

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	416 W Orchard Avenue, Nampa, ID 83651	<b>Order ID</b>	6396033	<b>Property ID</b>	27480756
<b>Inspection Date</b>	11/02/2019	<b>Date of Report</b>	11/05/2019		
<b>Loan Number</b>	33905	<b>APN</b>	R0966700000		
<b>Borrower Name</b>	CRE	<b>County</b>	Canyon		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20191030_CS_Aged_Fac_BPO_Request	<b>Tracking ID 1</b>	20191030_CS_Aged_Fac_BPO_Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CHAMPERY REAL EST 2015 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,441	property has new exterior paint and new windows installed. roof looks good. no garage or carport, has no central air installed. partially fenced on the patio side. located off a main road and surrounded by commercial properties. landscaping has been cleaned up.	
<b>Assessed Value</b>	\$151,100		
<b>Zoning Classification</b>	RESIDENTIAL		
<b>Property Type</b>	Duplex		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Windows are locked up and doors lock. Lock box on door)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	The neighborhood had a mix of older homes and commercial buildings but the majority of homes have been built in the past 75 years.	
<b>Sales Prices in this Neighborhood</b>	Low: \$123,400 High: \$515,000		
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	416 W Orchard Avenue	612 Canyon St	512 Elmwood	226 1st St N
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83651	83686	83687	83687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.94 <sup>1</sup>	2.03 <sup>1</sup>	0.73 <sup>1</sup>
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$219,500	\$299,500	\$239,900
List Price \$	--	\$219,500	\$299,500	\$239,900
Original List Date		09/27/2019	10/05/2019	09/25/2019
DOM · Cumulative DOM	-- · --	34 · 39	28 · 31	14 · 41
Age (# of years)	71	69	47	76
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story BUNGALOW	1 Story BUNGALOW	2 Stories SPLIT	1 Story BUNGALOW
# Units	2	2	2	2
Living Sq. Feet	1,040	860	884	1,000
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	6 · 2
Total Room #	6	6	8	10
Garage (Style/Stalls)	Carport 1 Car	Detached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,008	860	768	890
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.18 acres	0.18 acres	0.24 acres
Other	NONE	NONE	NONE	NONE

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** upgraded forced air furnace and cooling, electrical and plumbing. Detached garage is used for storage at this time. Easy lawn maintenance. washer,dryer hookups. stucco exterior

**Listing 2** shared spacious yard with mature landscaping, garden space, fruit trees and grapes includes two large decks for entertaining that rest under the canopy of a gorgeous tree. Fully fenced, storage area & one car garage.

**Listing 3** updates throughout both units. Back unit 3 bed / 1 bath with large laundry area & access to backyard. Covered patio area off back unit. Front unit 3 bed / 1 bath with access to fenced in front yard. New HVAC splitter, new flooring, paint and metal roof.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	416 W Orchard Avenue	111 S Ivy St	915 2nd St N	124 13th Ave N
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83651	83686	83687	83687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.79 <sup>1</sup>	1.35 <sup>1</sup>	1.60 <sup>1</sup>
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$230,000	\$229,900	\$239,900
List Price \$	--	\$230,000	\$229,900	\$239,900
Sale Price \$	--	\$230,000	\$240,000	\$235,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	07/05/2019	05/17/2019	07/12/2019
DOM · Cumulative DOM	-- · --	1 · 8	2 · 32	13 · 38
Age (# of years)	71	39	24	69
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW	1 Story BUNGALOW
# Units	2	2	2	2
Living Sq. Feet	1,040	884	974	800
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	8	8	8
Garage (Style/Stalls)	Carport 1 Car	Carport 2 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1008	884	974	1,300
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.16 acres	0.16 acres	0.16 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$13,544	-\$24,000	-\$12,500
Adjusted Price	--	\$216,456	\$216,000	\$222,500

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Maintained brick duplex and is fully rented, carport parking, no fence, some updates over the years in between renters. washer,dryer hookups in each unit. no central air installed. ADJUSTMENTS: BEDS(-3000), AGE(-3200), CONCESSIONS(-7344)
- Sold 2** occupied the units for the last 3/6 years and curb appeal. Spacious duplex with all separate utilities, 2 storage sheds, each unit has a patio and driveway for 2 vehicles.ADJUSTMENTS: 2 WASHERS, 2 DRYERS(-1500), BEDS(-3000), AGE(-4700), CONDITION(-9500), IRRIGATION(-1500), SHED(-2000), CENTRAL AIR(-1800)
- Sold 3** All new cabinets, new paint and flooring . Updated some of the appliances, Lots of parking. Window air units, partially fenced yard, washer, dryer hookups, 1 unit is rented. ADJUSTMENTS: CONDITION(-9500), BEDS(-3000)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		no additional information available					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$217,000	\$217,500
<b>Sales Price</b>	\$216,500	\$216,500
<b>30 Day Price</b>	\$207,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Recently updated the exterior paint, landscaping, windows and painted fencing. All sales utilized were the closest, most recent and most similar sales of duplexes in the area. Sale comp #1 and List comp #1 show the best support for final value conclusion. Overall has the most similar characteristics and style.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current as-is conclusion is resulting in a 27.7% variance from the prior report completed 05/19. It appears the subject information in the prior report was estimated whereas the current broker obtained the subject information through tax records. The current broker pulled comps based off of this more accurate subject information and thus concluded at a more appropriate as-is conclusion for the subject.



## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 612 CANYON ST  
Nampa, ID 83686



Front

**L2** 512 ELMWOOD  
Nampa, ID 83687



Front

**L3** 226 1ST ST N  
Nampa, ID 83687



Front

## Sales Photos

**S1** 111 S IVY ST  
Nampa, ID 83686



Front

**S2** 915 2ND ST N  
Nampa, ID 83687



Front

**S3** 124 13TH AVE N  
Nampa, ID 83687



Front

## ClearMaps Addendum

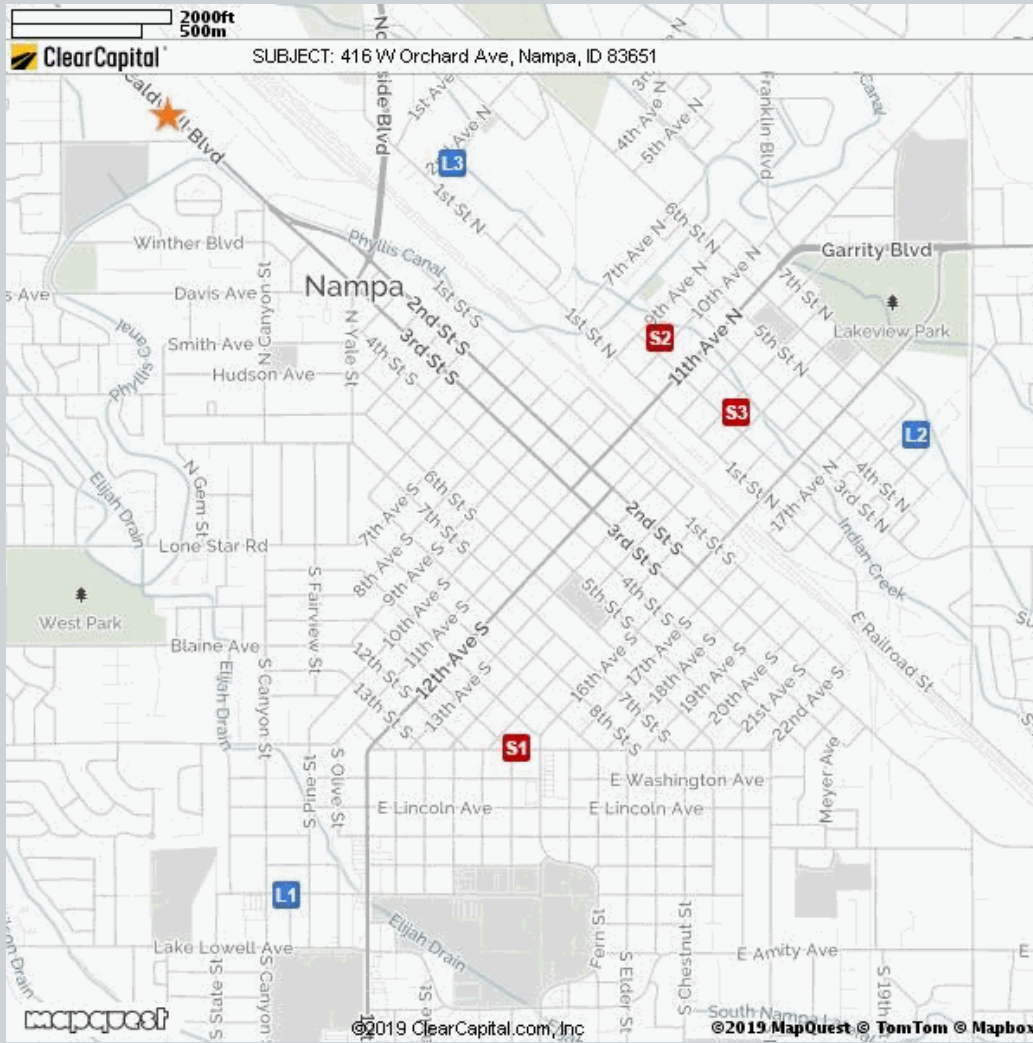
**Address** ★ 416 W Orchard Avenue, Nampa, ID 83651

**Loan Number** 33905

**Suggested List** \$217,000

**Suggested Repaired** \$217,500

**Sale** \$216,500



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	416 W Orchard Ave, Nampa, ID	--	Parcel Match
L1 Listing 1	612 Canyon St, Nampa, ID	1.94 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	512 Elmwood, Nampa, ID	2.03 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	226 1st St N, Nampa, ID	0.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	111 S Ivy St, Nampa, ID	1.79 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	915 2nd St N, Nampa, ID	1.35 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	124 13th Ave N, Nampa, ID	1.60 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.



## Broker Information

<b>Broker Name</b>	Mary Walters	<b>Company/Brokerage</b>	Keller Williams Realty Boise
<b>License No</b>	AB29532	<b>Address</b>	5312 S Valley St Boise ID 83709
<b>License Expiration</b>	12/31/2020	<b>License State</b>	ID
<b>Phone</b>	2087247478	<b>Email</b>	msasee2002@msn.com
<b>Broker Distance to Subject</b>	13.27 miles	<b>Date Signed</b>	11/05/2019

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standard of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**