	1,717	1,320	1,232
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.75 acres	.61 acres	1.45 acres	1.25 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$410,000	\$440,000	\$469,000

* 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** comp has superior GLA, comp supports subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability
- Sold 2** comp has inferior GLA, comp supports subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability
- Sold 3** comp has inferior GLA, comp is closest to subject in proximity, style, age, GLA, features and condition. comp support subject fair market value and marketability

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$439,950	\$439,950
Sales Price	\$439,950	\$439,950
30 Day Price	\$429,950	--
Comments Regarding Pricing Strategy		
Comps are as close to subject parameters as available in current market conditions. All available comps were reviewed for this report. Comps were chosen based on closest to subject in proximity, style, GLA and features. There are sales and listings closer in proximity to subject but do not have the characteristics that will directly compete with the subject's style, age, and GLA. Comps in this report are closest to subject in proximity, style, age, and GLA and best support for the subject's fair market value in current market conditions.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 1079 NW Anchor Dr
Oak Harbor, WA 98277



Front

L2 576 SE Quaker St
Oak Harbor, WA 98277



Front

L3 590 SE 5th Ave
Oak Harbor, WA 98277



Front

Sales Photos

S1 2637 Olympic Dr
Oak Harbor, WA 98277



Front

S2 1487 Swantown Rd
Oak Harbor, WA 98277



Front

S3 3337 Garfield Ct
Oak Harbor, WA 98277



Front

ClearMaps Addendum

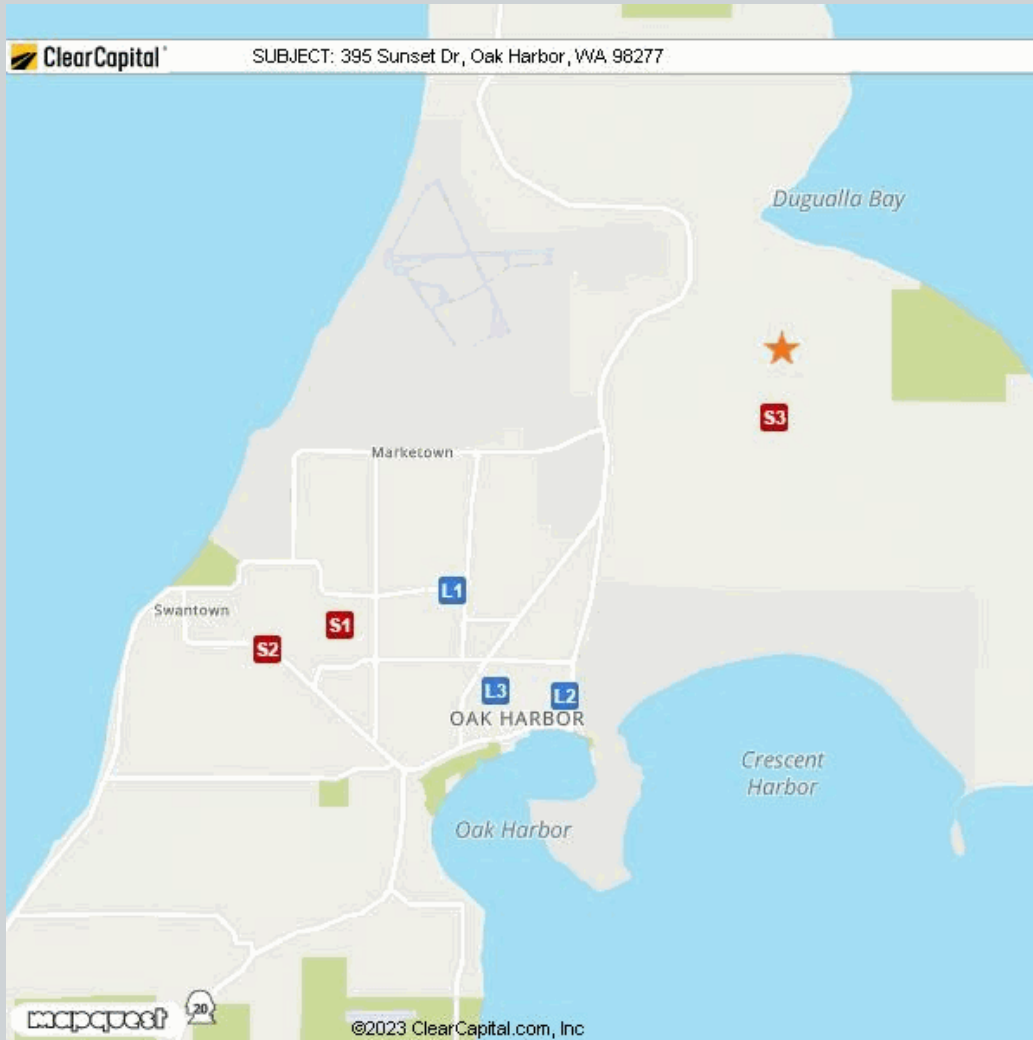
Address ★ 395 Sunset Drive, Oak Harbor, WA 98277

Loan Number 52939

Suggested List \$439,950

Suggested Repaired \$439,950

Sale \$439,950



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	395 Sunset Drive, Oak Harbor, WA 98277	--	Parcel Match
L1 Listing 1	1079 Nw Anchor Dr, Oak Harbor, WA 98277	3.73 Miles ¹	Parcel Match
L2 Listing 2	576 Se Quaker St, Oak Harbor, WA 98277	3.74 Miles ¹	Parcel Match
L3 Listing 3	590 Se 5th Ave, Oak Harbor, WA 98277	4.06 Miles ¹	Parcel Match
S1 Sold 1	2637 Olympic Dr, Oak Harbor, WA 98277	4.75 Miles ¹	Parcel Match
S2 Sold 2	1487 Swantown Rd, Oak Harbor, WA 98277	5.44 Miles ¹	Parcel Match
S3 Sold 3	3337 Garfield Ct, Oak Harbor, WA 98277	0.64 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Joanie Agee	Company/Brokerage	Coldwell Banker
License No	6329	Address	6725 162nd place sw lynnwood WA 98037
License Expiration	11/21/2023	License State	WA
Phone	4252751816	Email	realestatere01@gmail.com
Broker Distance to Subject	35.94 miles	Date Signed	03/22/2023

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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