

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	5109 S Cheyenne Avenue, Boise, IDAHO 83709	Order ID	6206404	Property ID	26633058
Inspection Date	06/12/2019	Date of Report	06/12/2019		
Loan Number	36601	APN	R4221301080		
Borrower Name	CRE	County	Ada		

Tracking IDs					
Order Tracking ID	CS_FundingBatch66_6.11.19	Tracking ID 1	CS_FundingBatch66_6.11.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments	Physical depreciation is limited to wear and tear on the systems of the home. The home shows average maintenance and condition for it's age. covered patio and porch areas, 2 decks, gas fireplace, out dated and been vacant a very long time , wsp nests all over, very high over grown weeds, decks are falling apart and need repair, broken window, damaged and missing gutter on the front of the garage, , has original wood shingles and needs replaced as shingles are curling and missing, exterior paint is weather damaged and peeling
R. E. Taxes	\$1,330		
Assessed Value	\$261,100		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (on a lock box)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$11,775		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$11,775		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	this asset is located by many different schools, and parks in the area. the subject property is a traditional style home located in a neighborhood made up of homes typically built in the last 45 years. Located in a golf course community with many large shady trees and shrubs in the area.
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$218,000 High: \$432,435		
Market for this type of property	Increased 14 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5109 S Cheyenne Avenue	4429 S Silver Spur Ave	7289 Chilacot Dr	7603 W Remuda
City, State	Boise, IDAHO	Boise, ID	Boise, ID	Boise, ID
Zip Code	83709	83709	83709	83709
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.20 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$264,900	\$267,900
List Price \$	--	\$279,900	\$264,900	\$267,900
Original List Date		05/24/2019	06/06/2019	05/20/2019
DOM · Cumulative DOM	-- · --	7 · 19	5 · 6	2 · 23
Age (# of years)	42	35	41	45
Condition	Fair	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,796	1,742	1,638	1,510
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.19 acres	0.18 acres	0.41 acres
Other	fireplace, deck	fireplace, refrigerator	shed, fireplace	fireplace

* 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 vaulted ceilings in the bonus room, a gorgeous brick fireplace, hardwood floors, skylights, updated lighting throughout, and dual sinks in the second bathroom. The entire residence boasts new paint, interior and exterior, new irrigation piping, and a new furnace.

Listing 2 new stove, fridge and built-in microwave, & stained wood cabinets. Master bedroom offers an en suite bathroom & its own french door access to the back patio. Enjoy an afternoon BBQ on the back patio w/wood burning fireplace in the family room. Plenty of storage space available in the two outdoor storage sheds. New roof & siding

Listing 3 family and living room. New HVAC system 2 yrs ago. Windows and siding have been updated. Very clean property, just needs a little updating

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5109 S Cheyenne Avenue	7277 W Wapiti St	7326 W Wapiti St	7594 W War Bonnet Dr
City, State	Boise, IDAHO	Boise, ID	Boise, ID	Boise, ID
Zip Code	83709	83709	83709	83709
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.23 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$264,900	\$275,000	\$275,000
List Price \$	--	\$264,900	\$275,000	\$269,000
Sale Price \$	--	\$270,000	\$270,000	\$267,800
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	05/10/2019	05/10/2019	04/08/2019
DOM · Cumulative DOM	-- · --	3 · 35	4 · 35	46 · 77
Age (# of years)	42	41	41	36
Condition	Fair	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,796	1,816	1,847	1,741
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.18 acres	0.19 acres	0.19 acres
Other	fireplace, deck	WOOD STOVE, , REFRIG, WASHER, DRYER	FIREPLACE,REFRIG, WATER SOFTENER	NONE
Net Adjustment	--	-\$15,500	-\$20,600	-\$15,900
Adjusted Price	--	\$254,500	\$249,400	\$251,900

* Sold 3 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** CONDITION(-15500) New HVAC system. Newer water heater, windows and garage door. Washer/Dryer and Refrigerator are included. Covered patio with fenced backyard.
- Sold 2** BEDS(-3000), CONCESSIONS(-8100), condition(-9500) master offers an ensuite bath with walk-in closet. huge 6x20 shed, living room and family room, gas fireplace, covered patio, hardwood flooring, skylights, refrigerator and water softener included.
- Sold 3** AGE(-600), CONCESSIONS(-5800), condition(-9500) home features a well designed interior & large backyard. A beautiful bay window highlights the open living space upon entering. The kitchen features stainless appliances & a breakfast bar. Highlights include a spacious family room with hardwood floors & vaulted ceilings. Additionally there is a sizable master suite, featuring double doors leading to the backyard, & a master bath with dual vanities & a jetted tub.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no information on any listings or solds in mls or tax records.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$268,000
Sales Price	\$250,000	\$268,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
Due to lack of sales in the subject's immediate area, search was extended to include comparable sales in competing neighborhoods with similar amenities, age and square footage. The sales comparison analysis provides the best indication of value for the subject under current market conditions. Searched out 2 miles and found no comps in fair condition as everything has been updated or remodeled so made adjustments for the condition on all the comps.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 4429 S SILVER SPUR AVE
Boise, ID 83709



Front

L2 7289 CHILACOT DR
Boise, ID 83709



Front

L3 7603 W REMUDA
Boise, ID 83709



Front

Sales Photos

S1 7277 W WAPITI ST
Boise, ID 83709



Front

S2 7326 W WAPITI ST
Boise, ID 83709



Front

S3 7594 W WAR BONNET DR
Boise, ID 83709



Front

ClearMaps Addendum

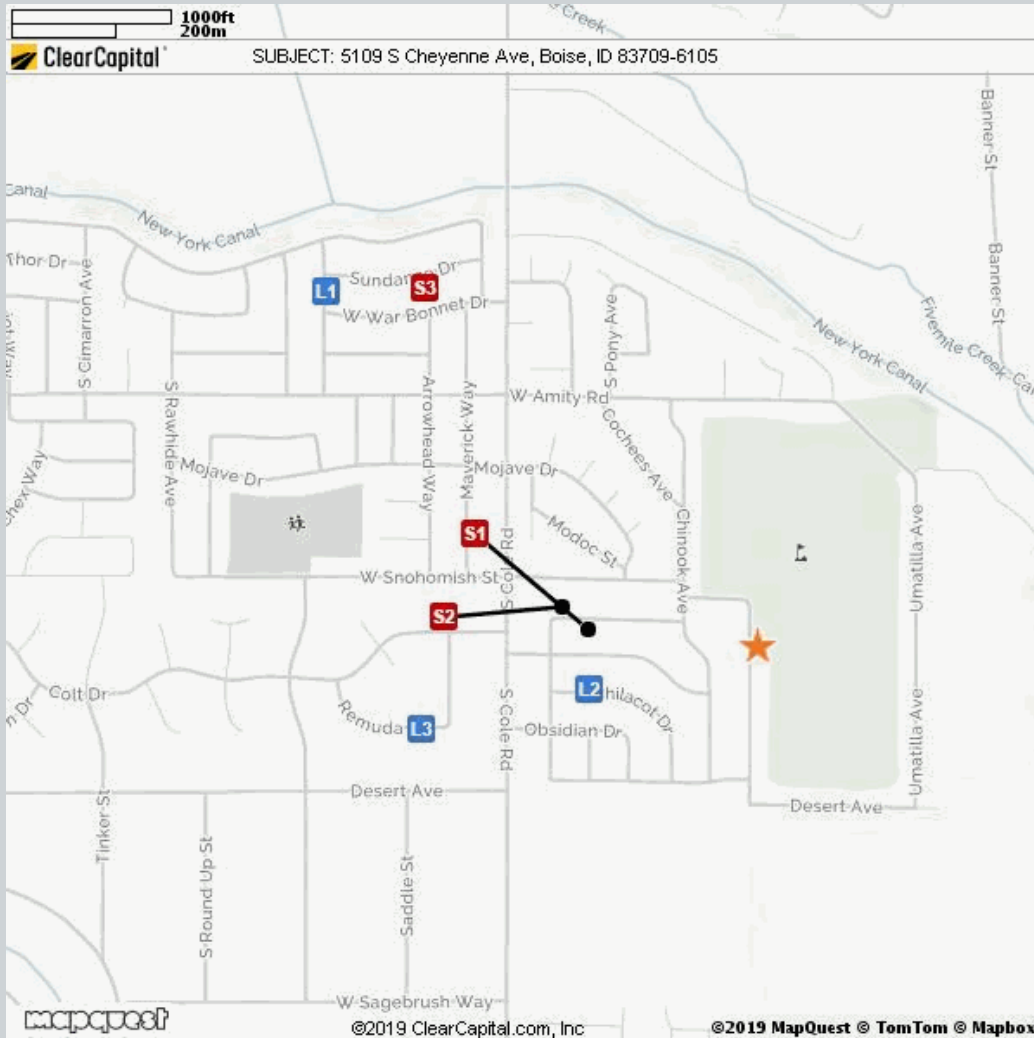
Address ★ 5109 S Cheyenne Avenue, Boise, IDAHO 83709

Loan Number 36601

Suggested List \$250,000

Suggested Repaired \$268,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5109 S Cheyenne Ave, Boise, ID	--	Parcel Match
L1 Listing 1	4429 S Silver Spur Ave, Boise, ID	0.69 Miles ¹	Parcel Match
L2 Listing 2	7289 Chilacot Dr, Boise, ID	0.20 Miles ¹	Parcel Match
L3 Listing 3	7603 W Remuda, Boise, ID	0.42 Miles ¹	Parcel Match
S1 Sold 1	7277 W Wapiti St, Boise, ID	0.19 Miles ¹	Parcel Match
S2 Sold 2	7326 W Wapiti St, Boise, ID	0.23 Miles ¹	Parcel Match
S3 Sold 3	7594 W War Bonnet Dr, Boise, ID	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	Mary Walters	Company/Brokerage	Keller Williams Realty Boise
License No	AB29532	Address	5312 S Valley St Boise ID 83709
License Expiration	12/31/2020	License State	ID
Phone	2087247478	Email	msasee2002@msn.com
Broker Distance to Subject	2.76 miles	Date Signed	06/12/2019

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.