

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	201 Ne 114th Street, Vancouver, WA 98685	Order ID	9114473	Property ID	34989365
Inspection Date	01/20/2024	Date of Report	01/21/2024		
Loan Number	53611	APN	117897008		
Borrower Name	Redwood Holdings LLC	County	Clark		

Tracking IDs

Order Tracking ID	1.17_Citi_BPO_Update	Tracking ID 1	1.17_Citi_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments The subject looks in average condition, saw no damage or adverse conditions from the drive-by. Has been updated.
R. E. Taxes	\$4,685	
Assessed Value	\$476,906	
Zoning Classification	Residential R1-7.5 : CLK	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (RMLS Lock Box)	
Ownership Type	Fee Simple	
Property Condition	Average	
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 Older established neighborhood in West Vancouver, WA, Close to shopping, schools and Medical offices. Easy access to freeways.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$447500 High: \$830200	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	201 Ne 114th Street	1424 Nw 103rd Cir	11117 Nw 5th Ave	9908 Nw 4th Ave
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98685	98685	98685	98685
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.29 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$699,000	\$539,000	\$446,000
List Price \$	--	\$639,000	\$539,900	\$446,000
Original List Date		08/26/2023	01/02/2024	11/28/2023
DOM · Cumulative DOM	-- · --	148 · 148	18 · 19	53 · 54
Age (# of years)	61	47	34	47
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Rancg	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,922	1,924	1,824	1,716
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 2	4 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.21 acres	0.20 acres	0.25 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.

Current Listings - Cont.

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

- Listing 1** Charming ranch style home on a cul-de-sac/corner lot in a desirable, quiet neighborhood on an interior street. The inviting front porch is made for drinking coffee. Newly painted exterior in July 2023. Hardwood and LVP flooring throughout. Two living areas with a front living room and cozy den with stone wood burning fire place and skylights open to the combination dining room and kitchen. Stainless steel appliances, new dishwasher, island, Smart oven, tile backsplash and granite countertops. Three large bedrooms.
- Listing 2** This light and bright home is located on a corner lot in desired NW Vancouver. Features include private front entry, large picture windows and skylights letting in lots of natural light, gorgeous real hardwood floors, large kitchen with ample storage, eat in kitchen and bar seating, two living areas and formal dining for large gatherings. Enjoy the spacious primary suite with patio door access to the backyard, walk in closet, double sinks and walk in shower.
- Listing 3** Hard to find, one level, four bedroom home under \$450,000! Seller offering \$10,000 in seller credit and new carpet installed on 12/19/2023. Enjoy living on a tucked away flag lot that has ample parking and room for an RV. Watch your yard come to life during the Spring with fruit producing cherry, peach, apricot, banana trees and blueberry bushes.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	201 Ne 114th Street	912 Nw 115th Cir	1201 Nw 109th St	12416 Ne 13th Ave
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
Zip Code	98685	98685	98685	98685
Datasource	Tax Records	MLS	MLS	Public Records
Miles to Subj.	--	0.55 ¹	0.74 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$550,000	\$530,000	\$549,999
List Price \$	--	\$550,000	\$530,000	\$549,999
Sale Price \$	--	\$555,000	\$520,000	\$550,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/15/2023	02/15/2023	08/22/2023
DOM · Cumulative DOM	-- · --	35 · 35	48 · 48	8 · 26
Age (# of years)	61	32	45	49
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Rancg	2 Stories Ranch	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,922	1,913	2,020	1,752
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.22 acres	0.25 acres	0.32 acres	0.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,000	+\$15,000	+\$17,500
Adjusted Price	--	\$540,000	\$535,000	\$567,500

* 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** The home offers 3 bedrooms, with two full bedrooms and bath on the main level, and the primary suite privately set on the upper floor. Features for the property include vaulted ceilings, a front living/dining room w/ french doors out to your expansive deck, a rear family room with a slider to the back patio, 1990s designer trim accents.
- Sold 2** Felida one-level ranch on .32 acres. Gardeners dream in the city. Fruit trees, Marion berrys, blue berries, and raised beds. Large garden shed w/ power. Sunroom opens to large backyard and deck. Circle drive, RV parking and storage. Nicely updated kitchen and bathrooms. All appliances stay, including Freezer.
- Sold 3** well kept single level ranch in Salmon Creek. Outstanding curb appeal. The original owners are ready to hand over keys and allow someone to take advantage of a truly once in a lifetime opportunity for this home to be theirs. Great combination of indoor and outdoor living make this a special home for gatherings and entertaining

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Kellar Williams	See below					
Listing Agent Name	Beatie						
Listing Agent Phone	360-852-5836						
# 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
01/05/2024	\$549,900	01/21/2024	\$549,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$535,000	\$535,000
Sales Price	\$535,000	\$535,000
30 Day Price	\$535,000	--
Comments Regarding Pricing Strategy		
Clark County Housing Market Trends What is the housing market like in Clark County today? In December 2023, Clark County home prices were up 8.2% compared to last year, selling for a median price of \$525K. On average, homes in Clark County sell after 29 days on the market compared to 35 days last year. There were 379 homes sold in December this year, down from 444 last year.		

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



Address Verification



Side



Street



Street



Other

Listing Photos

L1 1424 NW 103rd Cir
Vancouver, WA 98685



Front

L2 11117 NW 5th Ave
Vancouver, WA 98685



Front

L3 9908 NW 4th Ave
Vancouver, WA 98685



Front

Sales Photos

S1 912 NW 115th Cir
Vancouver, WA 98685



Front

S2 1201 NW 109th St
Vancouver, WA 98685



Front

S3 12416 NE 13th Ave
Vancouver, WA 98685



Front

ClearMaps Addendum

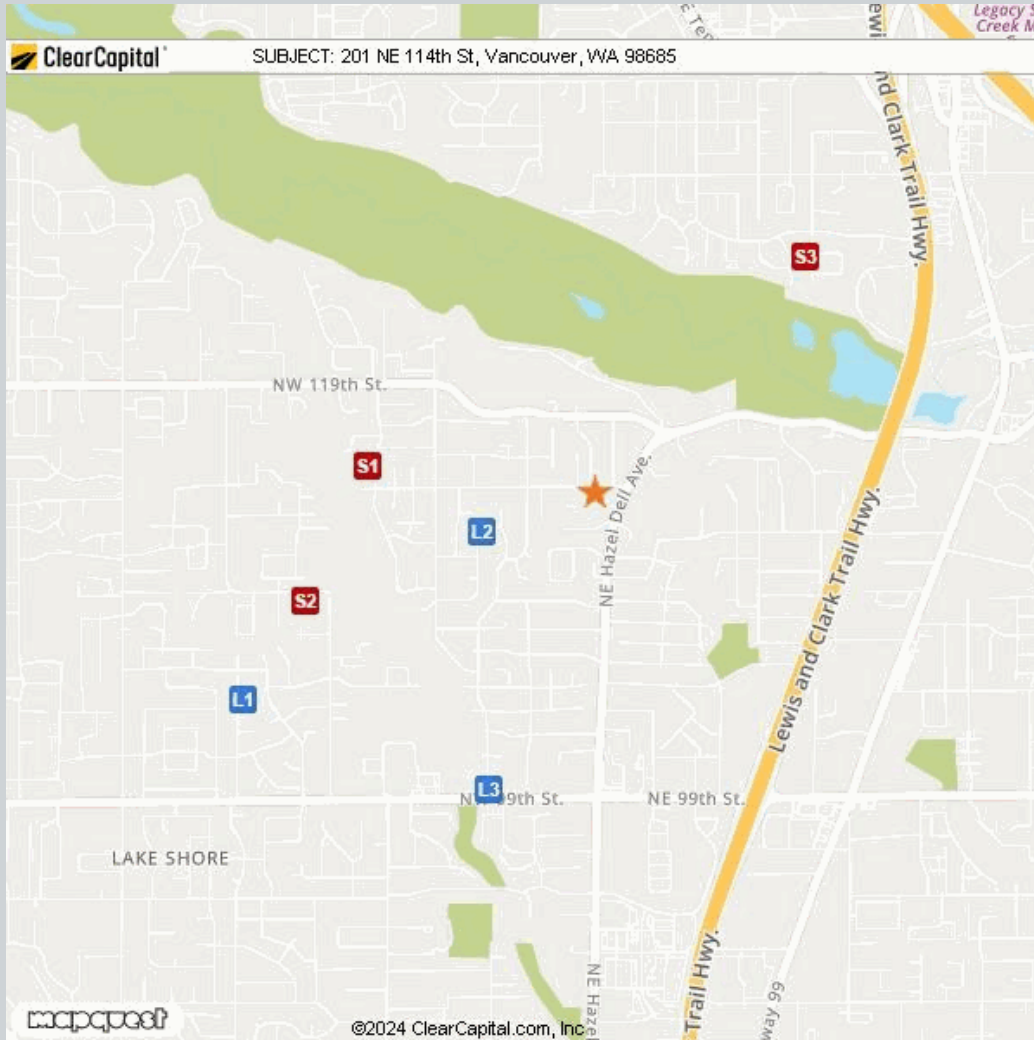
Address ★ 201 Ne 114th Street, Vancouver, WA 98685

Loan Number 53611

Suggested List \$535,000

Suggested Repaired \$535,000

Sale \$535,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	201 Ne 114th Street, Vancouver, WA 98685	--	Parcel Match
L1 Listing 1	1424 Nw 103rd Cir, Vancouver, WA 98685	0.98 Miles ¹	Parcel Match
L2 Listing 2	11117 Nw 5th Ave, Vancouver, WA 98685	0.29 Miles ¹	Parcel Match
L3 Listing 3	9908 Nw 4th Ave, Vancouver, WA 98685	0.76 Miles ¹	Parcel Match
S1 Sold 1	912 Nw 115th Cir, Vancouver, WA 98685	0.55 Miles ¹	Parcel Match
S2 Sold 2	1201 Nw 109th St, Vancouver, WA 98685	0.74 Miles ¹	Parcel Match
S3 Sold 3	12416 Ne 13th Ave, Vancouver, WA 98685	0.75 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	Madeleine Lorentz-Gardner	Company/Brokerage	Premiere Property Group LLC
License No	33898	Address	908 W 36th St Vancouver WA 98660
License Expiration	07/13/2025	License State	WA
Phone	3602819536	Email	mlgprosales@gmail.com
Broker Distance to Subject	3.88 miles	Date Signed	01/21/2024

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.