

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	15905 Se Oatfield Road, Portland, OREGON 97267	Order ID	8958699	Property ID	34660689
Inspection Date	10/06/2023	Date of Report	10/10/2023		
Loan Number	53101	APN	00452968		
Borrower Name	Catamount Properties 2018 LLC	County	Clackamas		

Tracking IDs

Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brint L Mares	Condition Comments Subject has good 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	\$4,672	
Assessed Value	\$503,260	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject listed on the market and secured by listing office has lock box for access.)		
Ownership Type	Fee Simple	
Property Condition	Good	
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

Location Type	Suburban	Neighborhood Comments 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: \$500,000 High: \$600,000	
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	15905 Se Oatfield Road	6665 Parkway Dr	4415 Se Glen Echo Ave	4922 Se Thiessen Rd
City, State	Portland, OREGON	Gladstone, OR	Portland, OR	Portland, OR
Zip Code	97267	97027	97267	97267
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.48 ¹	1.65 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$545,000	\$570,000	\$589,000
List Price \$	--	\$545,000	\$570,000	\$589,000
Original List Date		09/26/2023	09/07/2023	06/15/2023
DOM · Cumulative DOM	-- · --	9 · 14	28 · 33	110 · 117
Age (# of years)	50	49	43	55
Condition	Good	Good	Good	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 split	2 Stories split	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,200	1,341	1,426	1,430
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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.	742	592	820	702
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.25 acres	0.25 acres	0.19 acres
Other	none	none	none	none

* Listing 3 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** Located on the corner of a quiet cul-de-sac, this charming Gladstone home has it all! Four bedrooms, 2.5 baths, two wood burning fi replaces, fully fenced back yard, patio with retractable cover, double car garage with shelves and deep storage, gas hook-up for dryer, roof around 5 years old, close to freeways and schools. Bonus room/ family room downstairs with its own entrance. You will not want to miss this home.
- Listing 2** Serene perch near the Willamette! Meticulously cared for custom home built 1979-first time on the market! High quality construction showcases natural wood and bright airy living areas with a mid-century vibe. Living room with vaulted ceiling flows into a formal dining room with bay window to private, landscaped back yard. Kitchen w/breakfast nook, stained wood cabinets, slider. Primary suite w/two double closets. Large family room w/built in cabinets. Generous bedrooms and laundry/utility room. Timber Tech deck and stairs. Gorgeous mature evergreen shrubs and trees, large attached garage and spacious driveway. Enjoy the quiet neighborhood along the Willamette, with proximity to shopping and city.
- Listing 3** Remodeled Split Level Home on a Spacious .17 Acre Lot. Extended driveway. Living room with updated flooring, windows, fixtures, and recess lighting. Open modern kitchen with quartz tops, island, and updated appliances. Owners suite with walk-in closet and two spare bedrooms upstairs. Family room and full bath downstairs. All three bathrooms fully remodeled. Updated electrical. Updated oversized water heater. Expansive patio and updated Trex deck in the fenced backyard with a peaceful water feature. Updated HVAC and central air. Click the virtual tour link for a 3D home tour and floorplan!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15905 Se Oatfield Road	5260 Se Hillwood Ave	4638 Se Robin Rd	16521 Se Dagmar Rd
City, State	Portland, OREGON	Portland, OR	Portland, OR	Portland, OR
Zip Code	97267	97267	97267	97267
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.40 ¹	1.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$515,000	\$475,000	\$549,900
List Price \$	--	\$515,000	\$475,000	\$549,900
Sale Price \$	--	\$525,000	\$540,000	\$550,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	05/26/2023	03/16/2023	09/28/2023
DOM · Cumulative DOM	-- · --	3 · 26	4 · 0	13 · 56
Age (# of years)	50	51	55	52
Condition	Good	Average	Good	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 split	2 Stories DAYRANCH	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,200	1,168	1,233	1,186
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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.	742	624	1,233	853
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.25 acres	0.18 acres	0.29 acres
Other	none	none	none	none
Net Adjustment	--	+\$25,000	+\$5,000	\$0
Adjusted Price	--	\$550,000	\$545,000	\$550,000

* 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** Seller to complete a 1031 tax exchange at no cost to buyer. Great fenced backyard with patio and tool shed huge play ground for kids. Fabulous street and area. Big yard, sliders to deck. 4 bedrooms 3 bathrooms, large family room, laundry room. Oversized double car garage. Big driveway for many cars. This comp most adjusted for condition +22000 and smaller lot size +3000 total adjusted +25000
- Sold 2** Beautiful Daylight Ranch Home Located in nice Neighborhood. This Home Features 4-Bedrooms ~ 3-Bathrooms ~ 2-Car Garage ~ 2-Master Suites with Full Baths ~ Large Landscaped Yards ~ Newer Interior Paint ~ Potential ADU/Separate Living Quarters ~ Deck off Dining Room ~ Lots of Storage Space ~ Close to Shopping, Schools, Restaurants, Transportation, Freeways, Parks & More. This comp most adjusted for smaller lot size +5000
- Sold 3** Forest traditional located on a corner lot. This lovely home offers a spacious living room with gas fireplace and doors to a covered patio. An open kitchen and dining area leads to a main level family room with built in shelves and a gas insert to take the chill off in the cooler months. Three spacious bedrooms are on upper level. The backyard offers space to garden as well as a deck and covered patio. This comp don't need any adjustments.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Andrew McKay	Subject currently listed on the market and price was reduced.					
Listing Agent Name	Andrew McKay						
Listing Agent Phone	503-334-5839						
# 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
09/15/2023	\$575,000	10/04/2023	\$549,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$559,000	\$559,000
Sales Price	\$550,000	\$550,000
30 Day Price	\$545,000	--
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. At the time inspection, there were no negative features that were noted that would have a negative impact on the subject property's value. 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.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 6665 Parkway dr
Gladstone, OR 97027



Front

L2 4415 SE Glen Echo ave
Portland, OR 97267



Front

L3 4922 SE Thiessen rd
Portland, OR 97267



Front

Sales Photos

S1 5260 SE Hillwood ave
Portland, OR 97267



Front

S2 4638 SE Robin rd
Portland, OR 97267



Front

S3 16521 SE Dagmar rd
Portland, OR 97267



Front

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	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	10.22 miles	Date Signed	10/10/2023

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.