

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	611 E Empire Avenue, Spokane, WA 99207	Order ID	9025879	Property ID	34801564
Inspection Date	11/15/2023	Date of Report	11/17/2023		
Loan Number	53499	APN	350540403		
Borrower Name	Redwood Holdings LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	11.14_BPOUpdate	Tracking ID 1	11.14_BPOUpdate		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LEESON FAMILY TRUST BOYD L & JOAN L	Condition Comments	
R. E. Taxes	\$2,111	The subject appears to have been renovated inside and out. It is in above average condition for the area. The subject is a bungalow with a full partially finished basement.	
Assessed Value	\$220,600		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	
Local Economy	Stable	The subject area has seen rapid appreciation over the last several years however in the last 12 months there has been a slight increase in inventory and prices have begun to fall. There is no REO activity in the subject area at the present time.	
Sales Prices in this Neighborhood	Low: \$197650 High: \$354500		
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	611 E Empire Avenue	537 E Gordon Ave	417 E Lacrosse Ave	1028 E Glass Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.24 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$266,000	\$269,500
List Price \$	--	\$249,900	\$266,000	\$269,500
Original List Date		10/13/2023	11/08/2023	10/20/2023
DOM · Cumulative DOM	-- · --	35 · 35	9 · 9	28 · 28
Age (# of years)	77	115	87	82
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	708	804	750	796
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 2	3 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	None	None	None	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	0%	100%	75%
Basement Sq. Ft.	708	120	350	796
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.12 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 Listing one has a slightly larger GLA compared to the subject but a smaller basement it is in slightly inferior condition and has an inferior room count.

Listing 2 Very similar GLA compared to the subject and similar good condition although slightly inferior. Has a slightly larger GLA but a smaller basement however it is fully finished giving it a very similar total finish square footage.

Listing 3 Larger GLA and basement compared to the subject but has a matching room count. Similar updated condition compared to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	611 E Empire Avenue	1203 E Empire Ave	204 E Rockwell Ave	607 E Empire Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99207	99207	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.38 ¹	0.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$250,000	\$280,000
List Price \$	--	\$249,900	\$250,000	\$280,000
Sale Price \$	--	\$255,000	\$265,000	\$282,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/28/2023	05/12/2023	07/10/2023
DOM · Cumulative DOM	-- · --	6 · 29	3 · 29	48 · 48
Age (# of years)	77	74	76	75
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	708	880	668	798
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	4 · 2
Total Room #	6	5	6	7
Garage (Style/Stalls)	None	Attached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	50%	0%	50%	90%
Basement Sq. Ft.	708	--	668	798
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	.12 acres	.13 acres	.13 acres
Other	--	5000 Seller concession	--	5000 Seller concession
Net Adjustment	--	+\$2,200	-\$5,800	-\$22,500
Adjusted Price	--	\$257,200	\$259,200	\$260,000

* 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** Sale one is located on the same street as the subject it has a larger GLA but no basement. It does have a detached garage and is in similar fully updated condition compared to the subject. Took a seller concession at closing which is adjusted for
- Sold 2** Superior location compared to the subject lacking the arterial influence. Has a very similar GLA and basement any matching room count.
- Sold 3** Larger GLA and basement compared to the subject as well as having one additional bedroom and bathroom. Located on the same street as the subject. Took a seller concession at closing which is adjusted for.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 3

of Sales in Previous 12 Months 0

Listing History Comments

The subject was listed roughly 4 months ago and expired. It appears to have had some additional renovation completed including new floors on the main level since last listing.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/30/2023	\$259,900	07/07/2023	\$259,900	Withdrawn	07/31/2023	\$259,900	MLS
08/20/2023	\$275,000	11/10/2023	\$259,900	Expired	09/29/2023	\$275,000	MLS
11/10/2023	\$259,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$259,000	\$259,000
30 Day Price	\$255,000	--

Comments Regarding Pricing Strategy

The subject's current listing was taken into account and the evaluation it appears to be priced at Market and will likely sell within typical Market time. The subject is in above average condition for the area but is located on a arterial this feature was bracketed with sales and the sales were given the most weight in the evaluation.

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 537 E Gordon Ave
Spokane, WA 99207



Front

L2 417 E Lacrosse Ave
Spokane, WA 99207



Front

L3 1028 E Glass Ave
Spokane, WA 99207



Front

Sales Photos

S1 1203 E Empire Ave
Spokane, WA 99207



Front

S2 204 E Rockwell Ave
Spokane, WA 99207



Front

S3 607 E Empire Ave
Spokane, WA 99207



Front

ClearMaps Addendum

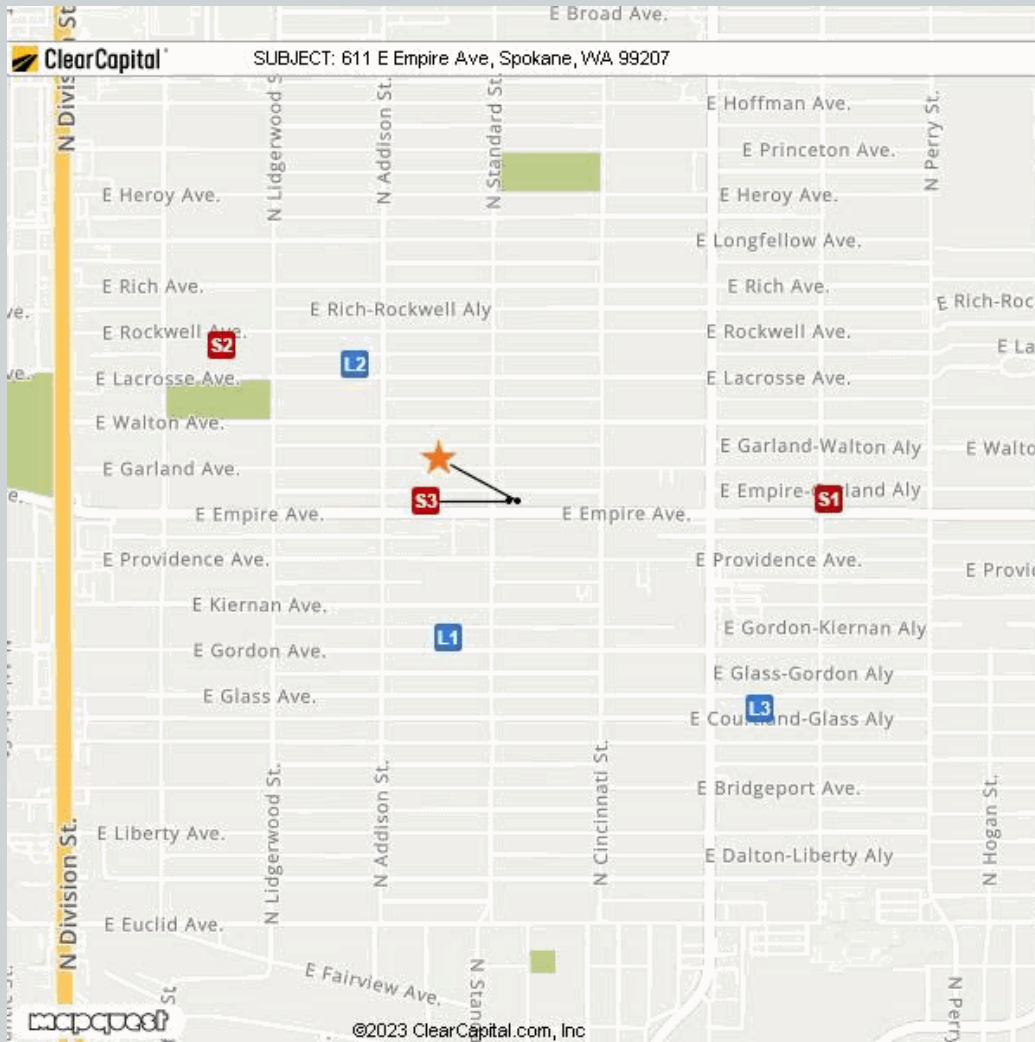
Address ★ 611 E Empire Avenue, Spokane, WA 99207

Loan Number 53499

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	611 E Empire Avenue, Spokane, WA 99207	--	Parcel Match
L1 Listing 1	537 E Gordon Ave, Spokane, WA 99207	0.18 Miles ¹	Parcel Match
L2 Listing 2	417 E Lacrosse Ave, Spokane, WA 99207	0.24 Miles ¹	Parcel Match
L3 Listing 3	1028 E Glass Ave, Spokane, WA 99207	0.37 Miles ¹	Parcel Match
S1 Sold 1	1203 E Empire Ave, Spokane, WA 99207	0.36 Miles ¹	Parcel Match
S2 Sold 2	204 E Rockwell Ave, Spokane, WA 99207	0.38 Miles ¹	Parcel Match
S3 Sold 3	607 E Empire Ave, Spokane, WA 99207	0.01 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2025	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	2.56 miles	Date Signed	11/17/2023

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.