

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

Address	4204 Harrison Street, Anchorage, AK 99503	Order ID	6164267	Property ID	26447028
Inspection Date	05/07/2019	Date of Report	05/08/2019		
Loan Number	34231	APN	010-213-33-000		
Borrower Name	CRE	County	Anchorage		

Tracking IDs					
Order Tracking ID	CS_AgedBPOs_5.7.19	Tracking ID 1	CS_AgedBPOs_5.7.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments No visual damages of the exterior of the property
R. E. Taxes	\$315,911	
Assessed Value	\$193,100	
Zoning Classification	R2M	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(MLS lockbox on the front door)	
Ownership Type	Leasehold	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Easy access to employment, shopping, dining, schools, airports and public transportation
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$177,000 High: \$284,900	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4204 Harrison Street	4011 North Star Street	2909 W 35th Avenue	745 Bradley Circle
City, State	Anchorage, AK	Anchorage, AK	Anchorage, AK	Anchorage, AK
Zip Code	99503	99503	99517	99518
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	1.12 ¹	2.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,000	\$259,900	\$175,000
List Price \$	--	\$274,500	\$259,900	\$169,900
Original List Date		03/30/2019	05/01/2019	01/16/2019
DOM · Cumulative DOM	-- · --	39 · 39	7 · 7	55 · 112
Age (# of years)	68	51	67	53
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch-Traditional	1 Story Ranch-Traditional	1 Story Ranch-Traditional	2 Stories Two-Story Reverse
# Units	1	1	1	1
Living Sq. Feet	1,376	1,416	1,200	1,408
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 1	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	252	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.21 acres	0.17 acres	0.21 acres
Other	--	--	--	--

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

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

Listing 1 This property has 3 bedrooms comparing to 2 bedrooms and 2 baths compared to 1 baths of the subject property. This property has 40 more living sq ft than the subject property.

Listing 2 This property has 3 bedrooms comparing to 2 bedrooms and 1 baths compared to 1 baths of the subject property. The subject property has 176 more living sq ft than listing comp 2.

Listing 3 This property has the same amount of bedrooms and bathrooms as the subject property. This property has 32 more living sq ft than the subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4204 Harrison Street	3010 Willow Street	2312 Culver Place	2003 W 36th Avenue
City, State	Anchorage, AK	Anchorage, AK	Anchorage, AK	Anchorage, AK
Zip Code	99503	99517	99503	99517
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	1.16 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$250,000	\$199,000
List Price \$	--	\$229,000	\$230,000	\$185,000
Sale Price \$	--	\$216,000	\$225,000	\$180,000
Type of Financing	--	Other	Other	Ahfc - Conventional
Date of Sale	--	02/26/2019	01/03/2019	01/15/2019
DOM · Cumulative DOM	-- · --	81 · 119	39 · 100	197 · 306
Age (# of years)	68	53	61	63
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch-Traditional	1 Story Ranch-Traditional	1 Story Ranch-Traditional	2 Stories Two-Story
# Units	1	1	1	1
Living Sq. Feet	1,376	1,260	1,283	1,163
Bdrm · Bths · ½ Bths	2 · 1	3 · 1 · 1	2 · 1 · 1	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	252	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.15 acres	0.32 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,560	+\$2,155	+\$455
Adjusted Price	--	\$217,560	\$227,155	\$180,455

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** This property has 3 bedrooms comparing to 2 bedrooms and 1.5 baths compared to 1 baths of the subject property. The subject property has 116 more living sq ft than sold comp 1.
- Sold 2** This property has 2 bedrooms comparing to 2 bedrooms and 1.5 baths compared to 1 baths of the subject property. The subject property has 93 more living sq ft than sold comp 2.
- Sold 3** This property has the same amount of bedrooms and bathrooms as the subject property. The subject property has 213 more living sq ft than sold comp 3.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Realty Simple	The property is currently listed on MLS					
Listing Agent Name	Justin L McGhee						
Listing Agent Phone	(907) 350-7077						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/14/2019	\$178,000	04/10/2019	\$169,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$208,390	\$208,390
Sales Price	\$194,155	\$194,155
30 Day Price	\$182,450	--
Comments Regarding Pricing Strategy		
I have considered relevant competitive sold, listings and under contract in performing this BPO and the market trend i.e. financing concessions, declining property values, over-supply and marketing times as of the date of this report and is supported by the comparables selected.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Street

Subject Photos



Street

Listing Photos

L1 4011 North Star Street
Anchorage, AK 99503



Back

L2 2909 W 35th Avenue
Anchorage, AK 99517



Front

L3 745 Bradley Circle
Anchorage, AK 99518



Front

Sales Photos

S1 3010 Willow Street
Anchorage, AK 99517



Front

S2 2312 Culver Place
Anchorage, AK 99503



Front

S3 2003 W 36th Avenue
Anchorage, AK 99517



Front

ClearMaps Addendum

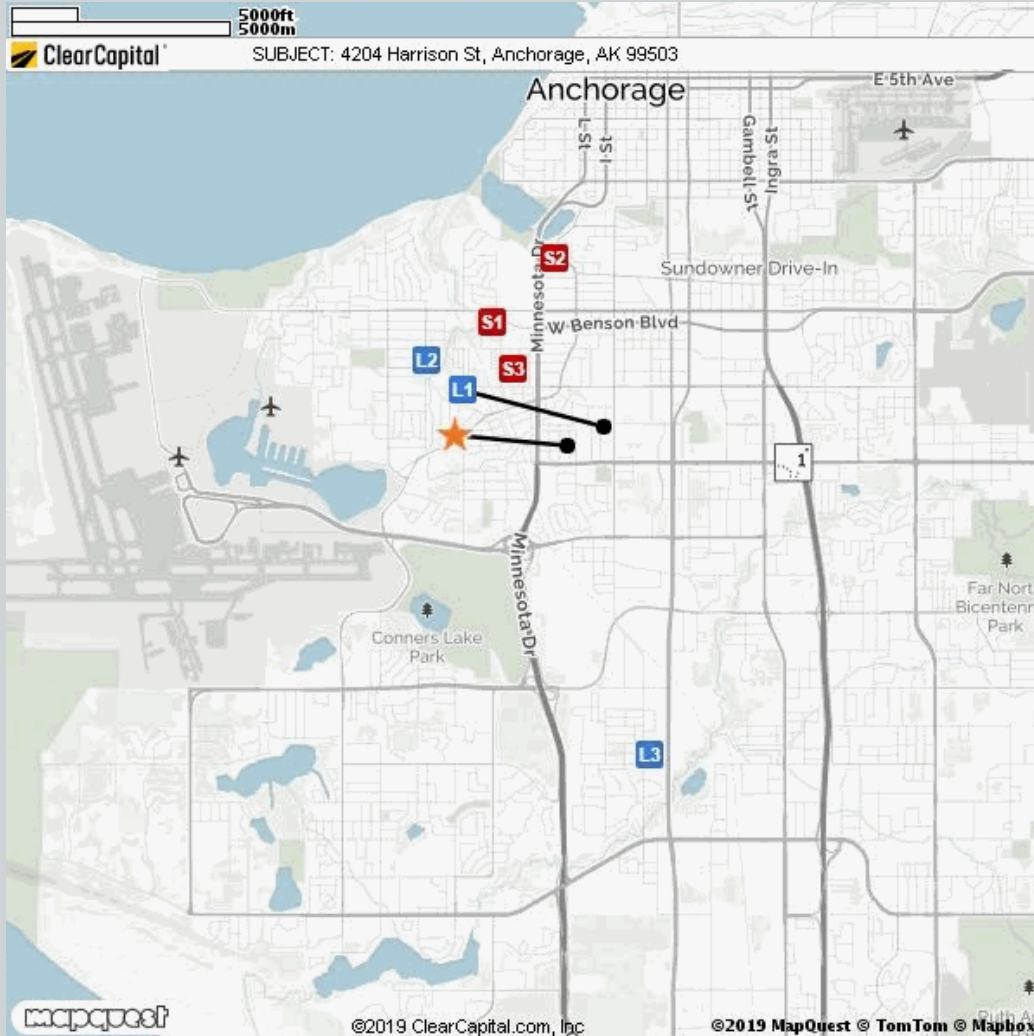
Address ★ 4204 Harrison Street, Anchorage, AK 99503

Loan Number 34231

Suggested List \$208,390

Suggested Repaired \$208,390

Sale \$194,155



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	4204 Harrison St, Anchorage, AK	--	Parcel Match
L1	Listing 1	4011 North Star Street, Anchorage, AK	0.27 Miles ¹	Parcel Match
L2	Listing 2	2909 W 35th Avenue, Anchorage, AK	1.12 Miles ¹	Parcel Match
L3	Listing 3	745 Bradley Circle, Anchorage, AK	2.19 Miles ¹	Parcel Match
S1	Sold 1	3010 Willow Street, Anchorage, AK	0.92 Miles ¹	Parcel Match
S2	Sold 2	2312 Culver Place, Anchorage, AK	1.16 Miles ¹	Parcel Match
S3	Sold 3	2003 W 36th Avenue, Anchorage, AK	0.61 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

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

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

Broker Information

Broker Name	Michelle Naumann	Company/Brokerage	AK on display
License No	RECS18563	Address	3705 Arctic Blvd Anchorage AK 99503
License Expiration	01/31/2020	License State	AK
Phone	9072687786	Email	Michelle@akondisplay.com
Broker Distance to Subject	0.47 miles	Date Signed	05/08/2019

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

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.