New Plymouth, ID 83655-5408

3819 Cassia Rd

37381 Loan Number **\$190,000**• As-Is Value

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 Inspection Date Loan Number Borrower Name	3819 Cassia Road, New Plymouth, ID 83655 03/31/2019 37381 Catamount Properties 2018 LLC	Order ID Date of Report APN County	6122559 03/31/2019 07N04W367 Payette	Property ID 321	26281867
Tracking IDs					
Order Tracking ID	Citi_BPO_03.29.19	Tracking ID 1	Citi_BPO_03.29	1.19	
Tracking ID 2		Tracking ID 3			

General Conditions		
Owner	HATFIELD PHILLIP S	Condition Comments
R. E. Taxes	\$794	The subject is a single family property in good condition with no
Assessed Value	\$134,313	repair item noted. The subject is a manufactured home that is
Zoning Classification	Residential	located on a large acreage parcel. The subject has views of the valley. The occupancy is based on tax record. Attached.
Property Type	Manuf. Home	valicy. The occupancy is based off tax record. Attached.
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
НОА	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Da	nta	
Location Type	Rural	Neighborhood Comments
Local Economy	Stable	The subject is located in a market with year to date pricing up
Sales Prices in this Neighborhood	Low: \$74,000 High: \$590,000	9%. 21 sold comps were found. 11 active comps were found. The subject is located in a rural town with close proximity to
Market for this type of property	Increased 9 % in the past 6 months.	farms, outdoor recreational activity and agricultural services. The subject conforms to the area.
Normal Marketing Days	<90	

New Plymouth, ID 83655-5408 L

37381 Loan Number \$190,000 • As-Is Value

Current Listings				
	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3819 Cassia Road	30259 Pet Lane	1050 Petersburg	866 County Road 70
City, State	New Plymouth, ID	Parma, ID	Emmett, ID	Weiser, ID
Zip Code	83655	83660	83617	83672
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		14.90 ¹	5.07 1	29.59 1
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$159,000	\$249,900	\$245,000
List Price \$		\$159,000	\$229,900	\$245,000
Original List Date		02/09/2019	02/13/2019	03/27/2019
DOM · Cumulative DOM		12 · 50	45 · 46	3 · 4
Age (# of years)	21	26	37	23
Condition	Good	Good	Good	Good
Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial; Mountain
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,300	1,040	1,152	1,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Carport 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	2.9 acres	2 acres	2.4 acres	5 acres
Other	None	None	Outbuildings	Outbuildings

^{*} Listing 2 is the most comparable listing to the subject.

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

- **Listing 1** Active 1 is similar to the subject based on layout. It has a similar year built and is in a similar condition. The comp has an inferior square footage. The comp has an inferior lot size. It has an inferior view.
- **Listing 2** Active 2 has a similar rural location. The comp has an inferior year built but has been updated and remodelled. The comp has a similar lot size and superior outbuildings. The comp has inferior square footage. The comp has an inferior view.
- **Listing 3** Active 3 has a superior lot size and a superior set of outbuildings. The comp has a similar year built and is in a similar condition. The comp has inferior square footage. It has a silmaril rural location. It has a similar view.

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.

New Plymouth, ID 83655-5408 Loan Number

Recent Sales				
	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3819 Cassia Road	408 A Holly	20997 Fargo Road	2887 Sagebrush Lane
City, State	New Plymouth, ID	New Plymouth, ID	Wilder, ID	Homedale, ID
Zip Code	83655	83655	83676	83628
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		6.14 1	17.89 1	26.53 1
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$		\$151,900	\$219,900	\$228,000
List Price \$		\$151,900	\$219,900	\$228,000
Sale Price \$		\$158,000	\$200,000	\$237,000
Type of Financing		Fha	Conventional	Conventional
Date of Sale		10/02/2018	10/01/2018	01/30/2019
DOM · Cumulative DOM		15 · 47	23 · 61	18 · 51
Age (# of years)	21	19	21	20
Condition	Good	Good	Good	Good
Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,300	1,512	1,261	1,200
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 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	2.9 acres	1. acres	1.29 acres	2.76 acres
Other	None	Shop	None	Outbuildings
Net Adjustment		+\$7,380	+\$10,550	-\$790
Adjusted Price		\$165,380	\$210,550	\$236,210

^{*} 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.

3819 Cassia Rd New Plymouth, ID 83655-5408 37381

\$190,000 As-Is Value

Loan Number

Recent Sales - Cont.

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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 layout and year built. The subject has superior square footage (\$-2120). It has a similar condition. The comp has an inferior lot size (\$9500). Comp has a superior shop (\$-2500). The comp has an inferior view (\$2500).
- Sold 2 Sold 2 is similar to the subject based on square footage and layout. It has a similar condition to the subject. It has an inferior lot size (\$8050). The comp has an inferior view (\$2500). The comp is located in a similar rural community.
- Sold 3 is similar to the subject. It has a similar rural location. It has a similar year built, and is in a similar condition to the subject. It has an inferior square footage (\$1000). It also has an inferior lot size (\$710). It has superior outbuildings (\$-2500). It has a similar view.

Client(s): Wedgewood Inc

Property ID: 26281867

Effective: 03/31/2019 Page: 4 of 14

3819 Cassia Rd

New Plymouth, ID 83655-5408

37381 Loan Number **\$190,000**• As-Is Value

Subject Sales & Listing History **Current Listing Status** Not Currently Listed **Listing History Comments** Listing Agency/Firm No listing activity for the subject within the last 10 years per Intermountain MLS. **Listing Agent Name Listing Agent Phone** # of Removed Listings in Previous 12 0 Months # of Sales in Previous 12 0 Months **Original List Original List Final List Final List** Result **Result Date Result Price** Source Date Price Date Price

Marketing Strategy				
	As Is Price	Repaired Price		
Suggested List Price	\$200,000	\$200,000		
Sales Price	\$190,000	\$190,000		
30 Day Price	\$180,000			

Comments Regarding Pricing Strategy

See expansion of search parameters below. The subject is located in a rural town 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 30 miles to include similar rural communities, a six month timeframe, square footage range of 20%, year built range of 20 years, minimum lot size was set at 1 acre, 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. Adjustments applied.

Client(s): Wedgewood Inc

Property ID: 26281867

Effective: 03/31/2019 Page: 5 of 14

3819 Cassia Rd

New Plymouth, ID 83655-5408

37381 Loan Number **\$190,000**• As-Is Value

Clear Capital Quality Assurance Comments Addendum

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

Client(s): Wedgewood Inc Property ID: 26281867 Effective: 03/31/2019 Page: 6 of 14

Subject Photos

DRIVE-BY BPO



Front



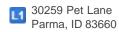
Address Verification



Street

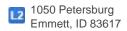
Listing Photos

DRIVE-BY BPO



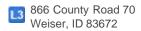


Front





Front





Front

Sales Photos

DRIVE-BY BPO





Front

20997 Fargo Road Wilder, ID 83676



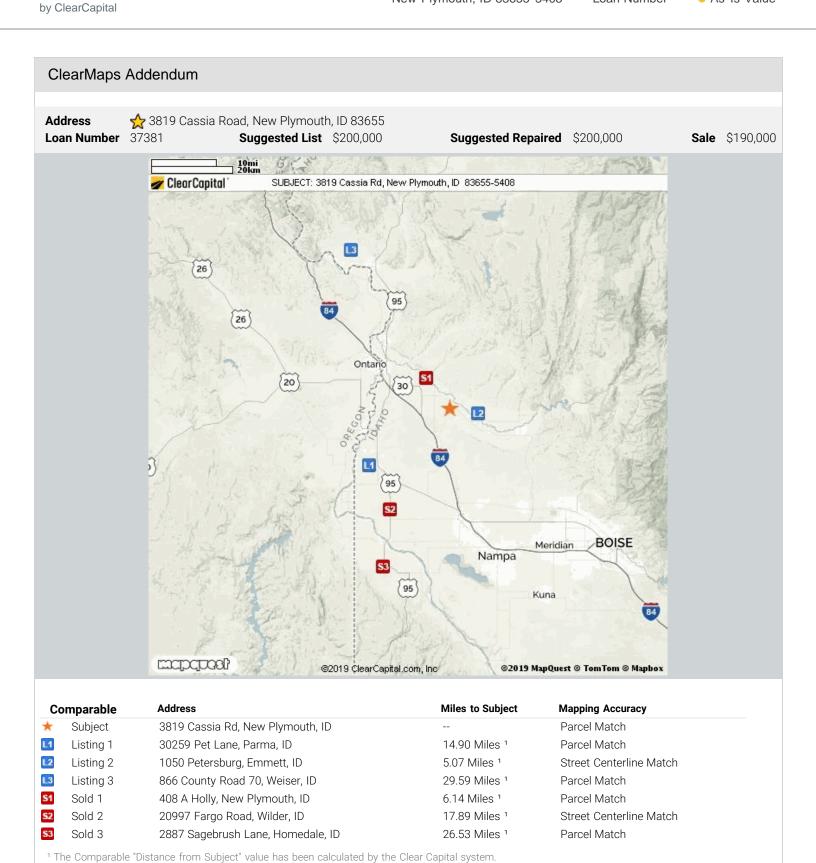
Front

2887 Sagebrush Lane Homedale, ID 83628



Front

New Plymouth, ID 83655-5408



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

3819 Cassia Rd

37381

\$190,000 As-Is Value

New Plymouth, ID 83655-5408 Loan Number

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.

Client(s): Wedgewood Inc

Property ID: 26281867

Page: 11 of 14

3819 Cassia Rd

New Plymouth, ID 83655-5408

37381 Loan Number \$190,000
• As-Is Value

Addendum: Report Purpose - cont.

Report Instructions

by ClearCapital

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

3819 Cassia Rd New Plymouth, ID 83655-5408 37381 Loan Number \$190,000 • As-Is Value

Report Instructions - cont.

by ClearCapital

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.

Client(s): Wedgewood Inc Property ID: 26281867 Effective: 03/31/2019 Page: 13 of 14

3819 Cassia Rd

Loan Number

37381

\$190,000 As-Is Value

New Plymouth, ID 83655-5408

Broker Information

License Expiration

by ClearCapital

Broker Name Idaho Summit Real Estate Adam Levanger Company/Brokerage

1861 E Laurelwood Drive Eagle ID License No DB33983 Address

License State

83714

Phone 2084406231 Email IdahoREO@gmail.com

Broker Distance to Subject 25.52 miles **Date Signed** 03/31/2019

12/31/2020

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.

Client(s): Wedgewood Inc

Property ID: 26281867

Page: 14 of 14