

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	2722 E 12th Street, Emmett, ID 83617	Order ID	6109867	Property ID	26213228
Inspection Date	03/20/2019	Date of Report	03/20/2019		
Loan Number	34967	APN	RP06N01W098980		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_FundingBatch58_03.19.2019	Tracking ID 1	CS_FundingBatch58_03.19.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Manuf. Home	Condition Comments
Occupancy	Vacant	The subject is a single family home in good condition with no repair items noted. The subject is located on a large acreage parcel. The subject also has outbuildings. Occupancy based on tax records (attached)
Secure?	Yes	
(Occupancy based on tax records (attached))		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments	
Listing Agency/Firm	Epic Realty LLC	Per Intermountain MLS # 98717590. Subject listed on 1/25/2019 for \$249,900. Current active status with list price of \$239,900. MLS Country living at its best on this almost 2 acre gem! There are so many updates starting with a new roof, interior paint, flooring, lighting, refinished counter tops, SS appliances plus much more! Your open and bright large kitchen is ready for you to make meals for two or twenty easily with all the counter and cabinet space, convenient eat in bar area & walk in pantry! You have a large living room, dining room & den with a wood burning stove to enjoy on those cool evenings! Plenty of space to spread out!	
Listing Agent Name	Robert Becker		
Listing Agent Phone	208-860-5271		
# of Removed Listings in Previous 12 Months	0		
# of Sales in Previous 12 Months	0		
Original List Date	01/25/2019		Result
Original List Price	\$249,900		Result Date
Final List Date	02/22/2019	Result Price	
Final List Price	\$239,900	Source	
		--	MLS

III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments
Local Economy	Stable	The subject is located near agricultural services, outdoor recreational activities. The subject is located in a market with year to date pricing up 14%. 8 sold comps were found. 5 active comps were found.
Sales Prices in this Neighborhood	Low: \$135,000 High: \$429,000	
Market for this type of property	Increased 14 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2722 E 12th Street	1255 Little Rock Rd.	1660 Sand Hollow Rd	793 W Sales Yard Rd
City, State	Emmett, ID	Emmett, ID	Caldwell, ID	Emmett, ID
Zip Code	83617	83617	83607	83617
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	13.22 ¹	14.35 ¹	2.44 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$225,000	\$224,900	\$225,000
List Price \$	--	\$219,900	\$224,900	\$225,000
Original List Date		01/21/2019	03/15/2019	03/01/2019
DOM · Cumulative DOM	-- · --	58 · 58	3 · 5	2 · 19
Age (# of years)	35	24	23	26
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,782	1,690	1,782	1,664
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Carport 3 Car(s)	Detached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.9 acres	.99 acres	2.99 acres	.86 acres
Other	Outbuildings	Outbuildings	Outbuildings	Outbuildings

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

Listing 1 Active 1 is equal to the subject based on square footage, layout and location. The comp has an inferior lot size and inferior outbuildings.

Listing 2 Active 2 is similar to the subject based on condition, square footage and location(similar rural community). The comp has superior lot size but similar outbuildings.

Listing 3 Active 3 has a similar location to the subject. It has a similar square footage, layout and condition to the subject. It has a superior outbuildings but similar outbuildings.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2722 E 12th Street	2740 S Boise Ave	1225 W Idaho Blvd	7964 Willow Creek Drive
City, State	Emmett, ID	Emmett, ID	Emmett, ID	Middleton, ID
Zip Code	83617	83617	83617	83644
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.13 ¹	3.47 ¹	9.53 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$207,000	\$239,900	\$229,000
List Price \$	--	\$207,000	\$224,900	\$229,000
Sale Price \$	--	\$205,000	\$224,900	\$224,900
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	11/26/2018	2/21/2019	10/2/2018
DOM · Cumulative DOM	-- · --	15 · 65	66 · 103	5 · 39
Age (# of years)	35	26	26	27
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,782	1,605	1,782	1,680
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	5 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Carport 3 Car(s)	None	Detached 3 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.9 acres	1.0 acres	.8 acres	2.25 acres
Other	Outbuildings	Outbuildings	Outbuildings	Outbuildings
Net Adjustment	--	+\$6,975	+\$8,475	-\$2,400
Adjusted Price	--	\$211,975	\$233,375	\$222,500

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

- Sold 1** Sold 1 is similar to the subject based on location. It has a similar square footage and layout. It has an inferior lot size (\$6975) but similar outbuildings. The comp has a superior year built but is in a similar condition to the subject
- Sold 2** Sold 2 has a similar condition to the subject. It has a similar square footage and a similar layout. The comp has a similar location. Thee comp has an inferior lot size (\$8475) and similar outbuildings.
- Sold 3** Sold 3 is similar to the subject based on square footage, layout, condition, quality of construction. The comp has a superior lot size (\$-2400).

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$235,000	\$235,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$225,000	--

Comments Regarding Pricing Strategy

See expansion of search parameters below. The subject is located in a rural area with limited real estate activity. The subject is located on a large acreage parcel. The subject's property type (manufactured home) is uncommon in the market. The lack of comparables required an extension of the search parameters as follows: search radius of 20 miles to include similar rural towns rural town, a six month timeframe, square footage range within 20 percent, year built range of 20 year, lot size range of 0.4 acres to 10 acres, all other filters were removed. The most similar comparables were then selected. Priority was given to the most similar closed transaction. Given a lack of more available comparables the value bracket was relaxed. The same market conditions exist for all properties in this report. 8 sold comps were found. 5 active comps were found.

VII. 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.

VIII. Property Images

Address 2722 E 12th Street, Emmett, ID 83617
Loan Number 34967 **Suggested List** \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Subject 2722 E 12th St

View Front



Subject 2722 E 12th St

View Address Verification

VIII. Property Images (continued)

Address 2722 E 12th Street, Emmett, ID 83617
Loan Number 34967 **Suggested List** \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Subject 2722 E 12th St

View Street



Subject 2722 E 12th St

View Other

Comment "For sale sign"

VIII. Property Images (continued)

Address 2722 E 12th Street, Emmett, ID 83617
Loan Number 34967 **Suggested List** \$235,000 **Suggested Repaired** \$235,000 **Sale** \$230,000



Listing Comp 1 1255 Little Rock Rd.

View Front



Listing Comp 2 1660 Sand Hollow Rd

View Front

VIII. Property Images (continued)

Address 2722 E 12th Street, Emmett, ID 83617
Loan Number 34967 **Suggested List** \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Listing Comp 3 793 W Sales Yard Rd

View Front



Sold Comp 1 2740 S Boise Ave

View Front

VIII. Property Images (continued)

Address 2722 E 12th Street, Emmett, ID 83617
Loan Number 34967 **Suggested List** \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Sold Comp 2 1225 W Idaho Blvd

View Front

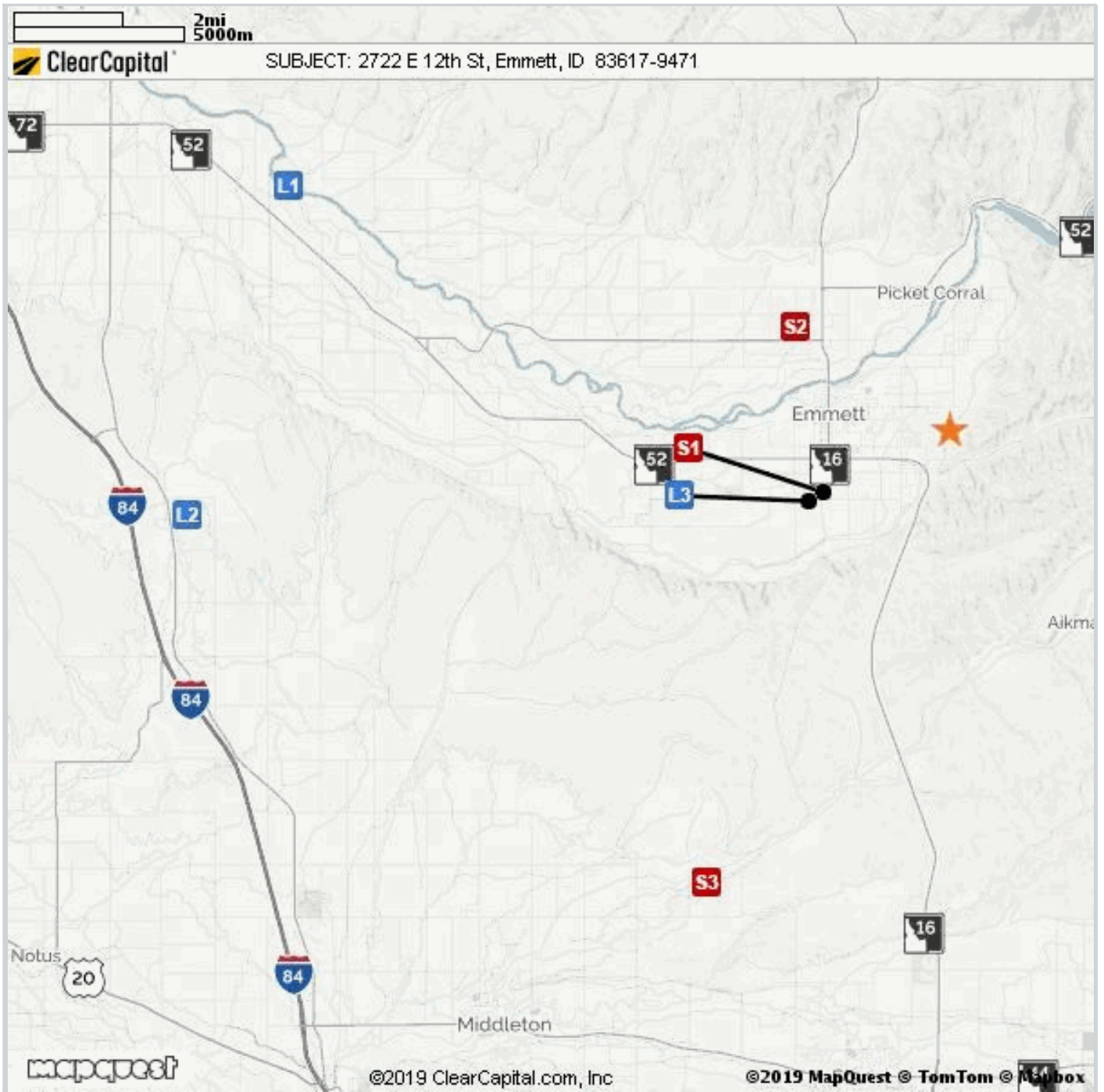


Sold Comp 3 7964 Willow Creek Drive

View Front

ClearMaps Addendum

Address ★ 2722 E 12th Street, Emmett, ID 83617
 Loan Number 34967 **Suggested List** \$235,000 **Suggested Repaired** \$235,000 **Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2722 E 12th St, Emmett, ID	--	Street Centerline Match
L1 Listing 1	1255 Little Rock Rd., Emmett, ID	13.22 Miles ¹	Street Centerline Match
L2 Listing 2	1660 Sand Hollow Rd, Caldwell, ID	14.35 Miles ¹	Parcel Match
L3 Listing 3	793 W Sales Yard Rd, Emmett, ID	2.44 Miles ¹	Street Centerline Match
S1 Sold 1	2740 S Boise Ave, Emmett, ID	2.13 Miles ¹	Street Centerline Match
S2 Sold 2	1225 W Idaho Blvd, Emmett, ID	3.47 Miles ¹	Parcel Match
S3 Sold 3	7964 Willow Creek Drive, Middleton, ID	9.53 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.

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.

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 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	Adam Levanger	Company/Brokerage	Idaho Summit Real Estate
License No	DB33983		
License Expiration	12/31/2020	License State	ID
Phone	2084406231	Email	IdahoREO@gmail.com
Broker Distance to Subject	13.46 miles	Date Signed	03/20/2019

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.