



# EVALUATION REPORT

PRESENTED IN A RESTRICTED APPRAISAL REPORT

COWLITZ LAW GROUP OFFICE  
10910 NE FOURTH PLAIN BLVD  
VANCOUVER, CLARK COUNTY, WASHINGTON 98662  
CBRE, INC. FILE NO. CB24US056256-1  
CLIENT REFERENCE NO. 507972

UMPQUA BANK



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## Evaluation Report

The following pages set forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value.

<b>Date of Report</b>	July 22, 2024
<b>Client:</b>	Umpqua Bank 1 SW Columbia St Portland, Oregon 97204
<b>Client Reference No.:</b>	507972
<b>Intended User(s):</b>	This appraisal is to be used by Umpqua Bank, and no other user may rely on our report unless as specifically indicated in the report.
<b>Intended Use:</b>	The Intended Use of this report is to serve as an Evaluation for the intended user(s). It is expressly understood that this analysis is presented in a Restricted Appraisal for the sole purpose of underwriting a loan that qualifies for an appraisal exemption per Federal appraisal regulations. Any other use of this report would be inappropriate.
<b>Identification of the Real Estate:</b>	Cowlitz Law Group Office 10910 NE Fourth Plain Blvd Vancouver, Clark County, Washington 98662
<b>Report Description:</b>	At your request and authorization, CBRE, Inc. has prepared an Evaluation report, the purpose of which is to develop an opinion of the market value of the subject property. Our analysis is presented in a Restricted Appraisal Report. The analyses, opinions, and conclusions were developed based on the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal (USPAP Standard Rule 1 and 2-2(b)), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Interagency Guidelines, and Umpqua Bank guidelines for Evaluations. As this is a restricted appraisal report, the reader is hereby advised that the report may not contain all the supporting rationale for the opinions and conclusions set forth in the report.

### MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	July 12, 2024	\$750,000
Prospective Value As Complete	Fee Simple Estate	August 1, 2024	\$800,000

Compiled by CBRE



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## MARKET VOLATILITY

We draw your attention to a combination of inflationary pressures (leading to higher interest rates) and recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short-to-medium term.

Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

### **Extraordinary Assumptions:**

CBRE, Inc. has relied on information provided by various sources regarding site and improvement size, tenant information and relevant physical and financial facts. Sources include tax records, GIS or aerial measurements, borrower-provided information, and/or information provided by the client. This information has not been independently verified and is assumed to be correct. If incorrect, the use of this information could influence the value of the property.

It is assumed that the subject's current renovations will be completed by our estimated prospective value upon completion date of August 1, 2024.

The use of these extraordinary assumptions may have affected the assignment results.

### **Hypothetical Conditions:**

This appraisal employs no hypothetical conditions.

### **Exposure Time/Marketing Time:**

6 Months or Less

### **Current Use:**

The subject is a 2,312-square foot office property located at 10910 NE Fourth Plain Boulevard in Vancouver, Washington. The improvements were constructed in 1945 and fully renovated in 2024. They are situated on a 0.23-acre gross site. It is determined that the subject contains 0.12 acres of surplus land. The improvements at the subject are currently under renovation. Our analysis will deduct the remaining costs to complete the renovations at the subject to reach the as-is market value. The owner indicated that he will fully owner occupy the subject; however, he would consider leasing the subject to a third-party tenant if he was able to achieve high lease rate. Overall, based on its smaller size and single-tenant design, the subject's most likely buyer would be an owner-user. Therefore, we have only estimated the subject's fee simple market value. In addition, the client only requested the subject's fee simple value.

### **Gross Site Area:**

0.23 Acs. / 10,019 SF

The subject's gross site area is 0.23-acres, which would indicate a site coverage ratio of 11.5% that is below the typical range of 20.0% to 40.0% for similar commercial properties. Therefore, this would imply that the subject has surplus land. We estimated the surplus land at the subject using a typical site coverage ratio for properties similar to the subject to estimate the subject's primary site. The approximate measurements were confirmed using measurement tools on the Clark County Assessor's website.

We note the subject the is comprised of two separate parcels. However, the smaller parcel is 2,614 SF, which would have very limited development appeal based on its

size. Therefore, we are not analyzing the property as having excess land, but consider the property to have surplus land.

<b>SURPLUS LAND ESTIMATE</b>		
	Size (AC)	Size (SF)
Total Site Size	0.23	10,019
Typical Ratio	20%	
Primary Site	0.11	4,680
<b>Suplus Land</b>	<b>0.12</b>	<b>5,339</b>
Compiled by CBRE		

**Primary Site Area:** 0.11 Acs. / 4,680 SF

**Surplus Land Area:** 0.12 Acs. / 5,339 SF

**Gross Building Area:** 1,376 SF Above Grade / 936 SF Below Grade

**Net Rentable Area:** 1,376 SF Above Grade / 936 SF Below Grade

**Land-to-Building Ratio** 4.33 : 1

**Year Built/Renovated:** 1945/2024

**Actual Age:** 79 Years

**Effective Age:** 10 Years

**Economic Life:** 50 Years

**Remaining Economic Life:** 40 Years

**Building Condition:** Good

**Building Exterior/Interior Details:** The building is a converted-single family home that has been a commercial use for over a decade. The borrower purchased the building in 2023 and began a full-scope renovation of the interior. The property includes two above grade floors and a finished basement. The first floor includes three private office spaces, two conference rooms, a full kitchen and a small dining area off the kitchen and one bathroom. The second floor includes three private offices and a restroom. The basement is still being renovated, but will be fully finished and will have a bathroom and three private offices with a small common area.

The renovations also included painting the exterior of the building, adding landscaping and building a smaller exterior patio.

The interior includes high-end finishes with hardwood floors, tiling in the kitchen, marble finishes in the bathrooms and a marble staircase. The total estimated renovation cost is \$237,577. According to the owner, there is \$36,000 in remaining costs to complete the renovation which includes the basement renovation and completing the bathrooms on the two above grade floors.

It is noted that the owner is installing an electric vehicle charging port on the site. However, this is considered personal property and is not included in the appraisal.

The remaining costs to complete the renovations will be deducted to reach our as-is market value.

**Parking:** The subject does not have striped parking spaces. However, it does have an asphalt paved parking area to the north and east of the building improvements. Based on the subject's zoning the property is required to have six parking spots, which the site can accommodate based on the size and layout of the parking area on the primary site.

Street parking is available along NE 110<sup>th</sup> Ave immediately east of the subject. Overall, the parking is considered adequate.

It is noted that the access to the subject is right-in/right-out only via NE Fourth Plain Boulevard, which is considered a slightly negative attribute.

**Zoning:**

<b>ZONING SUMMARY</b>	
Current Zoning	GC - General Commercial
Legally Conforming	Yes
Uses Permitted	Group Living; Cultural Institutions; Family Day Care Home; Adult Day Care; Emergency Services; Neighborhood Parks; Community Parks; Regional Parks; Trails; Postal Service; Religious Institutions; Schools (not truck driving schools); Transportation Facility; Commercial and Transient Lodging; Eating/Drinking Establishments; Major Event Entertainment; General Retail (Sales-Oriented; Personal Services; Repair-Oriented; Bulk Sales; Outdoor Sales); Motor Vehicle Sales/Rental; EV Basic and Rapid Charging Stations (accessory and standalone); Office (General; Medical; Extended; Marina; Self-Service Storage); Industrial (Manufacturing and Production; Research and Development; Waste-Related); Cemeteries; Rail Lines/Utility Corridors
Zoning Change	Not likely
Category	Zoning Requirement
Minimum Lot Size	None
Minimum Lot Width	None
Maximum Height	None
Minimum Setbacks	
Adjacent to a residential	Pursuant to the screening and buffering standards contained in VMC
Adjacent to nonresidential districts	Pursuant to screening and buffering standards contained in VMC Tables 20.925.030-1 and 20.925.030-2.
Parking Requirements	1 spaces / 400 SF of Bldg.
Source: Planning & Zoning Dept.	

**FEMA Information:**

Flood Zone X (Unshaded) as indicated by FEMA Map Panel 53011C0391D, dated 5-Sep-12. Zones C and X (unshaded) are flood insurance rate zones used for areas outside the 0.2-percent-annual-chance floodplain. No Base Flood Elevations (BFEs) or depths are shown in this zone, and insurance purchase is not required.

**Current Ownership and Sales History:**

<b>OWNERSHIP SUMMARY</b>	
	Current
Owner:	Karim Hamir
Date Purchased:	Feb 15, 2023
Purchase Price:	\$580,000
Legal Reference	2023-876626
County/Locality Name:	Clark
Pending Sale:	No
Change of Ownership - Past 3 Years	Yes
Compiled by CBRE	

According to the Clark County Assessor, the subject is currently under the ownership of

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Karim Hamir, who purchased the property in February 2023 for \$580,000.

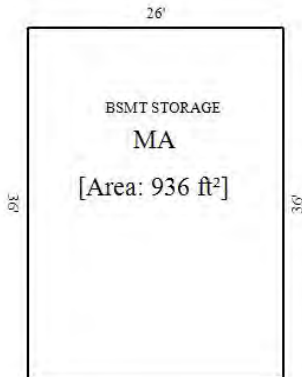
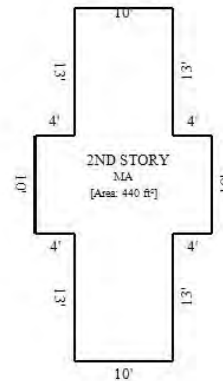
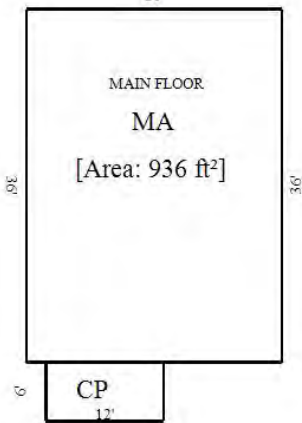
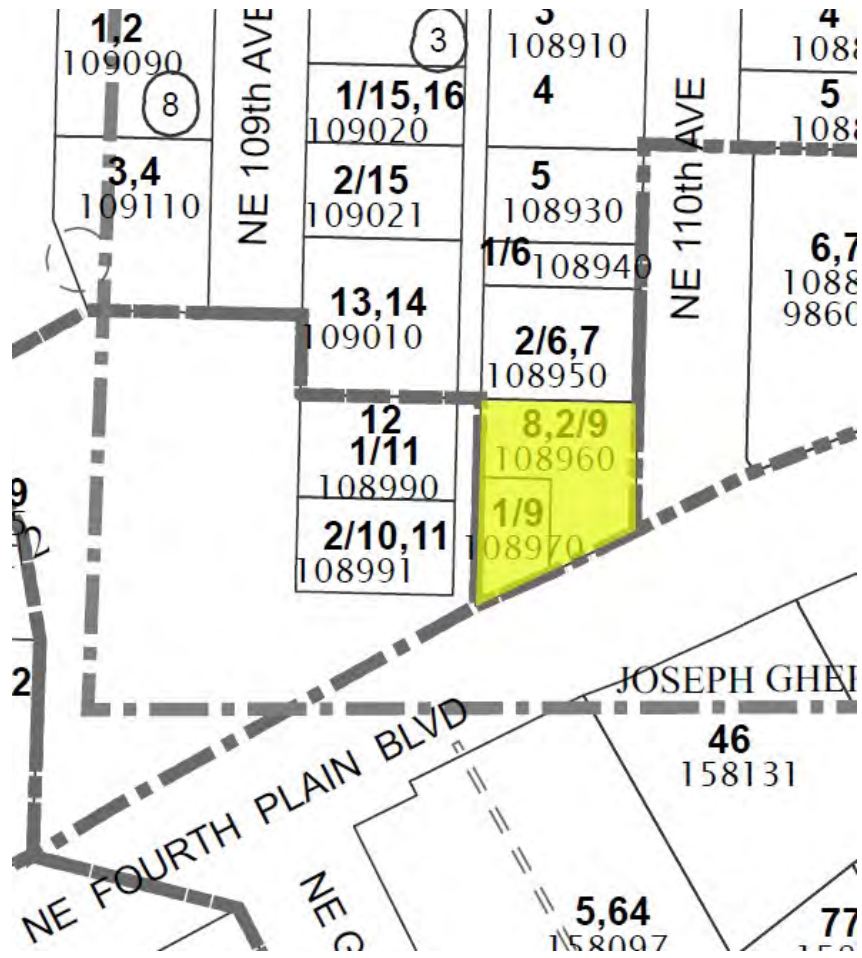
The subject had previously been utilized as a children’s clothing boutique and was on the market for approximately seven months with an initial asking price of \$625,000. The property went under contract in early 2023 and closed in February after a round of countering. The buyer/current owner was the only party to make a formal offer to purchase the building. Following the close of sale, the current owner began a full scope renovation of the subject, which exterior landscaping updates and finishing the basement which had previously been used as storage. The basement renovation has not been completed at the date of value of this report, and the remaining costs to complete those renovations will be considered in our analysis ahead.

Based on our valuation analysis, the 2023 sale price is lower than our value conclusions in this report, which is considered reasonable based on the large-scale renovations at the subject since the sale.

To the best of our knowledge and according to County deed records, there have been no other transfers of ownership involving the subject during the previous three years.

**Aerial/Plat/Assessor Sketch:**





Assessor's Parcel Number(s): 108960-000, 108970-000

Assessment Information:

Assessment & Tax Information					
2023/2024 Taxes					
Parcel No.	Code Area	Land	Improvements	Total Value	Current Taxes
108960000	114037	\$140,542	\$183,258	\$323,800	\$3,179
108970000	114037	\$0	\$49,588	\$49,588	\$483
<b>Total</b>		<b>\$140,542</b>	<b>\$232,846</b>	<b>\$373,388</b>	<b>\$3,663</b>
<b>Base Tax</b>					<b>\$3,663</b>

Source: Clark County Assessor's Records (2023-24 Tax Year)

According to property records, there are no delinquent property taxes encumbering the subject.

Utilities: The subject has access to all public utilities.

Demographics and Location/Area Summary: Selected neighborhood demographics from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS				
10910 NE Fourth Plain Blvd Vancouver, WA 98662	1 Mile Radius	3 Mile Radius	5 Mile Radius	Portland-Vancouver-Hillsboro, OR-WA
<b>Population</b>				
2028 Total Population	12,227	147,956	295,604	2,664,922
2023 Total Population	11,835	140,857	280,629	2,593,190
2010 Total Population	10,473	107,161	220,947	2,226,005
2000 Total Population	7,906	86,672	185,611	1,926,807
Annual Growth 2023 - 2028	0.65%	0.99%	1.05%	0.55%
Annual Growth 2010 - 2023	4.16%	9.54%	8.30%	5.22%
Annual Growth 2000 - 2010	2.85%	2.14%	1.76%	1.45%
<b>Households</b>				
2028 Total Households	4,727	54,585	113,269	1,047,921
2023 Total Households	4,544	51,675	106,654	1,014,095
2010 Total Households	4,019	39,020	83,502	867,791
2000 Total Households	3,041	30,816	69,108	745,531
Annual Growth 2023 - 2028	0.79%	1.10%	1.21%	0.66%
Annual Growth 2010 - 2023	4.18%	9.82%	8.50%	5.33%
Annual Growth 2000 - 2010	2.83%	2.39%	1.91%	1.53%
<b>Income</b>				
2023 Median Household Income	\$69,854	\$83,053	\$84,344	\$94,993
2023 Average Household Income	\$84,784	\$102,821	\$110,272	\$130,560
2023 Per Capita Income	\$31,630	\$37,864	\$41,869	\$51,126
2023 Pop 25+ College Graduates	1,618	25,607	58,731	806,123
Age 25+ Percent College Graduates - 2023	20.4%	26.7%	30.3%	43.4%

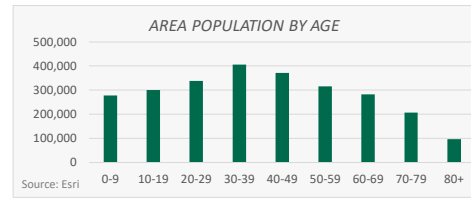
Source: ESRI

Additional information regarding population, income, education and employment in the general area are summarized on the following pages:

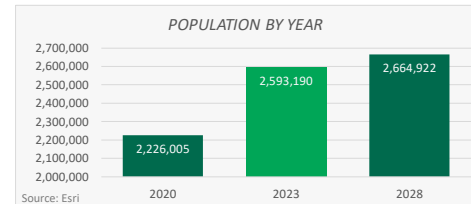
The subject is located in the Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area. Key information about the area is provided in the following tables.

### POPULATION

The area has a population of 2,593,190 and a median age of 39, with the largest population group in the 30-39 age range and the smallest population in 80+ age range.

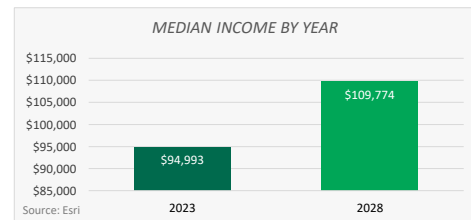


Population has increased by 367,185 since 2020, reflecting an annual increase of 5.2%. Population is projected to increase by 71,732 by an additional 2028, reflecting 0.5% annual population growth.



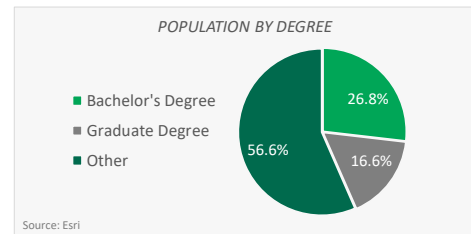
### INCOME

The area features an average household income of \$130,560 and a median household income of \$94,993. Over the next five years, median household income is expected to increase by 15.6%, or \$2,956 per annum.

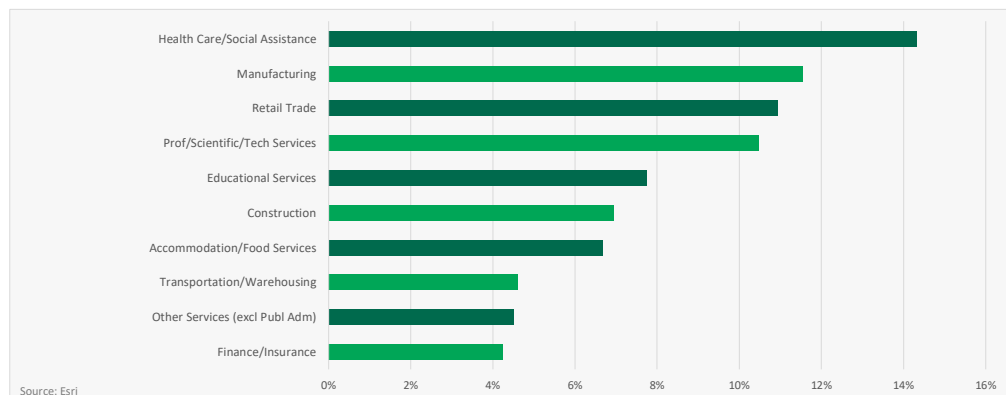


### EDUCATION

A total of 43.4% of individuals over the age of 24 have a college degree, with 26.8% holding a bachelor's degree and 16.6% holding a graduate degree.



### EMPLOYMENT



The area includes a total of 1,359,818 employees and has a 4.6% unemployment rate. The top three industries within the area are Health Care/Social Assistance, Manufacturing and Retail Trade, which represent a combined total of 37% of the population.

**Market Overview:**

**Portland Metro – Office Submarket Summary – Q2 2024**

Submarket	NRA (\$F)	Vacant Direct (\$F)	Vacant Sublease (\$F)	Overall Vacancy Rate (%)	Availability Rate (%)	Q2 2024 Net Absorption (\$F)	YTD Net Absorption (\$F)	Under Construction (\$F)	Average Asking Rate (\$/SF/YR FSG)	Class A Average Asking Rate (\$/SF/YR FSG)
CBD	16,648,411	4,833,116	492,596	32.0	38.2	(149,576)	(487,241)	-	34.81	41.78
Central Eastside	2,278,740	452,811	109,642	24.7	32.3	39,289	44,882	-	32.35	42.62
Lloyd Center	1,812,896	283,801	114,705	22.0	23.7	(1,313)	3,382	-	35.41	35.10
Northwest	6,143,290	1,823,844	344,319	35.3	36.2	23,766	(5,480)	-	34.97	43.19
<b>Total Downtown</b>	<b>26,883,336</b>	<b>7,393,572</b>	<b>1,061,262</b>	<b>31.5</b>	<b>36.3</b>	<b>(87,734)</b>	<b>(444,467)</b>	-	<b>34.56</b>	<b>41.58</b>
<b>Class A - Downtown</b>	<b>12,339,603</b>	<b>3,455,067</b>	<b>580,170</b>	<b>32.7</b>	<b>36.9</b>	<b>(81,952)</b>	<b>(346,584)</b>	-	<b>41.58</b>	<b>41.58</b>
Airport Way	547,741	174,738	-	31.9	29.8	(32,718)	(36,725)	-	23.72	27.37
Barbur Blvd	426,159	40,671	-	9.6	10.7	(259)	4,746	-	19.70	-
Beaverton	2,928,348	405,864	7,178	14.1	27.6	4,569	8,135	-	25.81	26.76
Clackamas	1,170,014	92,901	9,754	8.7	12.3	1,322	13,447	-	29.96	31.66
Hillsboro	2,239,628	364,323	232,088	26.2	31.0	45,502	58,107	-	24.61	27.08
John's Landing	1,539,487	297,775	19,889	20.6	26.4	(14,083)	(28,679)	-	29.51	33.62
Krust War	2,572,050	608,118	59,661	25.8	24.9	(169)	3,038	-	40.78	41.83
Lake Oswego	441,821	47,329	4,645	11.8	13.0	(4,407)	(5,299)	-	30.12	30.34
Outer Eastside	2,006,600	185,531	28,260	10.7	14.2	9,864	4,978	-	22.12	32.06
Tigard	2,192,535	130,321	51,758	8.3	11.6	18,614	9,733	-	27.32	34.89
Tualatin	785,315	186,364	7,050	25.8	28.0	2,807	(9,047)	-	26.24	29.75
Vancouver, WA	4,799,723	475,986	72,991	11.4	12.6	(124,716)	(95,968)	366,000	26.28	27.90
Washington Square	1,195,521	364,507	6,789	31.1	31.7	19,062	(14,967)	-	32.54	33.54
West Hills	870,944	82,514	1,058	9.6	10.6	(1,175)	(11,898)	-	24.75	34.15
Wilsonville	722,324	1,388	15,138	2.3	2.3	1,511	2,383	-	24.50	-
<b>Total Suburban</b>	<b>24,679,320</b>	<b>3,461,297</b>	<b>516,247</b>	<b>16.1</b>	<b>19.5</b>	<b>(77,098)</b>	<b>(102,701)</b>	<b>366,000</b>	<b>29.40</b>	<b>33.65</b>
<b>Total Market</b>	<b>51,562,656</b>	<b>10,854,869</b>	<b>1,577,509</b>	<b>24.1</b>	<b>28.3</b>	<b>(164,832)</b>	<b>(548,168)</b>	<b>366,000</b>	<b>32.77</b>	<b>38.61</b>
<b>Class A - Total Market</b>	<b>23,184,454</b>	<b>5,286,249</b>	<b>859,907</b>	<b>26.9</b>	<b>30.1</b>	<b>(77,598)</b>	<b>(366,171)</b>	<b>366,000</b>	<b>38.61</b>	<b>38.61</b>
<b>Class B - Total Market</b>	<b>20,189,949</b>	<b>3,291,222</b>	<b>638,678</b>	<b>19.5</b>	<b>25.0</b>	<b>(122,350)</b>	<b>(130,523)</b>	-	<b>28.52</b>	-

Source: CBRE Research, Q2 2024

The subject is tracked as part of the Vancouver, WA submarket within the Portland Metropolitan Area by CBRE. As shown above, the overall vacancy rate of 11.4% for the subject's submarket is lower than the current Portland metro area average of 24.1% and the total suburban vacancy rate of 19.5%. The current asking rate in the subject's submarket is \$26.28/SF, which is lower than total metro asking rate of \$32.77/SF. and the total suburban asking rate of \$29.40/SF.

**Highest and Best Use, As If Vacant:**

We conclude that the highest and best use of the subject as if vacant would be the development of a commercial property.

**Highest and Best Use, As Improved:**

The highest and best use of the property, as improved, is consistent with the existing use as an office development with surplus land. The owner has considered owner-occupying the subject or leasing the property if he were able to achieve a high enough lease rate. Overall, based on the subject's smaller size and single-tenant design, the subject's most likely buyer would be an owner-user. The highest and best use of the surplus land is for development of a commercial property.

**Most Probable Buyer:**

An owner-user would be the most probable buyer.

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## Definition of Value

### Market Value<sup>1</sup>

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

<sup>1</sup> Source: 12 CFR, Part 34, Subpart C-Appraisals, 34.42(h).

## Scope of Work

The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied. This is a Restricted Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents limited discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. As this is a restricted appraisal report, the reader is hereby advised that the report may not contain all the supporting rationale for the opinions and conclusions set forth in the report.

## Data Sources

During our investigation, the appraisers researched the market for sales and listings of properties comparable to the subject. The appraisers utilized sources such as our internal proprietary database, public records, CoStar, REIS, multiple listing services, and/or other data providers (when and where available) to locate comparable properties. The search focused on properties considered similar to the subject regarding location, age, construction type, and highest and best use.

## Valuation Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

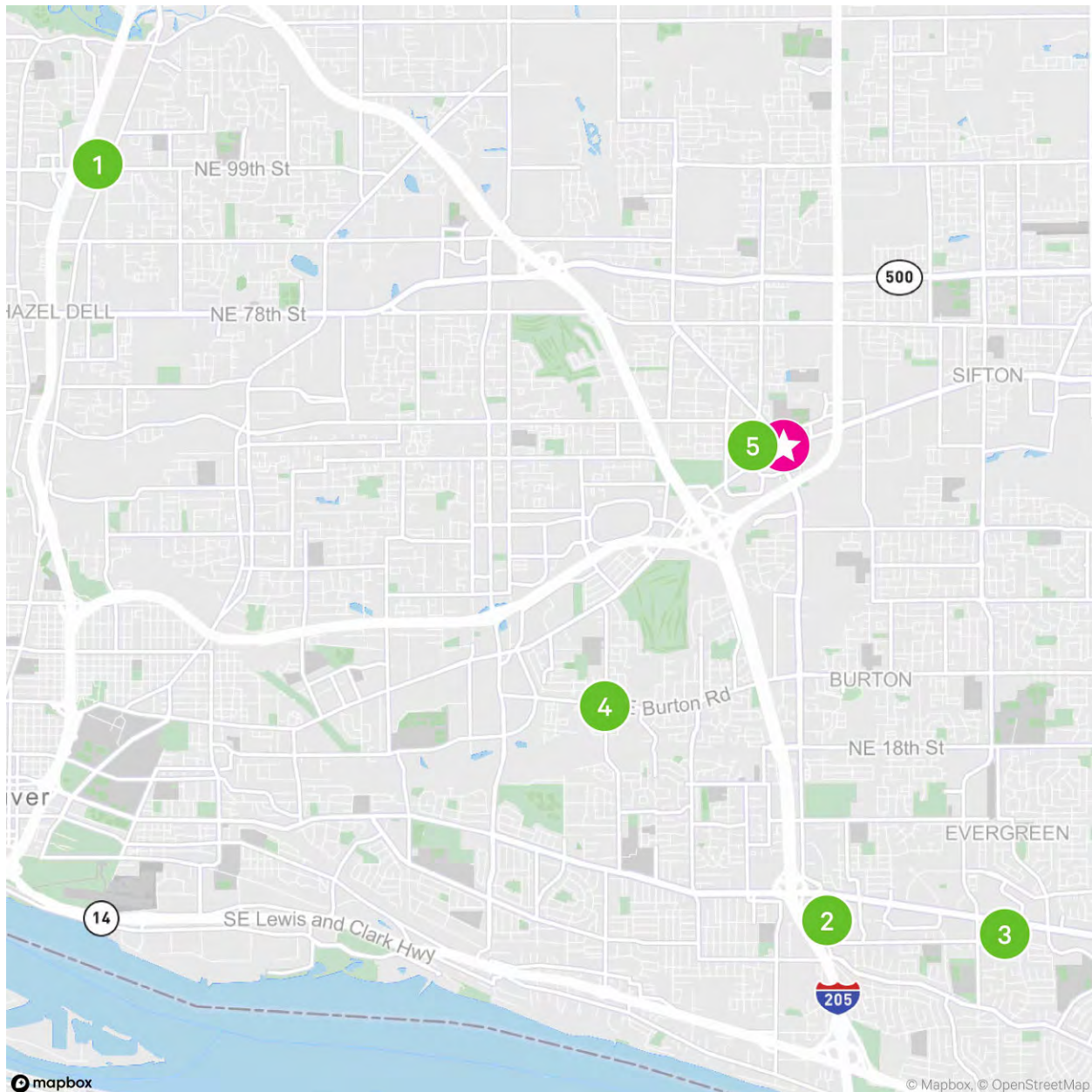
CBRE has concluded that a credible and reliable value estimate can be made by utilizing a single approach to value. Market participants would generally place strong reliance on the sales comparison approach based on the subject's owner-user characteristics. Therefore, the sales comparison approach is considered to provide a reliable value indication. The exclusion of the cost and income capitalization approaches does not compromise the credibility of the results.

CBRE has concluded that a credible and reliable value estimate can be made by utilizing one approach to value.

## Land Value

As previously discussed, the subject is determined to have surplus land. The surplus land allows for potential expansion and thus is not accounted for within the improved comps. We will first value the entire subject gross site without improvements and then allocate a value to the surplus land portion of the property.

The following map and table summarize the comparable data used in the valuation of the land at the subject site. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE LAND SALES								
No.	Property Location	Transaction		Zoning	Actual Sale Price	Adjusted Sale Price <sup>1</sup>	Size (SF)	Price Per SF
		Type	Date					
1	9913 NE 13th Avenue Vancouver, WA 98686	Sale	Apr-22	GC - General Commercial	\$425,000	\$425,000	27,007	\$15.74
2	480 Southeast 117th Avenue Vancouver, WA 98683	Sale	Jul-22	CC - Community Commercial	\$700,000	\$700,000	33,977	\$20.60
3	14000 SE 6th Street Vancouver, WA 98683	Sale	Aug-23	CC - Community Commercial	\$450,000	\$450,000	33,977	\$13.24
4	8417 NE Burton Rd Vancouver, WA 98662	Sale	Jan-23	CN, Neighborhood Commercial	\$430,000	\$430,000	29,185	\$14.73
5	NE 59th St and 105th Ave Vancouver, WA 98662	Sale	Jun-24	GC - General Commercial	\$150,000	\$150,000	7,841	\$19.13
Subject	10910 NE Fourth Plain Blvd, Vancouver, Washington	---	---	GC - General Commercial	---	---	10,019	---

<sup>1</sup> Adjusted sale price for cash equivalency and/or development costs (where applicable)  
Compiled by CBRE

In selecting comparable sales for the subject, we focused our search on finding the most recent sales of similar land sales. The sales utilized represent the best data available for comparison with the subject.

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments including property rights transferred, financing terms, conditions of sale, expenditures after purchase and market conditions.

Since Q2 2022, prevailing market conditions have been impacted by interest rate increases, inflation expectations and macroeconomic uncertainty. This is putting downward pressure on pricing (and upward pressure on cap rates) as of the current date of value. To account for the additional uncertainty and impact of increased interest rates, we have applied a downward adjustment of -10% to the comparable sales that sold before 2023. The adjustment is reflective of our opinion of general market pricing changes based on our experience in the market, discussions with market participants, observations among various macro/metro trends and third-party data sources regarding pricing trends (CoStar, Real Capital Analytics, etc.). The market conditions adjustments are intended to illustrate the evolving market conditions over the period covered by the sales comparables through the current date of value and these adjustments are not intended to reflect a strict quantitative methodology.

## SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID						
Comparable Number	1	2	3	4	5	Subject
Transaction Type	Sale	Sale	Sale	Sale	Sale	---
Transaction Date	Apr-22	Jul-22	Aug-23	Jan-23	Jun-24	---
Zoning	GC - General Commercial	CC - Community	CC - Community	CN, Neighborhood	GC - General Commercial	GC - General Commercial
Actual Sale Price	\$425,000	\$700,000	\$450,000	\$430,000	\$150,000	---
Adjusted Sale Price <sup>1</sup>	\$425,000	\$700,000	\$450,000	\$430,000	\$150,000	---
Size (Acres)	0.62	0.78	0.78	0.67	0.18	0.23
Size (SF)	27,007	33,977	33,977	29,185	7,841	10,019
Price Per SF	\$15.74	\$20.60	\$13.24	\$14.73	\$19.13	---
Price (\$ PSF)	\$15.74	\$20.60	\$13.24	\$14.73	\$19.13	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms <sup>1</sup>	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	
Market Conditions (Time)	-10%	-10%	0%	0%	0%	
Subtotal	\$14.17	\$18.54	\$13.24	\$14.73	\$19.13	
Size	10%	10%	10%	10%	0%	
Shape	0%	0%	0%	0%	0%	
Corner	0%	0%	0%	-5%	-5%	
Frontage	5%	-5%	10%	10%	10%	
Topography	0%	0%	0%	0%	0%	
Location	0%	0%	0%	0%	0%	
Zoning/Density	0%	0%	0%	0%	0%	
Utilities	0%	0%	0%	0%	0%	
Highest & Best Use	0%	0%	0%	0%	0%	
Total Other Adjustments	15%	5%	20%	15%	5%	
<b>Value Indication for Subject</b>	<b>\$16.29</b>	<b>\$19.47</b>	<b>\$15.89</b>	<b>\$16.94</b>	<b>\$20.09</b>	
Absolute Adjustment	25%	25%	20%	25%	15%	

<sup>1</sup> Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

## DISCUSSION OF ADJUSTMENTS

Adjustments were considered for each comparable, as shown in the grid above, based on factors a typical investor/purchaser would consider to be appropriate. Explanations of our adjustments are summarized below:

- Comparables 1-4 was adjusted up for larger size.
- Comparable 4-5 were adjusted down for corner location.
- Comparable 1 and 3-5 were adjusted up for inferior exposure and Comparable 2 was adjusted down for superior frontage.

## SALE PRICE PER SQUARE FOOT CONCLUSION

The comparable sales indicate an adjusted value range of \$15.89 to \$20.09/SF, with an average of \$17.73/SF. Taking into consideration the subject's location in Vancouver, size, and exposure, a market value range of **\$17.00 to \$19.00/SF** would be considered appropriate with a market value within this range concluded for the subject's gross site area.

<b>CONCLUDED LAND VALUE - GROSS SITE</b>				
\$ PSF		Subject SF	=	Total
\$17.00	x	10,019	=	\$170,320
\$19.00	x	10,019	=	\$190,357
<b>Indicated Value:</b>				<b>\$180,000</b>
				(Rounded \$ PSF) \$17.97
Compiled by CBRE				

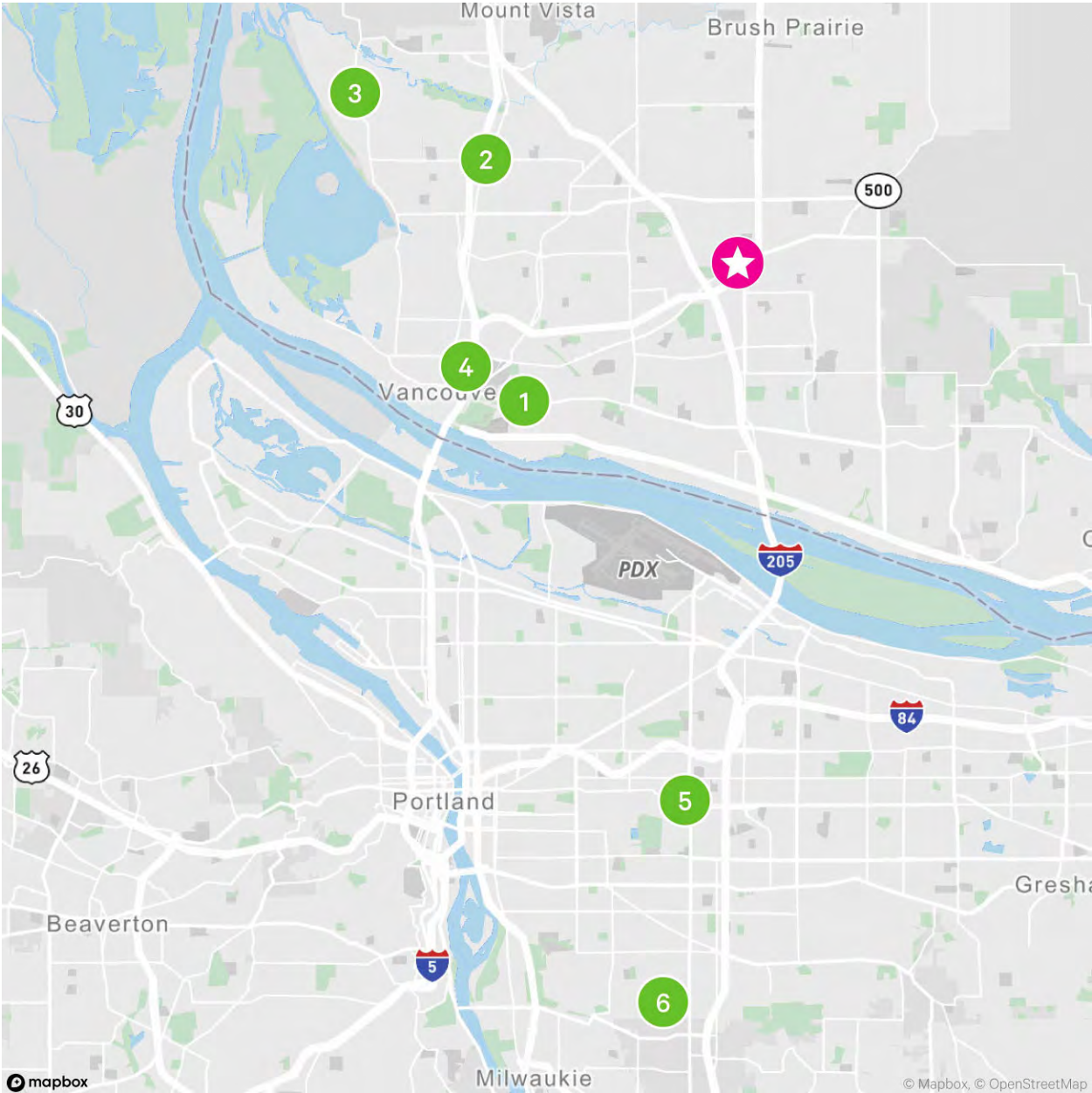
As noted, the subject contains surplus land. The surplus land, which is located west of the building improvements, is considered to have reduced utility. Based on these factors a slightly lower market value range of **\$10.00 to \$12.00/SF** would be considered appropriate with a market value within this range concluded for the subject's surplus land.

The following table presents the valuation conclusion for the surplus land at the subject:

<b>CONCLUDED LAND VALUE - SURPLUS LAND</b>				
\$ PSF		Subject SF	=	Total
\$10.00	x	5,339	=	\$53,388
\$12.00	x	5,339	=	\$64,066
<b>Indicated Value:</b>				<b>\$60,000</b>
				(Rounded \$ PSF) \$11.24
Compiled by CBRE				

# Sales Comparison Approach

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE OFFICE SALES									
No.	Property Name	Transaction Type	Date	YOC / Reno'd	Site Coverage	NRA (SF)	Actual Sale Price	Adjusted Sale Price <sup>1</sup>	Price Per SF <sup>1</sup>
1	Mill Plain Office, 2703 E Mill Plain Boulevard Vancouver, WA 98661	Sale	Jun-23	1960 / 2023	27.4%	2,466	\$1,000,000	\$1,000,000	\$405.52
2	Fordam Office Building, 1316 NE 99th Street Vancouver, WA 98686	Sale	Feb-23	1951 / 2022	17.6%	1,610	\$500,000	\$500,000	\$310.56
3	Felida Office, 12416 NW 36th Avenue Vancouver, WA 98685	Sale	May-24	1974 / 2011	24.4%	2,448	\$675,000	\$695,000	\$283.91
4	The Wallace Building, 601 E 22nd Street Vancouver, WA 98663	Sale	Nov-23	1951	35.5%	2,476	\$874,900	\$874,900	\$353.35
5	SE 80th Office, 300 SE 80th Ave Portland, OR 97215	Sale	Dec-22	1948 / 2023	40.6%	1,878	\$645,000	\$834,000	\$444.09
6	SE 72nd Avenue Office, 8001 SE 72nd Avenue Portland, OR 97206	Under Contract	Apr-24	1929 / 2024	48.5%	2,748	\$800,000	\$1,026,609	\$373.58
Subj. Pro Forma	Fourth Plain Commercial - Former SFR, 10910 NE Fourth Plain Blvd Vancouver, WA 98662	---	---	1945 / 2024	11.5%	2,312	---	---	---

<sup>1</sup> Adjusted sale price for cash equivalency, lease-up and/or deferred maintenance (where applicable)  
Compiled by CBRE

In selecting comparable sales for the subject, we focused our search on finding the most recent sales of similar office properties within the subject’s market area. Due to the limited number of recent transactions, we expanded our search to include the subject’s larger market area. The sales utilized represent the best data available for comparison with the subject.

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments including property rights transferred, financing terms, conditions of sale, expenditures after purchase and market conditions.

Since Q2 2022, prevailing market conditions have been impacted by interest rate increases, inflation expectations and macroeconomic uncertainty. This is putting downward pressure on pricing (and upward pressure on cap rates) as of the current date of value. To account for the additional uncertainty and impact of increased interest rates, we have applied a downward adjustment of -10% to the comparable sales that sold before 2023 (if applicable). The adjustment is reflective of our opinion of general market pricing changes based on our experience in the market, discussions with market participants, observations among various macro/metro trends and third-party data sources regarding pricing trends (CoStar, Real Capital Analytics, etc.). These adjustments are not intended to reflect a strict quantitative methodology.

The subject includes below grade space. While the comparables do not include similar finished below grade area. Therefore, we will conclude a market value for the above grade space and then make an adjustment to account for the below grade space at the subject.

## SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

OFFICE SALES ADJUSTMENT GRID							Subj. Pro Forma
Comparable Number	1	2	3	4	5	6	
Transaction Type	Sale	Sale	Sale	Sale	Sale	Under Contract	---
Transaction Date	Jun-23	Feb-23	May-24	Nov-23	Dec-22	Apr-24	---
Year Built/Renovated	1960 / 2023	1951 / 2022	1974 / 2011	1951	1948 / 2023	1929 / 2024	1945/2024
Property Type	Office	Office	Office	Office	Office	Office	Office
NRA (SF)	2,466	1,610	2,448	2,476	1,878	2,748	2,312
Actual Sale Price	\$1,000,000	\$500,000	\$675,000	\$874,900	\$645,000	\$800,000	---
Adjusted Sale Price <sup>1</sup>	\$1,000,000	\$500,000	\$695,000	\$874,900	\$834,000	\$1,026,609	---
Price Per SF <sup>1</sup>	\$405.52	\$310.56	\$283.91	\$353.35	\$444.09	\$373.58	---
NOI Per SF	n/a	n/a	n/a	n/a	n/a	n/a	---
OAR	n/a	n/a	n/a	n/a	n/a	n/a	---
Adj. Price Per SF	\$405.52	\$310.56	\$283.91	\$353.35	\$444.09	\$373.58	
Property Rights Conveyed	0%	0%	0%	0%	0%	0%	
Financing Terms <sup>1</sup>	0%	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	0%	0%	
Market Conditions (Time)	0%	0%	0%	0%	-10%	0%	
Subtotal - Price Per SF	\$405.52	\$310.56	\$283.91	\$353.35	\$399.68	\$373.58	
Location	0%	0%	0%	0%	-5%	-5%	
Size	0%	0%	0%	0%	0%	0%	
Condition	0%	15%	15%	15%	5%	10%	
Quality	5%	10%	15%	15%	10%	5%	
Parking	0%	0%	0%	-5%	0%	0%	
Tenancy	0%	0%	0%	0%	0%	0%	
Access/Exposure	0%	0%	0%	0%	-5%	0%	
Other	0%	0%	0%	0%	0%	0%	
Total Other Adjustments	5%	25%	30%	25%	5%	10%	
<b>Indicated Value Per SF</b>	<b>\$425.80</b>	<b>\$388.20</b>	<b>\$369.08</b>	<b>\$441.69</b>	<b>\$419.67</b>	<b>\$410.94</b>	
Absolute Adjustment	5%	25%	30%	35%	35%	20%	

<sup>1</sup> Adjusted for cash equivalency, lease-up and/or deferred maintenance (where applicable)  
Compiled by CBRE

## DISCUSSION OF ADJUSTMENTS

Adjustments were considered for each comparable, as shown in the grid above, based on factors a typical investor/purchaser would consider to be appropriate. Explanations of our adjustments are summarized below:

- Comparables 5 and 6 were adjusted down for superior location.
- Comparables 2, 3, 4 and 6 were adjusted up for inferior condition.
- Comparables 1-5 were adjusted up for inferior quality.
- Comparable 4 was adjusted down for superior parking.
- Comparable 5 was adjusted down for superior exposure.

## SALE PRICE PER SQUARE FOOT CONCLUSION

These comparable sales indicate an adjusted value range of \$369.08 to \$441.69/SF with an average of \$409.23/SF. Taking into consideration the subject's location, size, recent renovations, and physical characteristics, a market value within this range of **\$410.00/SF** for the subject's above grade space. Based

on the reduced utility and appeal of the subject’s lower level/daylight basement space, 50% of the above grade space is applied to the lower level. This is supported by our discussions with market participants in the area. Therefore, a market value of **\$205.00/SF** is concluded for the subject’s lower level.

As previously noted, the subject is still under renovation. This work includes renovation the basement and finishing the bathrooms in the two above grade floors. Most investors would underwrite a profit/risk related to capital improvements. Our analysis includes a profit allocation. The remaining costs to be finalized (plus profit consideration) will be deducted from the prospective as complete value (improvements on primary site).

<b>ANALYSIS OF COSTS TO COMPLETE</b>	
Deferred Maintenance Item	\$36,000
Subtotal	\$36,000
Plus: Profit @ 15%	\$5,400
<b>Total Deferred Maintenance:</b>	<b>\$41,400</b>
Source: Via borrower	

From there we add the value of the surplus land at the subject to reach our total as is market value conclusion.

<b>SALES COMPARISON APPROACH</b>				
<b>NRA (Above Grade) (SF)</b>	<b>X</b>	<b>Value Per SF</b>	<b>=</b>	<b>Value</b>
1,376	X	\$410.00	=	\$564,160
<b>NRA (Below Grade) (SF)</b>	<b>X</b>	<b>Value Per SF</b>	<b>=</b>	<b>Value</b>
936	X	\$205.00	=	\$191,880

**VALUE CONCLUSION**

<b>Indicated Value</b>	<b>\$756,040</b>
Plus: Value of Surplus Land	\$60,000
<b>Prospective Value As Complete Value</b>	<b>\$816,040</b>
<b>Rounded</b>	<b>\$800,000</b>
Costs to Complete	(\$41,400)
<b>Indicated As Is Value</b>	<b>\$758,600</b>
<b>Rounded</b>	<b>\$750,000</b>
<b>Value Per SF</b>	<b>\$324.39</b>

Compiled by CBRE

## Reconciliation of Value

<b>SUMMARY OF VALUE CONCLUSIONS</b>		
	As Is on July 12, 2024	As Complete on August 1, 2024
Sales Comparison Approach	\$750,000	\$800,000
Reconciled Value	\$750,000	\$800,000
Compiled by CBRE		

As previously discussed, the cost approach and income capitalization approach were not presented in this analysis. The exclusion of these approaches does not diminish the credibility of the value conclusion.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants would generally place strong reliance on this approach based on the subject's owner-user characteristics. Therefore, the sales comparison approach is considered to provide a reliable value indication and has been given sole emphasis in the final value reconciliation.

Based on the foregoing, the market value of the subject has been concluded as follows:

<b>MARKET VALUE CONCLUSION</b>			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	July 12, 2024	\$750,000
Prospective Value As Complete	Fee Simple Estate	August 1, 2024	\$800,000
Compiled by CBRE			

## Insurable Replacement Cost

Insurable Replacement Cost is defined as follows:

1. the value of an asset or asset group that is covered by an insurance policy; can be estimated by deducting costs of noninsurable items (e.g., land value) from market value.
2. The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted)<sup>1</sup>.

CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for Insurable Replacement Cost estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The Insurable Replacement Cost estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service handbook, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an Insurable Replacement Cost. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate and it is strongly recommended that other sources be utilized to develop any estimate of Insurable Replacement Cost.

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<sup>1</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015), 119

INSURABLE REPLACEMENT COST			
Primary Building Type:	Office	Number of Buildings:	1
Effective Age:	10 YRS	Gross Building Area:	2,312 SF
Condition:	Good		
Number of Stories:	2 with Basement		
<b>MVS Sec/Page</b>			15/17
<b>Quality/Bldg. Class</b>			Excellent/Good/D
<b>Component Sq. Ft.</b>			2,312 SF
<b>Base Square Foot Cost</b>			\$302.00
Subtotal			\$302.00
<b>Height and Size Refinements</b>			
Number of Stories Multiplier			1.000
Height per Story Multiplier			1.000
Floor Area Multiplier			1.168
Subtotal			\$352.74
<b>Cost Multipliers</b>			
Current Cost Multiplier			1.01
Local Multiplier			1.10
<b>Final Square Foot Cost</b>			<b>\$391.89</b>
<b>Base Component Cost</b>			<b>\$906,049</b>
<hr/>			
<b>Base Building Cost</b>	<i>(via Marshall Valuation Service cost data)</i>		\$906,049
<b>Insurable Exclusions</b>	0.0% of Total Building Cost		\$0
<b>Indicated Insurable Replacement Cost</b>			<b>\$906,049</b>
<b>Rounded</b>			<b>\$900,000</b>
<b>Value Per SF</b>			<b>\$389.27</b>
<hr/>			
Compiled by CBRE			

## Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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.
4. Kevin Nguyen, MAI has not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Mike Richman of CBRE has and Kevin Nguyen, MAI has not made a personal inspection of the property that is the subject of this report and the comparables.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Kevin Nguyen, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
14. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Washington.



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Kevin Nguyen, MAI  
State of Washington License #1102124

## Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
  - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
  - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
  - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
  - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
  - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
  - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
  - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
  - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
  - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
  - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

**ADDENDA**

**ADDENDUM A**

**Comparable Data Sheets**

Property Name	Rohde Commercial Site
Address	9913 NE 13th Avenue Vancouver, WA 98686
County	Clark
Govt./Tax ID	118256-060, 118256-065
Area Measurement(NRA)	
Land Area Net	0.620 ac/ 27,007 sf
Land Area Gross	0.620 ac/ 27,007 sf
Site Development Status	N/A
Utilities	N/A
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	53011C0358D/ Sep 2012
Zoning	GC - General Commercial
Entitlement Status	N/A
Proposed Use or Development	N/A



### Transaction Details

Type	Sale	Primary Verification	Carrie Krcek (360) 816-6706 / CoStar
Interest Transferred	Fee Simple	Transaction Date	04/15/2022
Condition of Sale	None	Recording Date	04/15/2022
Buyer Type	N/A	Sale Price	\$425,000
Recorded Seller	ROHDE WILLIAM A	Financing	Not Available
Marketing Time	4 Month(s)	Cash Equivalent	\$425,000
Listing Broker	Carrie Krcek (360) 816-6706	Capital Adjustment	\$0
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$425,000
		<b>Adjusted Price / ac and / sf</b>	<b>\$685,484 / \$15.74</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

### Comments

This comparable is the sale of 0.62-acres of vacant commercial land that consist of two tax parcels. The site is located at 9913 NE 13th Avenue, Vancouver, Washington. The site does not have frontage along NE 99th Street, which is just south of the site. It is also noted that the NE 99th Street / NE Highway 99 signalized intersection is located southeast of the property in generally close proximity. The site sold in April 2022 for \$425,000 or \$15.74 per square foot. We attempted to reach contact the listing broker, but were unable to connect with her. The sales information was confirmed with CoStar.

Property Name	Chkalov Land
Address	480 Southeast 117th Avenue Vancouver, WA 98683
County	Clark
Govt./Tax ID	165956001
Area Measurement(NRA)	
Land Area Net	0.780 ac/ 33,977 sf
Land Area Gross	0.780 ac/ 33,977 sf
Site Development Status	Finished
Utilities	All to Site
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Primary Frontage	N/A on 117th Street SW
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	53011C0506D/ Sep 2012
Zoning	CC - Community Commercial
Entitlement Status	None
Proposed Use or Development	Commercial



### Transaction Details

Type	Sale	Primary Verification	Clark County, Costar
Interest Transferred	Fee Simple	Transaction Date	07/26/2022
Condition of Sale	None	Recording Date	07/26/2022
Buyer Type	N/A	Sale Price	\$700,000
Recorded Seller	Confidential	Financing	Not Available
Marketing Time	1 Month(s)	Cash Equivalent	\$700,000
Listing Broker	Ashton Summers (503) 972-5406 (p)	Capital Adjustment	\$0
Doc #	868726	% Interest Purchased	100%
		Adjusted Price	\$700,000
		<b>Adjusted Price / ac and / sf</b>	<b>\$897,436 / \$20.60</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

### Comments

This comparable represent the sale of the 0.78 acre (33,977 square foot) commercial lot located at 480 Southeast 117th avenue in Vancouver, WA. The site is generally rectangular, level, and zoned CC - Community Commercial. The property sold on July 26, 2022 for \$700,000 or \$20.60 per square foot after only 19 days on the market. Multiple attempts were made to reach the listing broker; however, our calls were not returned. Therefore, the details of this comparable were confirmed via costar and Clark County.

Property Name	6th Street Commercial Land
Address	14000 SE 6th Street Vancouver, WA 98683
County	Clark
Govt./Tax ID	N/A
Area Measurement(NRA)	
Land Area Net	0.780 ac/ 33,977 sf
Land Area Gross	0.780 ac/ 33,977 sf
Site Development Status	Raw
Utilities	All to site
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	N/A
Flood Panel No./ Date	N/A
Zoning	CC - Community Commercial
Entitlement Status	N/A
Proposed Use or Development	N/A



### Transaction Details

Type	Sale	Primary Verification	N/A
Interest Transferred	Fee Simple	Transaction Date	08/21/2023
Condition of Sale	None	Recording Date	N/A
Buyer Type	N/A	Sale Price	\$450,000
Recorded Seller	SVN   Retter & Company	Financing	Market Rate Financing
Marketing Time	N/A	Cash Equivalent	\$450,000
Listing Broker	Rob Ellsworth, SVN   Retter & Company	Capital Adjustment	\$0
Doc #	2023-6136715	% Interest Purchased	100%
		Adjusted Price	\$450,000
		<b>Adjusted Price / ac and / sf</b>	<b>\$576,923 / \$13.24</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

### Comments

This is the August 2023 sale of a 0.78-acre commercial lot located on SE 6th Street in Vancouver, WA. The lot has a corner location at 6th Street and SE 129th Avenue adjacent to a Safeway grocery and behind a bank property, one block south of Mill Plain Blvd. The property was initially listed for an asking price of \$549,000 and was on the market for approximately 10 months before going under contract for a purchase price of \$450,000. It is noted that the listing broker was the seller. The buyer is NW Furniture Bank, a discount/used furniture store serving under privileged communities.

Property Name	Burton Rd Corner Site
Address	8417 NE Burton Rd Vancouver, WA 98662
County	Clark
Govt./Tax ID	101402001
Area Measurement(NRA)	
Land Area Net	0.670 ac/ 29,185 sf
Land Area Gross	0.670 ac/ 29,185 sf
Site Development Status	Raw
Utilities	All available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Primary Frontage	150 ft on E Burton Ave
Secondary Frontage	140 ft on NE 186th Ave
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	53011C0389D/ Sep 2012
Zoning	CN, Neighborhood Commercial
Entitlement Status	None
Proposed Use or Development	N/A



### Transaction Details

Type	Sale	Primary Verification	Katie Caplener confirmed w/ Shawn Lewis, MAJ Commercial Real Estate at (360) 606-5580 on 2/29/2024
Interest Transferred	Fee Simple	Transaction Date	01/27/2023
Condition of Sale	None	Recording Date	01/27/2023
Buyer Type	Developer	Sale Price	\$430,000
Recorded Seller	Kyung Chang, Trisha Kyungsun Chang, and Soon Chang	Financing	Not Available
Marketing Time	65 Month(s)	Cash Equivalent	\$430,000
Listing Broker	Shawn Lewis, MAJ Commercial Real Estate at (360) 606-5580	Capital Adjustment	\$0
Doc #	876148	% Interest Purchased	100%
		Adjusted Price	\$430,000
		<b>Adjusted Price / ac and / sf</b>	<b>\$641,791 / \$14.73</b>
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

### Comments

This comparable represents the January 2023 sale of 29,185 square feet of CN (Neighborhood Commercial) zoned land located at 8417 NE Burton Rd, in Vancouver, WA. The property is located on the corner of NE Burton Rd and N 86th Ave, and is generally rectangular in shape and level. The property was on the market for over five years at an asking price of \$475,000. The property transacted for \$430,000 or \$14.73 per square foot. The listing broker indicated that the property was on the market for so long because the asking price was too high. The property received several offers in the \$300,000 to \$350,000 range, however the sellers were unwilling to reduce the price that much. The listing broker stated that the property's zoning does not allow for gas stations or drive-thru facilities, which impacted the potential buyer pool. Prior to transacting, the property received a clean phase 1 environmental report. The broker reported that this did not contribute to the overall transaction price, however, made the property more appealing to buyers. As of February 2024, the buyer had filed a preliminary information request with the City of Vancouver for the construction of a convenience store.

Property Name	NE 59th St and 105th Ave
Address	NE 59th St and 105th Ave Vancouver, WA 98662
County	Clark
Govt./Tax ID	108970000
Area Measurement(NRA)	
Land Area Net	0.180 ac/ 7,841 sf
Land Area Gross	0.180 ac/ 7,841 sf
Site Development Status	Finished
Utilities	All to site
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Primary Frontage	N/A
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	N/A
Flood Panel No./ Date	N/A
Zoning	GC
Entitlement Status	N/A
Proposed Use or Development	N/A



### Transaction Details

Type	Sale	Primary Verification	Andi Costello, Venture Commercial
Interest Transferred	Fee Simple	Transaction Date	06/03/2024
Condition of Sale	None	Recording Date	N/A
Buyer Type	N/A	Sale Price	\$150,000
Recorded Seller	Middleboro Properties LLC	Financing	Market Rate Financing
Marketing Time	2 Month(s)	Cash Equivalent	\$150,000
Listing Broker	Andi Costello, Venture Commercial	Capital Adjustment	\$0
Doc #	2024.6185177	% Interest Purchased	100%
		Adjusted Price	\$150,000
		<b>Adjusted Price / ac and</b>	<b>\$833,333 / \$19.13</b>
		<b>/ sf</b>	
		<b>Adjusted Price/ FAR</b>	<b>N/A</b>
		<b>Adjusted Price/ Unit</b>	<b>N/A</b>

### Comments

This is the June 2024 sale of a 0.17-acre lot located at the corner of NE 59th Street and Rosewood Avenue on the northside of 105th St in Vancouver, WA. The property was on the market for approximately two months with an initial asking price of \$180,000. It went under contract for \$150,000 or \$19.13/SF. The property is located in an area of commercial and residential uses and has a corner exposure. It is generally level and fully fenced and all public utilities are available at the site. It is located north of NE Fourth Plain Blvd, which is the main commercial arterial in the area. The buyer's plans for the subject were not disclosed.

Property Name	Mill Plain Office
Address	2703 E Mill Plain Boulevard Vancouver, WA 98661
County	Clark
Govt./Tax ID	030874000
Net Internal Area (NIA)	2,466 sf
Condition	Good
Number of Buildings	1
Parking Type/Ratio	Open Asphalt/ 4.46:1,000 sf
Year Built/Renovated	1960/ 2023
Floor Count	1
Occupancy Type	Owner/User
Land Area Net	0.207 ac/ 9,000 sf
Utilities	Available
Frontage Street	N/A on E Mill Plain Boulevard
Actual FAR	0.27
Zoning	UA
Construction Class/ Type	D/ Good
External Finish	Wood
Amenities	Surface Parking



### Transaction Details

Type	Sale	Primary Verification	Max Lopatin, 360.907.2211
Interest Transferred	Fee Simple	Transaction Date	06/20/2023
Condition of Sale	None	Recording Date	06/20/2023
Recorded Buyer	JTH Investments, LLC	Sale Price	\$1,000,000
Buyer Type	End User	Financing	N/A
Recorded Seller	Nw Elite Homes Corp	Cash Equivalent	\$1,000,000
Marketing Time	2 Month(s)	Cash Equivalent Price / sf	\$405.52
Listing Broker	Max Lopatin, 360.907.2211	Capital Adjustment	\$0
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$1,000,000
		<b>Adjusted Price / sf</b>	<b>\$405.52</b>
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

### Comments

This comparable is the sale of a freestanding office building located at 2703 E Mill Plain Blvd, Vancouver, Washington. The property sold for \$1,000,000 in June of 2023 and had an original asking price of \$1,100,000. The site has exposure along E Mill Plain Blvd. It was reported that the building was purchased for owner occupancy. The broker indicated that the building interior and exterior were significantly renovated and in good condition.

Property Name	Fordam Office Building
Address	1316 NE 99th Street Vancouver, WA 98686
County	Clark
Govt./Tax ID	N/A
Net Rentable Area (NRA)	1,610 sf
Condition	Average
Number of Buildings	N/A
Parking Type/Ratio	Surface/ 3.73:1,000 sf
Year Built/Renovated	1951/ 2022
Floor Count	1
Occupancy Type	Owner/User
Land Area Net	0.210 ac/ 9,148 sf
Utilities	N/A
Frontage Street	N/A
Actual FAR	0.18
Zoning	GC - General Commercial
Construction Class/ Type	D/ Average
External Finish	Wood
Amenities	N/A



### Transaction Details

Type	Sale	Primary Verification	Tom Smith, 360.949.1331
Interest Transferred	Fee Simple	Transaction Date	02/17/2023
Condition of Sale	None	Recording Date	02/17/2023
Recorded Buyer	1316 Ne 99th Llc	Sale Price	\$500,000
Buyer Type	End User	Financing	Market Rate Financing
Recorded Seller	Fordham Leslie J	Cash Equivalent	\$500,000
Marketing Time	4 Month(s)	Cash Equivalent Price / sf	\$310.56
Listing Broker	Tom Smith, 360.949.1331	Capital Adjustment	\$0
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$500,000
		<b>Adjusted Price / sf</b>	<b>\$310.56</b>
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

### Comments

This comparable is the sale of the Fordham Office Building located at 1316 NE 99th Street, Vancouver, Washington. The property sold for \$500,000 in February of 2023. The original asking price was \$546,000. It was reported that the property was sold to an owner-user.

Property Name	Felida Office
Address	12416 NW 36th Avenue Vancouver, WA 98685
County	Clark
Govt./Tax ID	N/A
Net Rentable Area (NRA)	2,448 sf
Condition	Good
Number of Buildings	N/A
Parking Type/Ratio	Surface/ 2.86:1,000 sf
Year Built/Renovated	1974/ 2011
Floor Count	2
Occupancy Type	Owner/User
Land Area Net	0.230 ac/ 10,019 sf
Utilities	N/A
Frontage Street	N/A
Actual FAR	0.24
Zoning	CC - Community Commercial
Construction Class/ Type	D/ Average
External Finish	Wood
Amenities	N/A



### Transaction Details

Type	Sale	Primary Verification	Trevor Sosky, KW Commercial
Interest Transferred	Leased Fee	Transaction Date	05/21/2024
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Confidential	Sale Price	\$675,000
Buyer Type	End User	Financing	Market Rate Financing
Recorded Seller	NTO PROPERTIES LLC	Cash Equivalent	\$675,000
Marketing Time	1 Month(s)	Cash Equivalent Price / sf	\$275.74
Listing Broker	Trevor Sosky, KW Commercial	Capital Adjustment	\$20,000
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$695,000
		<b>Adjusted Price / sf</b>	<b>\$283.91</b>
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

### Comments

This comparable is the pending sale of a two-story, office building located at 12416 NW 36th Avenue in Vancouver, Washington. The improvements were constructed in 1974, renovated in 2011 and are situated on a .23-acre site. The property sold for \$675,000; however, the buyer received a \$20,000 credit for some roof repairs. Therefore, the analysis price is \$695,000 (\$675,000 + \$20,000). At the time of sale, the building had several small private offices leased. However, the buyer intends to owner occupy the entire property as the leases expire. The leases have very short terms remaining. The buyer was a chiropractor.

Property Name	The Wallace Building
Address	601 E 22nd Street Vancouver, WA 98663
County	Clark
Govt./Tax ID	N/A
Net Rentable Area (NRA)	2,476 sf
Condition	Average
Number of Buildings	1
Parking Type/Ratio	Surface/ 6.46:1,000 sf
Year Built/Renovated	1951/ N/A
Floor Count	1
Occupancy Type	N/A
Land Area Net	0.160 ac/ 6,970 sf
Utilities	N/A
Frontage Street	N/A
Actual FAR	0.36
Zoning	R-9
Construction Class/ Type	N/A/ Average
External Finish	N/A
Amenities	N/A



### Transaction Details

Type	Sale	Primary Verification	County Records / CoStar
Interest Transferred	N/A	Transaction Date	11/30/2023
Condition of Sale	None	Recording Date	11/30/2023
Recorded Buyer	Hbg Investments Llc	Sale Price	\$874,900
Buyer Type	N/A	Financing	N/A
Recorded Seller	Craig T Riley	Cash Equivalent	\$874,900
Marketing Time	N/A	Cash Equivalent Price / sf	\$353.35
Listing Broker	N/A	Capital Adjustment	\$0
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$874,900
		<b>Adjusted Price / sf</b>	<b>\$353.35</b>
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

### Comments

This comparable is the sale of an office building located at 601 E 22nd Street, Vancouver, Washington. The property sold for \$874,900 in November of 2023. It was reported that no brokers were involved in the transaction. Limited detailed information was provided about the sale.

Property Name	SE 80th Office
Address	300 SE 80th Ave Portland, OR 97215
County	Multnomah
Govt./Tax ID	1N2E32DD-12900
Net Rentable Area (NRA)	1,878 sf
Condition	Good
Number of Buildings	1
Parking Type/Ratio	None/ N/A
Year Built/Renovated	1948/ 2023
Floor Count	1
Occupancy Type	Owner/User
Land Area Net	0.106 ac/ 4,625 sf
Utilities	N/A
Frontage Street	N/A
Actual FAR	0.41
Zoning	CM2 - Commercial Mixed Use
Construction Class/ Type	D/ Average
External Finish	Wood
Amenities	N/A



### Transaction Details

Type	Sale	Primary Verification	Confidential
Interest Transferred	N/A	Transaction Date	12/30/2022
Condition of Sale	None	Recording Date	12/30/2022
Recorded Buyer	Chris Hill, PC	Sale Price	\$645,000
Buyer Type	N/A	Financing	N/A
Recorded Seller	Patriot Pride, LLC	Cash Equivalent	\$834,000
Marketing Time	N/A	Cash Equivalent Price / sf	\$444.09
Listing Broker	N/A	Capital Adjustment	\$0
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$834,000
		<b>Adjusted Price / sf</b>	<b>\$444.09</b>
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

### Comments

This comparable is the sale of an 1,878 SF office building at 300 SE 80th Avenue in SE Portland. The property is pending for \$645,000 (\$343/SF) with proposed renovations that are estimated to cost \$189,000. The cost of the renovations and purchase price put the property at \$834,000. The buyers broker indicated that renovations including the roof, paint, flooring, etc are needed and that the buyer intends to owner occupy the majority of the property for his law office, and lease out small spaces for other practicing attorneys.

Property Name	SE 72nd Avenue Office
Address	8001 SE 72nd Avenue Portland, OR 97206
County	Multnomah
Govt./Tax ID	N/A
Net Rentable Area (NRA)	2,748 sf
Condition	Good
Number of Buildings	2
Parking Type/Ratio	Surface/ 0.73:1,000 sf
Year Built/Renovated	1929/ 2024
Floor Count	1
Occupancy Type	Owner/User
Land Area Net	0.130 ac/ 5,663 sf
Utilities	N/A
Frontage Street	N/A
Actual FAR	0.49
Zoning	CM1 - Commercial Mixed Use 1
Construction Class/ Type	D/ Good
External Finish	Wood
Amenities	N/A



### Transaction Details

Type	Under Contract	Primary Verification	Darryl Bodle and Kelly Christian
Interest Transferred	Fee Simple	Transaction Date	04/12/2024
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	Confidential	Sale Price	\$800,000
Buyer Type	N/A	Financing	Market Rate Financing
Recorded Seller	Provision Investments Inc & Fixoid 2 LLC	Cash Equivalent	\$1,026,609
Marketing Time	4 Month(s)	Cash Equivalent Price / sf	\$373.58
Listing Broker	Darryl Bodle and Kelly Christian	Capital Adjustment	\$0
Doc #	N/A	% Interest Purchased	100%
		Adjusted Price	\$1,026,609
		<b>Adjusted Price / sf</b>	<b>\$373.58</b>
Buyer's Primary Analysis	N/A	Occupancy at Sale	N/A
Static Analysis Method	N/A	Underwritten Occupancy	Static Analysis-N/A
Source	Static Analysis-N/A	Net Operating Income	Static Analysis-N/A
NOI / sf	Static Analysis-N/A		
Cap Rate	Static Analysis-N/A		

### Comments

This comparable is the pending sale of a commercial property that is improved with two buildings. Building 1 (2,160 SF) has historically been a general commercial building. After purchasing the property in 2022, it was reported that the seller significantly renovated this building. The renovations included: all new exterior upgrades, new roof, electrical upgrades, structural reinforcement, and brought the interior to a shell condition. The estimated cost of the renovation was approximately \$125,000. Building 2 (588 SF) has historically been a residential residence (two bedroom / one bathroom) and could be used as a home, but the buyer will be using this building as an office/commercial use. The seller also significantly renovated this building, which included: all new exterior, new roof, complete interior renovation. The estimated cost of the renovation for Building 2 was ~\$200,000. The above renovations were completed in early 2024. The buyer is a non-profit serving at-risk youth and intends to fully owner occupy the entire property as an office use. Given that Building 1 is currently in shell condition, the buyer proposes to complete the interior of this building for an office use. The estimated TI cost is \$226,609, which has been added to the analysis price.

**ADDENDUM B**

**Subject Photographs**



NE 110<sup>th</sup> Avenue looking south toward NE Fourth Plain Blvd; Subject property to the right



Looking north across NE Fourth Plain Blvd



Subject property looking north



Subject property looking west



Subject property looking southeast



Subject property looking southwest



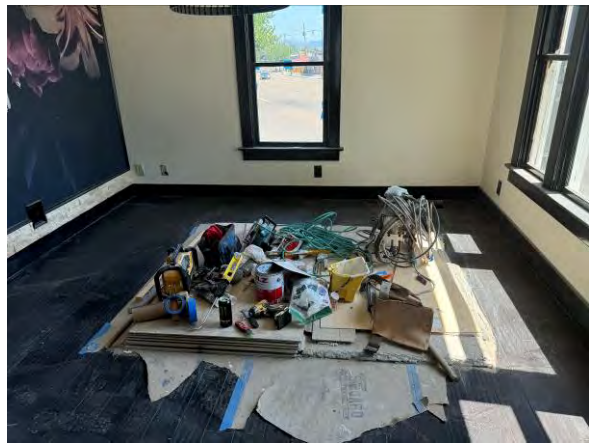
Subject property looking west



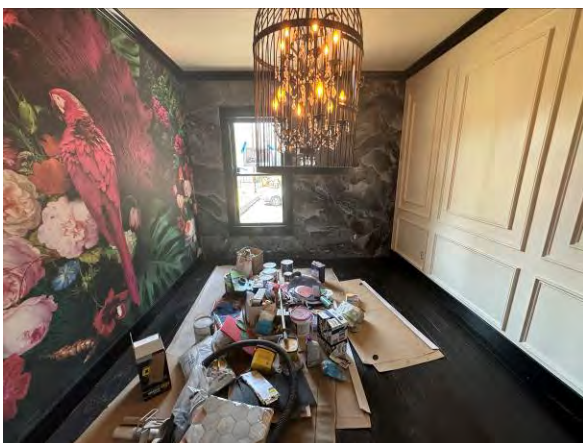
Subject property looking south



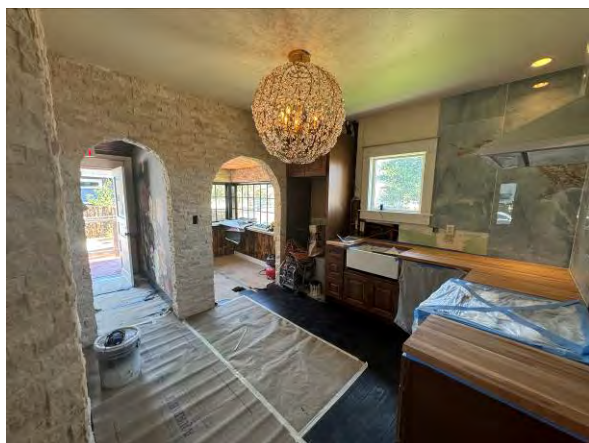
Subject property looking north; Parking area



Subject interior – First floor conference room



Subject interior – First floor office



Subject interior – First floor kitchen



Subject interior – First floor kitchen



Subject interior – Second floor office



Subject interior – Second floor office



Subject interior – Second floor office



Subject interior – Basement/lower level



Subject interior – Basement/lower level

**ADDENDUM C**

**Client Contract Information**

Umpqua Bank – Real Estate Valuation Services (REVS)  
**Letter of Engagement – Commercial Valuation**

<b>Award Information</b>	
Assignment Award Date: 06/25/2024 07:21 pm	Appraisal Due Date: 07/18/2024
Appraisal Fee: \$1,950	Appraisal Company Name: CBRE, Inc
Appraiser's Name: Kevin Nguyen	Appraiser's Email: kevin.nguyen@cbre.com
Appraiser's Phone No.: (503) 542-5418	Appraiser's Address: 1300 SW Fifth Avenue, Suite 3500, Portland, Oregon 97201
<b>Assignment Overview</b>	
Order / File No.: 507972	Project Name: Cowlitz Law Group, PLLC 226626
Job Manager Name: Dane Rivers	Borrower Name: Cowlitz Law Group, PLLC
Job Manager Phone: 503-906-4473	Loan Type: Refinance - Rate/Term Only
Job Manager Email: danerivers@umpquabank.com	Loan Purpose: Refinance - Rate/Term Only
Client, Client Address: Umpqua Bank, 1 SW Columbia Street, Portland, OR 97204	
Intended User(s): The Intended User of the appraisal or evaluation report is the Client/Lender known as Umpqua Bank, its respective successors, assigns, and/or affiliates	SBA Involvement: No Involvement Type: Local Lending Partner: Local Lending Partner Address:
Intended Use: The intended use of the report is to provide information for use in making business and credit decisions concerning an actual or prospective loan or line of credit or making internal business decisions concerning an Umpqua Bank owned or leased property. This report is for the use and benefit of, and may be relied upon by, Umpqua Bank as Lender, or Umpqua Bank as Administrative Agent for certain Lenders, and each actual and prospective Lender and Participant in such loan or line of credit, and their respective successors, assigns, and affiliates.	
Report Type:	Report Format: Restricted Appraisal Report
<b>Property Contact (Access) Information</b>	
Property Contact Name: Karim Hamir	Property Contact Affiliation: Borrower
Property Contact Phone: (360) 355-4465	Property Contact Email: karim@cowlitzgroup.com
<b>Initial Contact &amp; Information Request</b>	
Within two business days of the award, submit a request for information to the property contact and arrange for a property inspection. If you have not received the requested information within five business days, or at any time you believe the report may be delayed, contact the REVS Job Manager to provide a status update. If you do not provide notice of delays, REVS will assume you have acquired the necessary subject information and access, and there will be no delay in delivering the appraisal report.	
<b>Subject Property Inspection</b>	
An exterior and interior inspection of the subject property is required unless otherwise specified in the engagement instructions. As part of the inspection process, the engaged appraiser must meet with the property owner, property contact, property manager or developer to gain knowledge of the subject's characteristics that are relevant to the development of the appraisal. If the engaged appraiser utilizes the services of a professional to complete the physical inspection, the engaged appraiser must report the professional service in the report, AND the appraiser must communicate with the contact person to validate the inspection results and/or resolve any outstanding questions regarding the subject property.	
<b>Multi-Family Property Inspection</b>	
A representative sample of units must be inspected along with all common areas. Inspections should include one unit of each floor plan type, one unit in each building, one unit on each floor, all vacant units, any basement units, and any units that have been legally converted (from larger or smaller units or other areas of the building). A minimum of 10% of units must be inspected for properties with less than 100 units.	
<b>SWOT</b>	
Include a Strengths, Weaknesses, Opportunities, and Threats ("SWOT") analysis in your report; strengths and weaknesses pertain to the subject property, whereas opportunities and threats pertain to the competitive market and other external factors.	
<b>RUBS (Ratio Utility Billing System)</b>	
If the subject's actual operating experience includes RUBS income (expense reimbursement), the appraiser must report and analyze the reliability, reasonableness, durability, market prevalence, and market acceptance of this income. If possible, the appraisal should include comparable rents and sales that include RUBS income, and the amounts should be detailed in the analysis.	
<b>Material Deferred Maintenance</b>	
If there are significant elements of deferred maintenance and/or health & safety issues noted during the inspection of the subject property, contact the REVS Job Manager immediately.	

**Potential for Reconsideration of Value (ROV) – Included in Appraisal Scope of Work**

If REVS receives a request for a Reconsideration of Value (ROV) after your appraisal is completed, REVS will evaluate the compliance and merit of the ROV and may contact you for assistance in responding to the ROV. If you receive an ROV request directly from the Borrower or a Loan/Sales representative, do not respond directly to the request and notify REVS immediately. REVS will assure appraisal independence within the ROV process. If REVS contacts you in response to an ROV, please understand that time is of the essence as the ROV may impact loan closing.

**Subject Property Salient Facts**

Property Type: Single Tenant Office	Street Address: 10910 NE Fourth Plain Blvd		
Additional Street Addresses, if any: Address: 10904 NE Fourth Plain Blvd, Vancouver, WA 98662			
City: Vancouver	County: Clark	State: Washington	Zip: 98662
Assessor Tax Parcel Number(s): 108960-000;108970-000			
Land Area (Acres or Sq. Ft.): 10,019 Acres	Flood Zone: No		
Building Sq. Ft. or Unit Count: 2,312 SF	Number of Buildings: 1		
Property Status: Existing	Year Built: 1950		
Unoccupied, Owner or Tenant Occupied: Owner User		No. of Tenants:	

**Additional Property Description Details:**

The property is comprised of two parcels with a combined site area of 10,019 SF. The site is improved with a 2,312 SF owner occupied former SFR converted to office building built in 1950 but completely renovated in 2024 for both live and workspace.

**Valuation Premises Requested**

Premise	Qualifier	Interest Appraised	Comments
Market Value	As Is	Fee Simple	
Insurable Value	Replacement Cost		per building, with no insurance deductions/exclusions

**Valuation Approaches & Premises Requirements**

- All approaches to value that are necessary to produce credible assignment results are required.
- The appraiser is to validate that the prescribed scope of work is sufficient for credible assignment results. If at any time the appraiser believes the prescribed scope of work (valuation approaches or valuation premises) requires modification, immediately call the REVS job manager to discuss the scope of work.
- Market Value “As Is” must reflect the subject’s actual physical condition, use, and zoning designation as of the effective date of the appraisal. Hypothetical conditions cannot be employed in reporting the “As Is” market value.
- All Prospective Value opinions must include the future effective date of value.
- Other values or interests appraised must be clearly labeled and segregated, e.g., going concern, business enterprise value (intangible assets), fractional interests, FF&E (furniture, fixtures, and equipment) value.
- Except for vacant land, all property types require an Insurable Value within the report. For any improved property located in a flood hazard area, a Replacement Cost New per building is required. Include direct/hard costs and indirect/soft costs, with appropriate multipliers; Do Not include any deductions for below grade improvements. Site improvements and land value are not included. Also, any FF&E that would not typically transfer with the property should be excluded.
- Hypothetical conditions can only be utilized in valuation scenarios specifically requested or approved by REVS.
- The appraisal must be unbiased, objective, and not influenced by improper or illegal considerations, including consideration of any of the following: Race, color, religion, gender, sexual orientation, marital status, medical condition, military/veteran status, national origin, or disability.

**Special Assignment Requirements (if applicable)**

If the subject property is determined to have Excess Land: Excess land may be sold off separately from the rest of the property, so in effect, the subject property becomes two subject properties. Excess land may have a different highest and best use than the rest of the site. The excess land should be described in the Site Description section and it must be addressed in the highest and best use analysis. Further, excess land will have to be

treated separately in the valuation process. An entirely different set of comparable data may be required. The value of excess land must be reported separately.

#### **Appraisal Engagement is Subject to the Following**

- The specific terms and conditions outlined in the Request for Proposal, including the General Scope of Work Requirements and any Special Assignment Requirements set forth in this engagement letter.
- All report deliveries are due by 5 pm local time unless otherwise specified.
- Time is of the essence. Review of all attachments and initial communication with the identified project or property contacts must occur within two business days of engagement. Liquidated damages may be assessed if the Scope of Work, including the delivery of the report and requested data is incomplete by the listed due date. **See Late Fees section within this letter.**
- The appraisal report must bear the signature and state license number of the engaged appraiser and of the supervising appraiser, if applicable. The affixing of such signature and number constitutes the acceptance by the appraiser(s) of full responsibility for the accuracy, content, and integrity of the appraisal under Standards 1 and 2 of USPAP.
- Appraisers may not subcontract their obligations for completion of the appraisal report without prior approval of the Real Estate Valuation Services department of Umpqua Bank. If the appraiser is different than the engaged appraiser, the appraisal report will be rejected.
- The engaged appraiser attests to being actively licensed in the state where the subject property is located, and the appraiser is unbiased and competent to perform the assignment.
- The appraisal will be developed in compliance with FIRREA, USPAP and Umpqua Bank requirements and attest to compliance in the report.
- In compliance with USPAP, if known prior to agreeing to perform this assignment, or if discovered at any time during the assignment, the appraiser must disclose to the client and in the report certification: any current or prospective interest in the subject property or parties involved; and any services regarding the subject property performed by the appraiser, as an appraiser or in any other capacity, within the three-year period immediately preceding the current assignment.
- **Artificial Intelligence (AI)** "AI" means any technology that searches or analyzes data, or develops conclusions or content, without human direction throughout. Appraiser must not use or incorporate AI in the development of the appraisal unless Appraiser has determined that the associated output is credible and non-discriminatory. Appraiser must not enter confidential information into a third-party managed AI system. In addition to compliance with USPAP with respect to AI and otherwise, Umpqua Bank requires Appraiser to disclose the use of AI, how the AI output was validated, and where the AI output was relied upon or incorporated into the appraisal report. Umpqua Bank shall have the right to obtain supporting information regarding use of AI in connection with its appraisal review. Regardless of whether AI is used, the professional judgment of the Appraiser must govern the content and conclusions in the appraisal report, and Appraisal Firm and Appraiser are each fully responsible for all aspects of the appraisal process and the appraisal report.

#### **Non-Public Information**

- To protect confidential and personal information in documents, such as social security or tax ID numbers, account numbers, loan numbers, etc., please redact any such information from documents included in the appraisal report.

#### **Appraisal Independence**

If the appraiser is contacted by the borrower, a broker, or Bank employee outside of REVS, not in relation to the appraiser's request for information, and the appraiser receives a valuation suggestion or pressure, either during the preparation of the appraisal or afterward, the appraiser is encouraged to report the conduct to the Real Estate Valuation Services department by sending an email to the following address:

[AppraiserIndependenceEscalation@UmpquaBank.com](mailto:AppraiserIndependenceEscalation@UmpquaBank.com)

The email should include a brief description of the appraiser independence concern and the associated file number, if applicable. All incident reports will be escalated to the Chief Appraiser for further action.

#### **Appraisal Report Delivery, Invoice, Late Fees**

- **Report delivery is through YouConnect:** [www.umpquabank.realwired.com](http://www.umpquabank.realwired.com)  
Upload an electronic copy of your appraisal report to YouConnect in PDF format on or before the due date. A non-password protected copy of the report should be formatted to allow for annotations and copying of text.  
  
For appraisal report delivery support contact: [AppraisalCoordinator@UmpquaBank.com](mailto:AppraisalCoordinator@UmpquaBank.com)
- **Invoice Requirements.** The invoice must be addressed to Umpqua Bank unless otherwise instructed. To avoid a delay in payment, a separate PDF of the invoice must be uploaded to the invoice section of YouConnect for processing.

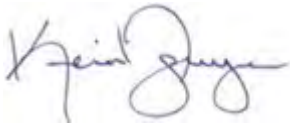
The appraisal fee is inclusive of all costs to complete the appraisal report. Any costs not included in the fee must be pre-approved by REVS. Inspection appointments missed by the property contact and/or a limitation on access that requires a second visit to the subject property may support a trip fee over and above the original fee quote.

For accounts payable support contact: [REVSAccounting@umpquabank.com](mailto:REVSAccounting@umpquabank.com)

- **Late Fees.** A late fee of \$100 per day may be charged each day the SOW remains incomplete. Late fees will not be imposed for delays resulting from circumstances beyond the appraiser's control if timely notice is provided; such circumstances to be judged for their validity solely by REVS management. Late fees are not penalties but are levied to compensate Umpqua Bank for administrative costs and damages to our customer relations caused by late appraisals.

#### Appraisal Liability Limitation

- Appraiser(s) agrees to indemnify and hold harmless Umpqua, its affiliates, and its and their directors, officers, employees, and agents with respect to loss, damage, costs, or harm arising from or related to negligence, willful misconduct, or breach of this Engagement Agreement by Appraiser(s), or any of its employees, subcontractors, or agents.
- Any statement(s) purporting to disclaim or limit liability by Appraiser(s) whether contained in the subject valuation report or elsewhere, shall be unenforceable, null and void as applied to Umpqua notwithstanding that Umpqua has accepted the report or document containing such statement(s) for informational, valuation or other purpose(s), unless Umpqua has duly executed a written agreement permitting such limitation or disclaimer.

<b>Environmental Checklist</b>			
The responses provided below for completion of this checklist are based on the appraiser's visual observations undertaken as part of the normal field inspection of the property. Any "Yes" answers on the checklist should be addressed in the appraisal report, including a description of the issue, the specific location, and photos of the observed condition.			
<b>Site Use and History</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Does the site appear to have been utilized for industrial activity in the past?			X
Have any adjacent properties been reported to have known environmental releases?			X
<b>Storage Tanks, Drums, Pipelines</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Have any underground storage tanks been observed, or known to be present on the property?			X
Have any tanks, drums or other storage containers which may contain chemicals or fuel been observed on the property?			X
<b>Soil Staining</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Have any areas of heavy soil staining been observed on the subject site?			X
<b>Water and Wastewater</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Have any signs or stains or seepage on the ground or improvements been observed?			X
<b>Waste Generation, Storage and Disposal</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Does the site appear to have ever been used for waste disposal, treatment, or similar use?			X
<b>Endangered / Protected Animals, Vegetation, or Environmentally Sensitive Areas</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Are there any known or observed endangered/protected animals, vegetation, or environmental sensitive areas on-site or adjacent to the subject property?			X
<b>Pesticides / Herbicides and Agricultural Chemicals</b>	<b>Unknown</b>	<b>Yes</b>	<b>No</b>
Have any unexplained areas of vegetation stress been observed at the site?			X
The appraiser is not qualified to confirm or deny the existence of hazardous materials or conditions, and the completion of this checklist is not to be construed as such confirmation or denial. Confirmation of site conditions relative to hazardous materials and/or waste would require assessment by a duly qualified professional with training and experience in environmental assessment of real property.			
<b>Appraiser's Signature:</b>			
			
<b>Appraiser's Name:</b>	Kevin Nguyen as an agent of CBRE, INC		
<b>Date of Subject Property Site Inspection:</b>	7/12/2024		
<b>Date of Environmental Checklist Completion:</b>	7/22/2024		

ADDENDUM D

**Flood Map**



**MAP DATA**

FEMA Special Flood Hazard Area: No  
 Map Number: 53011C0391D  
 Zone: X  
 Map Date: September 05, 2012  
 FIPS: 53011

**MAP LEGEND**

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

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**ADDENDUM E**

**Qualifications & License**

# Kevin D Nguyen, MAI

Senior Vice President, Pacific Northwest

CBRE



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kevin.nguyen@cbre.com

1300 SW Fifth Avenue  
Suite 3500  
Portland, OR 97201

## Clients Represented

- Wells Fargo Bank
- First Interstate Bank
- US Bank
- Umpqua Bank
- Key Bank
- Bank of the Cascades
- Premier Community
- Banner Bank
- Columbia Bank
- Heritage Bank
- Bank of the West Bank
- Chase Bank
- Northwest Bank
- iQ Credit Union
- Advantis Credit Union
- Unitus Credit Union
- OnPoint Credit Union
- TwinStar Credit Union
- Deutsche Bank
- SELCO Credit Union
- A10 Capital
- Capital One Bank

## Experience

Kevin Nguyen joined CBRE in 2015 within the Pacific Northwest Region serving Oregon, Washington, and Idaho. As Senior Vice President, he leads a valuation and advisory staff of appraisers and consultants that provides quality valuation work and client services throughout the designated states in this region. Mr. Nguyen also assists the Senior Managing Director with new business development and client relationships. He is a designated member of the Appraisal Institute (MAI) and is licensed as a Certified General Real Estate Appraiser in the States of Oregon and Washington.

Mr. Nguyen's appraisal experience includes a wide variety of property types that include: office, retail, industrial, hotels, apartments, residential subdivisions, commercial land, and institutional grade investment properties. Mr. Nguyen has completed appraisals for banking institutions, private parties, government entities, and for litigation purposes. Prior to joining CBRE, Mr. Nguyen was a Valuation Services Director at Colliers International, from 2007 to 2015.

Mr. Nguyen lives with his wife and two children in the West Linn, Oregon area. When he is not appraising, he enjoys spending quality time with his family, reading, and outdoor activities.

## Professional Affiliations / Accreditations

- Designated Member of the Appraisal Institute
- Mr. Nguyen is a Certified General Real Estate Appraiser in the following states:
  - Oregon – License Number C001067
  - Washington – License Number 1102124

## Education

- Portland State University
  - Bachelor of Science – Finance and Marketing
- Appraisal Institute Courses
  - Advanced Income Capitalization
  - Quantitative Analysis
  - Advanced Concepts & Case Studies
  - Real Estate Finance, Statistics and Valuation Modeling
  - Business Practice and Ethics
  - Discounted Cash Flow Analysis: A Case Using Argus
  - General Appraiser Income Approach Part I & II



State of Washington

DEPARTMENT OF LICENSING  
BUSINESS AND PROFESSIONS DIVISION  
APPRAISER PROGRAM  
PO Box 9021  
Olympia, WA 98507-9021

KEVIN D NGUYEN  
1300 SW 5TH AVENUE SUITE 3500  
PORTLAND OR 97201

✍

✍

**STATE OF WASHINGTON**

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION

THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

**CERTIFIED GENERAL REAL ESTATE APPRAISER**

**KEVIN D NGUYEN**

<b>1102124</b>	<b>07/13/2011</b>	<b>06/03/2025</b>
License Number	Issue Date	Expiration Date

*M. J. Glasper*  
Marcus J Glasper, Director