

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	9262 W Shoup Avenue, Boise, IDAHO 83709	Order ID	6215036	Property ID	26694992
Inspection Date	06/18/2019	Date of Report	06/20/2019		
Loan Number	36603	APN	R2365490330		
Borrower Name	CRE	County	Ada		

Tracking IDs					
Order Tracking ID	CS_FundingBatch68_6.18.19	Tracking ID 1	CS_FundingBatch68_6.18.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CHAMPERY REAL ESTATE 2015 LLC	MANUFACTURED HOME WITH ATTACHED GARAGE, FENCED YARD, MANY LARGE SHADY TREES AND SHRUBS SURROUNDING SUBJECT PROPERTY. OVER GROWN LANDSCAPING IN THE BACK YARD. PATIO AREA FROM GARAGE TO MANUFACTURED HOME. NO REPAIRS NOTED WHEN INSPECTED.
R. E. Taxes	\$811	
Assessed Value	\$121,700	
Zoning Classification	RESIDENTIAL	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(PROPERTY IS ON A LOCK BOX)		
Ownership Type	Fee Simple	
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		Neighborhood Comments
Location Type	Suburban	this asset is located by many different schools, and parks in the area. subject property is a traditional style manufactured home located in a neighborhood made up of homes typically built in the last 30 years, mixed styles and in all conditions in and around the subject property.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$157,500 High: \$525,000	
Market for this type of property	Increased 12 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9262 W Shoup Avenue	6 Rose Cir	4731 Northwind Ct	642 S Malaga Ln
City, State	Boise, IDAHO	Meridian, ID	Garden City, ID	Boise, ID
Zip Code	83709	83642	83714	83709
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.85 ¹	3.40 ¹	2.01 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$139,900	\$165,000	\$205,000
List Price \$	--	\$139,900	\$165,000	\$205,000
Original List Date		05/23/2019	05/31/2019	06/13/2019
DOM · Cumulative DOM	-- · --	26 · 28	18 · 20	5 · 7
Age (# of years)	24	48	41	34
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 manufactured home	1 Story manufactured home	1 Story manufactured home	1 Story manufactured home
# Units	1	1	1	1
Living Sq. Feet	1,146	1,078	1,344	1,568
Bdrm · Bths · ½ Bths	2 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.12 acres	0.15 acres	0.12 acres
Other	none	none	none	fireplace

* Listing 1 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 New windows, paint (interior & exterior), carpet and appliances. Master Main Level, Covered Patio/Deck refrigerator included,

Listing 2 Kitchen features lots of cabinets and built in storage throughout. Spacious 3 bedroom property. Large lot includes a storage shed and mature landscaping

Listing 3 Spacious Master Bedroom with Garden Tub and duel vanity in Master Bath. HOA fees covers water, road maintenance, common area landscaping. Fees are \$77 per month plus additional \$20 per month until Feb 2020 to cover special assessment fee for irrigation pipe repairs.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9262 W Shoup Avenue	55 Rose Cir	319 E 44th St	10887 Palm Dr
City, State	Boise, IDAHO	Boise, ID	Meridian, ID	Boise, ID
Zip Code	83709	83713	83642	83713
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.91 ¹	3.48 ¹	2.20 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$120,000	\$129,000	\$159,900
List Price \$	--	\$120,000	\$129,000	\$159,900
Sale Price \$	--	\$120,000	\$129,000	\$159,900
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	05/15/2019	06/29/2018	11/21/2018
DOM · Cumulative DOM	-- · --	57 · 57	39 · 39	83 · 83
Age (# of years)	24	16	38	14
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 manufactured home	1 Story manufactured home	1 Story manufactured home	1 Story manufactured home
# Units	1	1	1	1
Living Sq. Feet	1,146	1,266	1,344	1,440
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.12 acres	0.13 acres	0.11 acres
Other	none	none	refrig, washer	small shop area
Net Adjustment	--	-\$4,700	-\$2,560	-\$10,880
Adjusted Price	--	\$115,300	\$126,440	\$149,020

* 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** BEDS(-3000), SQ FT(-2400), GARAGE(1500) AGE(-800) Master Main Level, Covered Patio /Deck, Split Bedroom, Manufactured Home on Fnd, Tile Flooring, Carpet, Walk in Closet, Vinyl/Laminate Flooring Fenced Fully, Garden Space, Irrigation Available, Storage Shed,
- Sold 2** BEDS(-6000), SQ FT(-3960), GARAGE(6000), AGE(1400) Refrigerator, Washer, Dryer included, vinyl siding, many large shady trees, no garage or carport, on a foundation
- Sold 3** AGE(-1000), BEDS(-3000), SQ FT(-5880), GARAGE(3000), CONCESSIONS(-4000), on a permanent foundation! This property features 3 bedrooms, 2 baths plus a den! Fresh interior paint, carpets have been recently cleaned. Large open kitchen with center island, vaulted ceilings, walk out covered patio area, nice landscaping, large master bedroom features a soaker tub & Separate shower, over sized single car garage with a shop area

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			NO LISTING OR SOLD INFO 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	\$136,000	\$136,000
Sales Price	\$135,000	\$135,000
30 Day Price	\$125,500	--
Comments Regarding Pricing Strategy		
Due to lack of sales in the subject's immediate area, search was extended 1.50 miles 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.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 6 Rose Cir
Meridian, ID 83642



Front

L2 4731 Northwind Ct
Garden City, ID 83714



Front

L3 642 S Malaga Ln
Boise, ID 83709



Front

Sales Photos

S1 55 Rose Cir
Boise, ID 83713



Front

S2 319 E 44th St
Meridian, ID 83642



Front

S3 10887 Palm Dr
Boise, ID 83713



Front

ClearMaps Addendum

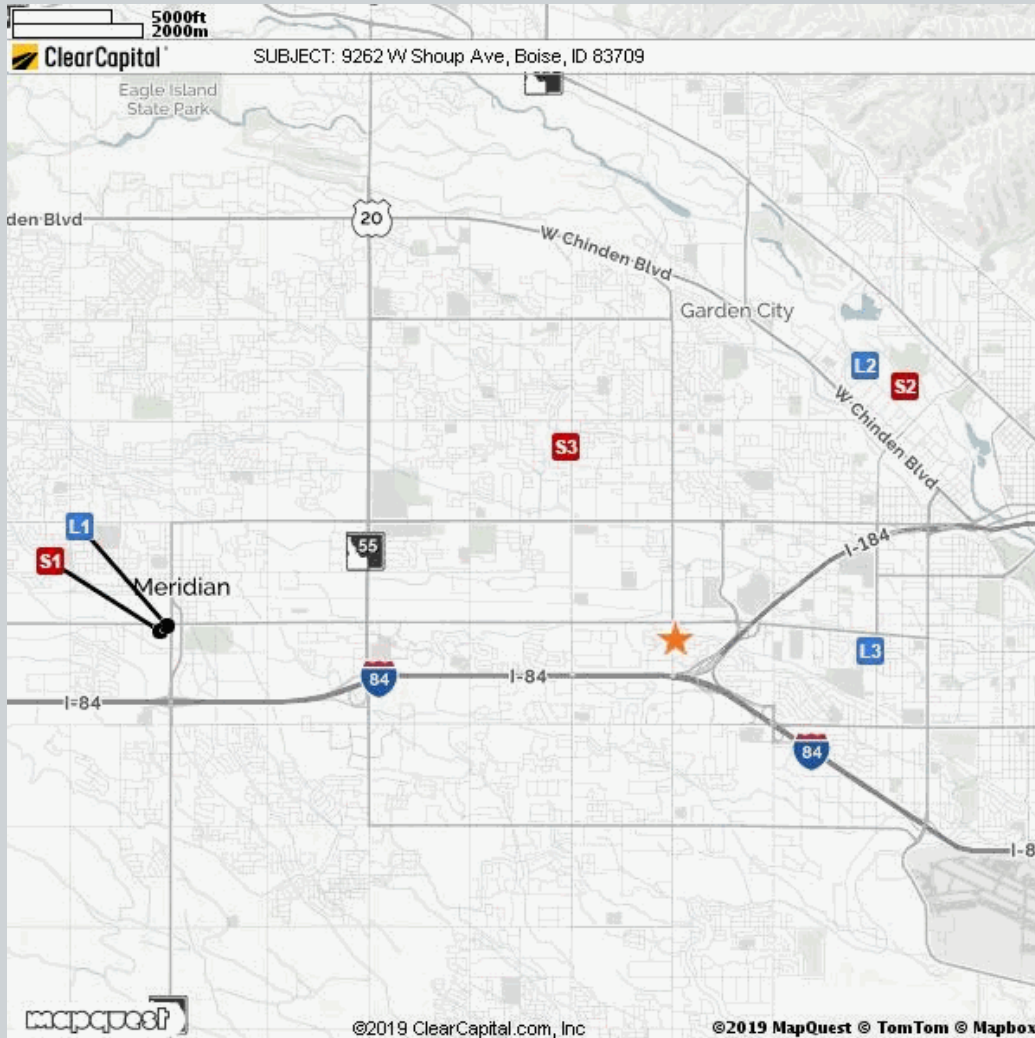
Address ★ 9262 W Shoup Avenue, Boise, IDAHO 83709

Loan Number 36603

Suggested List \$136,000

Suggested Repaired \$136,000

Sale \$135,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9262 W Shoup Ave, Boise, ID	--	Parcel Match
L1 Listing 1	6 Rose Cir, Meridian, ID	4.85 Miles ¹	Parcel Match
L2 Listing 2	4731 Northwind Ct, Garden City, ID	3.40 Miles ¹	Parcel Match
L3 Listing 3	642 S Malaga Ln, Boise, ID	2.01 Miles ¹	Parcel Match
S1 Sold 1	55 Rose Cir, Boise, ID	4.91 Miles ¹	Parcel Match
S2 Sold 2	319 E 44th St, Meridian, ID	3.48 Miles ¹	Parcel Match
S3 Sold 3	10887 Palm Dr, Boise, ID	2.20 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	3.37 miles	Date Signed	06/19/2019

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.