

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	17521 Clear Lake Boulevard Se, Yelm, WA 98597	Order ID	8700743	Property ID	34109403
Inspection Date	04/17/2023	Date of Report	04/17/2023		
Loan Number	53278	APN	22719342401		
Borrower Name	Redwood Holdings LLC	County	Thurston		

Tracking IDs					
Order Tracking ID	04.17.23 BPO Request	Tracking ID 1	04.17.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	TRITT, SANDRA S	Could not view the home due to gate. Assuming it is maintained with no repairs noted.
R. E. Taxes	\$4,120	
Assessed Value	\$347,100	
Zoning Classification	SFR	
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	Clearwood HOA 360-894-2941	
Association Fees	\$60 / Month (Pool,Tennis)	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Rural	rural location, gated community of stick built homes, most appear maintained from what could be seen.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$288,000 High: \$465,000	
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	17521 Clear Lake Boulevard Se	18244 Rockwood Ct	22236 Bluewater Dr Se	18307 Avonwood Ct
City, State	Yelm, WA	Yelm, WA	Yelm, WA	Yelm, WA
Zip Code	98597	98597	98597	98597
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	1.16 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$382,900	\$429,950	\$369,500
List Price \$	--	\$382,900	\$429,950	\$369,500
Original List Date		03/28/2023	04/13/2023	11/17/2022
DOM · Cumulative DOM	-- · --	20 · 20	4 · 4	137 · 151
Age (# of years)	17	28	1	28
Condition	Average	Average	Good	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	2 Stories 2	1 Story 1	2 Stories 2	1 Story 1
# Units	1	1	1	1
Living Sq. Feet	1,304	1,368	1,463	1,214
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	.26 acres	.21 acres	.21 acres	.19 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Nicely updated rambler on corner lot near back gate of Clearwood. Newer paint and flooring, light and bright colors, slider to back deck, low maintenance yard, painted millwork, blinds, LVT flooring, white cabinets, black appliances, island eating area, recessed lighting, 2 car attached garage. Enjoy all the parks, walking trails, community pool, playgrounds, tennis courts and fishing that Clearwood offers. Home sold as is. Septic pumped and TOT in supplements.
- Listing 2** Brand new construction in the desirable Clearwood Community. This gated development has everything you could want including multiple lakes, parks, sports courts, community swimming pool & miles of trails. Home offers a wonderful floor plan featuring 3 rooms all with closets and direct access to full bath rooms. The primary bedroom has a nice walk-in closet and 5 piece bath. Nice kitchen adjoining the great room, and all rooms have been tastefully appointed. This home is as close to the lake as you can get, right outside your back door with easily accessible boat launch. Summer is coming and this home is located in the perfect place for fishing, canoeing or paddle boating, just steps away! Summer recreation abounds in this gated community!
- Listing 3** Well maintained, single story home featuring 3 bedrooms and 1.75 bathrooms, surrounded by beautiful trees providing serenity and privacy. Large driveway and attached two car garage provides ample parking options. The covered front porch leads into the living room with flowing floor plan to the dining room and kitchen. Small breakfast bar nestled in the kitchen for additional seating. The primary bedroom is complete with an attached 3/4 bath and walk in closet. Two additional bedrooms and full bathroom with shower/tub combo. Spacious utility room off of the living room with storage space. Fully fenced backyard, great for entertaining with back deck, shed and fire pit. Clearwood community offers pool, lakes, playgrounds, and endless trails!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	17521 Clear Lake Boulevard Se	22516 N Clear Lake Blvd Se	17645 Clearlake Blvd Se	21737 E Terra Lane Se
City, State	Yelm, WA	Yelm, WA	Yelm, WA	Yelm, WA
Zip Code	98597	98597	98597	98597
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.48 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,950	\$374,500	\$397,950
List Price \$	--	\$359,950	\$374,500	\$380,000
Sale Price \$	--	\$348,000	\$359,500	\$389,700
Type of Financing	--	Cash	Conven	Va
Date of Sale	--	12/05/2022	01/06/2023	10/28/2022
DOM · Cumulative DOM	-- · --	7 · 25	19 · 45	44 · 79
Age (# of years)	17	28	25	28
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	2 Stories 2	1 Story 1	2 Stories 2	1 Story 1
# Units	1	1	1	1
Living Sq. Feet	1,304	1,326	1,256	1,392
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 1 · 1	3 · 2 · 1	3 · 1 · 1
Total Room #	6	6	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	.26 acres	.28 acres	.29 acres	.18 acres
Other	--	--	--	--
Net Adjustment	--	+\$9,000	+\$5,000	\$0
Adjusted Price	--	\$357,000	\$364,500	\$389,700

* Sold 3 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** +6000 LESS ROOMS, +3000 OLDER. Turn Key Rambler everything updated and remodeled. Open floor plan, newer flooring, updated white kitchen cabinets with white back splash, Stainless steel appliances with wine cooler included. Modern light fixtures, fully trimmed windows, white trim package thru out home. Fresh coat of paint everywhere. Master bedroom has walk in closet and 3/4 bath all updated. This is a 2 bedroom home but there is a third room (totally permitted) no closet but used as a bedroom. Complete privacy in the backyard large patio area for BBQ's. Home sits on dead end culdesac. Community has basketball, pickleball, tennis, lake access and trails.
- Sold 2** +3000 LESS GLA, +2000 OLDER. Fully remodeled 3 bedroom, 2.25 bath home in the Clearwood community. The primary bedroom is complete with an attached 3/4 bath and walk in closet. Open concept allows for everyone to be able to enjoy each other's company when you entertain while stainless steel appliances finish the fantastic kitchen. This is perfect for those that love the outdoors. Greenbelt attached to backyard. Your view stays the same! Close to trails and the lake. The Clearwood community is a gated community, just outside of Yelm and close to JBLM. Features include: Playgrounds, community swimming pool, beaches, walking trails, sports court, covered picnic areas, lake access and so much more! Seller to pay \$3K to closing/points if closed by 1/4/2023
- Sold 3** +3000 OLDER, -3000 MORE GLA. Must see this home! An absolutely FABULOUS Rambler located in desired private gated community with loads of amenities! If you love the outdoors this one is for you!! Clearwood includes access to swimming pool, hot tub, 3 lakes, boat launch, playgrounds, multiple sport courts, 14 miles of maintained wooded trails! And is just 3.8 miles to Deschutes Falls Park. Perfect for a primary or vacation home. Is wired for generator & hot tub. Freshly painted interior. Roof is only a couple years old! Young fruit trees too!! Featuring large Kitchen w/newer appliances, vaulted ceiling & skylights! Large deck great for entertaining! Primary bedroom has ensuite & walk-in closet. Easy commute to JBLM. You don't want to miss this one!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history				
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	\$370,000	\$370,000
Sales Price	\$368,000	\$368,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
Rural location with lack of comps, used the best comps in the market area to come up with sales prices.		

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



Street

Listing Photos

L1 18244 rockwood ct
Yelm, WA 98597



Front

L2 22236 BLUEWATER DR SE
Yelm, WA 98597



Front

L3 18307 AVONWOOD CT
Yelm, WA 98597



Front

Sales Photos

S1 22516 N CLEAR LAKE BLVD SE
Yelm, WA 98597



Front

S2 17645 CLEARLAKE BLVD SE
Yelm, WA 98597



Front

S3 21737 E TERRA LANE SE
Yelm, WA 98597



Front

ClearMaps Addendum

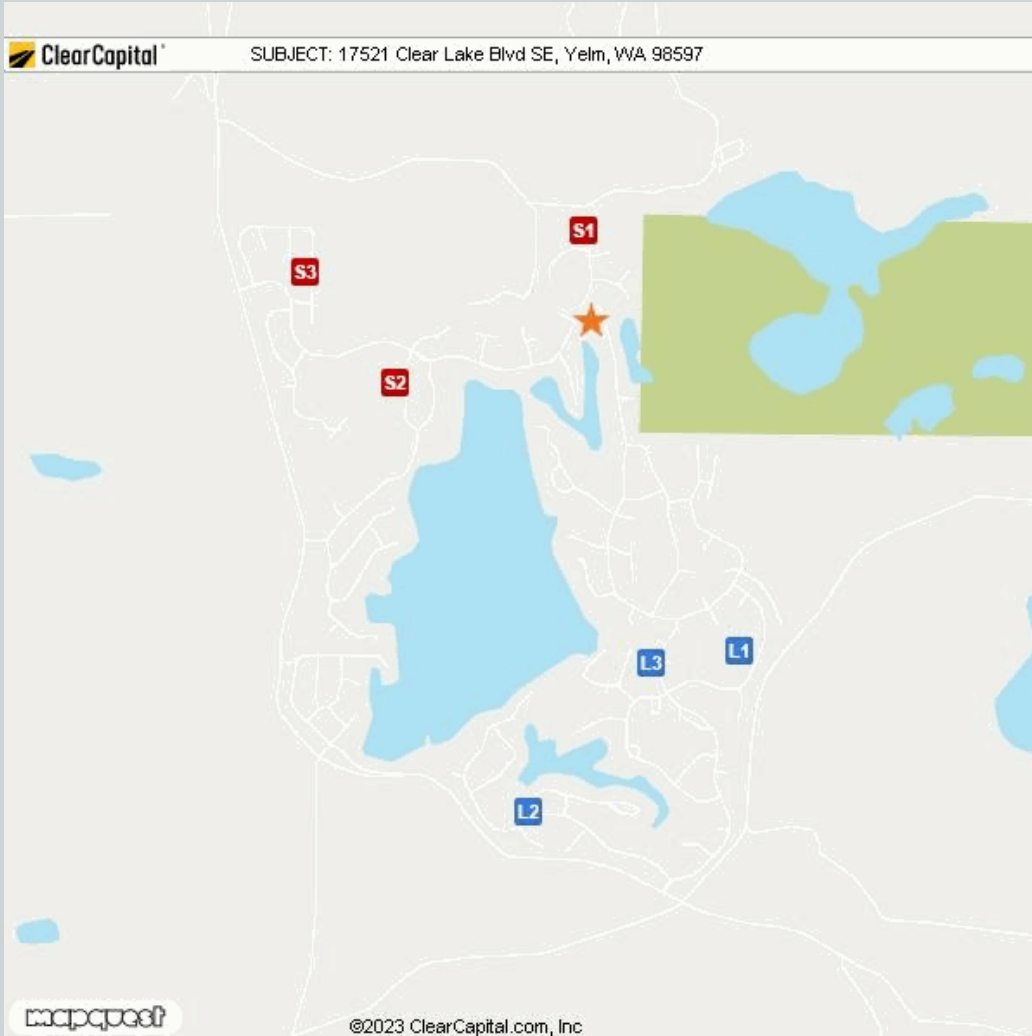
Address ★ 17521 Clear Lake Boulevard Se, Yelm, WA 98597

Loan Number 53278

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$368,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17521 Clear Lake Boulevard Se, Yelm, WA 98597	--	Parcel Match
L1 Listing 1	18244 Rockwood Ct, Yelm, WA 98597	0.85 Miles ¹	Parcel Match
L2 Listing 2	22236 Bluewater Dr Se, Yelm, WA 98597	1.16 Miles ¹	Parcel Match
L3 Listing 3	18307 Avonwood Ct, Yelm, WA 98597	0.82 Miles ¹	Parcel Match
S1 Sold 1	22516 N Clear Lake Blvd Se, Yelm, WA 98597	0.21 Miles ¹	Parcel Match
S2 Sold 2	17645 Clearlake Blvd Se, Yelm, WA 98597	0.48 Miles ¹	Parcel Match
S3 Sold 3	21737 E Terra Lane Se, Yelm, WA 98597	0.68 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	Mandy Brymer	Company/Brokerage	Pierce Properties
License No	49605	Address	109 Washington Ave N #A Eatonville WA 98328
License Expiration	10/07/2023	License State	WA
Phone	2536864085	Email	reomandy@gmail.com
Broker Distance to Subject	9.86 miles	Date Signed	04/17/2023

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:

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.