

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	2833 Center Avenue, Payette, ID 83661	Order ID	6122559	Property ID	26281869
Inspection Date	03/31/2019	Date of Report	04/01/2019		
Loan Number	37383	APN	P00000351721		
Borrower Name	Catamount Properties 2018 LLC	County	Payette		

Tracking IDs			
Order Tracking ID	Citi_BPO_03.29.19	Tracking ID 1	Citi_BPO_03.29.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions		Condition Comments
Owner	Randy Bechbiel	Subject is a manufactured home on foundation, overall condition appeared to be average at time of drive by inspection, nothing adverse noted.
R. E. Taxes	\$1,270	
Assessed Value	\$209,555	
Zoning Classification	SFR	
Property Type	Manuf. Home	
Occupancy	Occupied	
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	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Quasi rural location east of City limits, comprised of a wide range of age and styles on various sized acreages, search area expanded due to an overall lack of MFG style inventory.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$425,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2833 Center Avenue	2775 Nw 3rd	1800 Heitz Ave	1660 Sand Hollow Rd
City, State	Payette, ID	Payette, ID	Fruitland, ID	Caldwell, ID
Zip Code	83661	83661	83619	83607
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.55 ¹	3.66 ¹	17.80 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Multifamily
Original List Price \$	\$	\$215,000	\$169,900	\$224,900
List Price \$	--	\$215,000	\$169,900	\$224,900
Original List Date		12/02/2018	02/26/2019	03/15/2019
DOM · Cumulative DOM	-- · --	114 · 120	12 · 34	3 · 17
Age (# of years)	13	24	19	23
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 MFG	1 Story MFG	1 Story MFG	1 Story MFG
# Units	1	1	1	1
Living Sq. Feet	2,464	1,742	2,128	1,782
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.99 acres	1.22 acres	0.31 acres	2.99 acres
Other	--	--	--	--

* Listing 3 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 is the ONLY competing fair market MFG style listing in the subject market area, inferior due to GLA.

Listing 2 PENDING fair market MFG style listing located in the Payette County market area, inferior due to acreage size and GLA.

Listing 3 PENDING fair market MFG style listing located in the Payette County market area, MOST similar overall, search area expanded due to limited competing inventory.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2833 Center Avenue	2611 7th Ave N	1684 W Canal Rd	3680 1st Ln E
City, State	Payette, ID	Payette, ID	Fruitland, ID	Parma, ID
Zip Code	83661	83661	83619	83660
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	9.38 ¹	12.40 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$214,900	\$225,000	\$309,900
List Price \$	--	\$214,900	\$225,000	\$299,900
Sale Price \$	--	\$212,500	\$225,000	\$295,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	10/12/2018	11/01/2018	09/26/2018
DOM · Cumulative DOM	-- · --	6 · 43	7 · 48	50 · 75
Age (# of years)	13	25	23	14
Condition	Average	Average	Average	Excellent
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 MFG	1 Story MFG	1 Story MFG	1 Story MFG
# Units	1	1	1	1
Living Sq. Feet	2,464	1,742	1,883	2,447
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 3
Total Room #	8	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.99 acres	3.06 acres	1.99 acres	3.20 acres
Other	--	--	--	\$5k seller concessions
Net Adjustment	--	+\$21,310	+\$14,525	-\$32,920
Adjusted Price	--	\$233,810	\$239,525	\$262,080

* Sold 1 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** Recent fair market MFG style sale located in the subject market area, adjustments of \$2400 applied for inferior age, \$18,050 for inferior GLA, \$5000 for lack of garage and \$4140 for superior acreage.
- Sold 2** Recent fair market MFG style sale located in the Payette County market area, adjustments of \$2000 applied for inferior age, \$14,525 for inferior GLA and \$2000 for superior acreage size.
- Sold 3** Recent fair market MFG style sale located in the Payette County market area, adjustments of 18,000 for superior condition, \$3000 for superior bathroom count, \$2500 for superior garage size, \$4420 for superior acreage size and \$5000 for seller concessions.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No data located in MLS.			
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	\$238,000	\$238,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Market values and conditions continue to improve due to an overall lack of available inventory combined with an increase in buyer demands and a decline in distressed inventory. Search area was expanded to include the greater Payette County market area due to limited MFG style inventory, sale dates also extended back 9 months. Final determination market value for subject property is higher than list prices of competing inventory, greatest emphasis was placed on SALE COMP 1.		

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



Street

Listing Photos

L1 2775 NW 3rd
Payette, ID 83661



Front

L2 1800 Heitz Ave
Fruitland, ID 83619



Front

L3 1660 Sand Hollow Rd
Caldwell, ID 83607



Front

Sales Photos

S1 2611 7th Ave N
Payette, ID 83661



Front

S2 1684 W Canal Rd
Fruitland, ID 83619



Front

S3 3680 1st Ln E
Parma, ID 83660



Front

ClearMaps Addendum

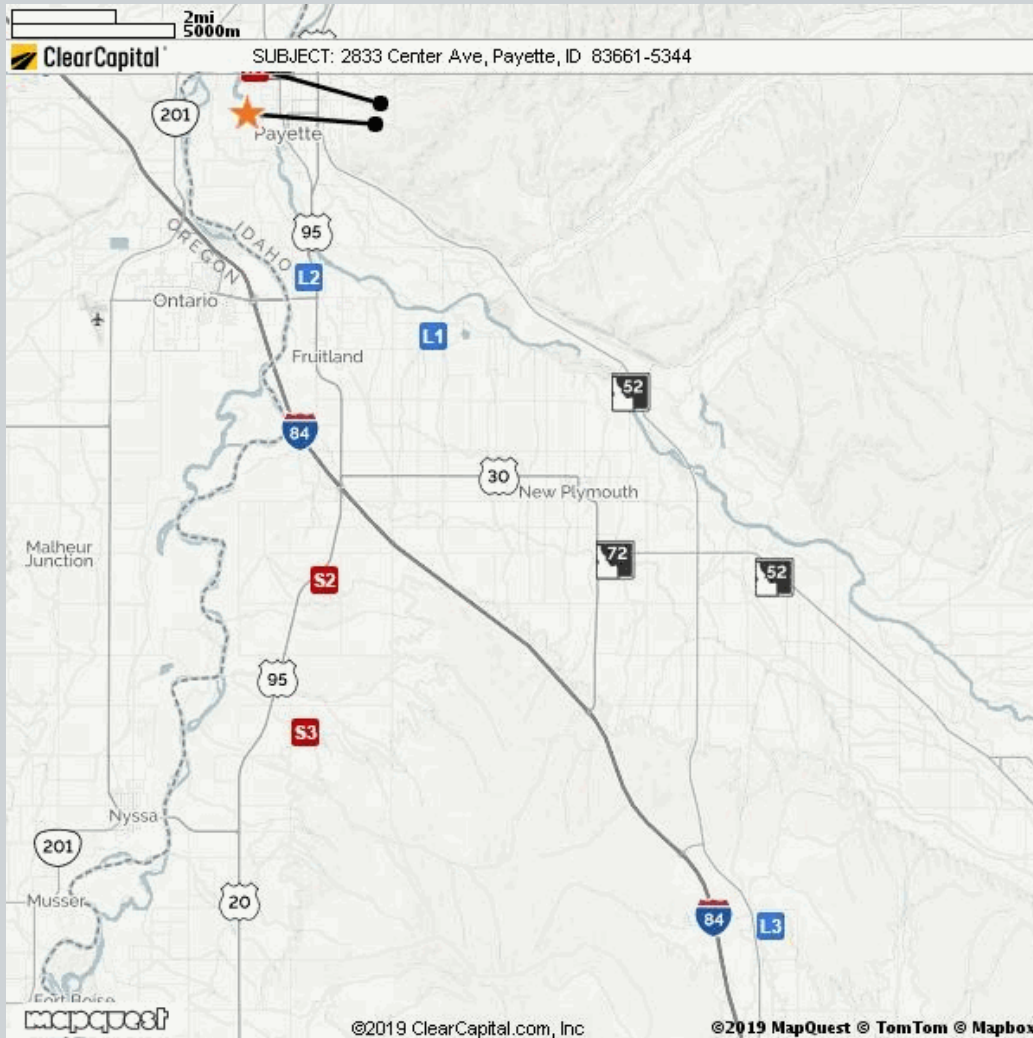
Address ★ 2833 Center Avenue, Payette, ID 83661

Loan Number 37383

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2833 Center Ave, Payette, ID	--	Parcel Match
L1 Listing 1	2775 Nw 3rd, Payette, ID	4.55 Miles ¹	Parcel Match
L2 Listing 2	1800 Heitz Ave, Fruitland, ID	3.66 Miles ¹	Parcel Match
L3 Listing 3	1660 Sand Hollow Rd, Caldwell, ID	17.80 Miles ¹	Parcel Match
S1 Sold 1	2611 7th Ave N, Payette, ID	0.40 Miles ¹	Parcel Match
S2 Sold 2	1684 W Canal Rd, Fruitland, ID	9.38 Miles ¹	Parcel Match
S3 Sold 3	3680 1st Ln E, Parma, ID	12.40 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	Jason Lampman	Company/Brokerage	Homes Of Idaho
License No	SP22650	Address	148 N Yle St Nampa ID 83651
License Expiration	04/30/2019	License State	ID
Phone	2088809470	Email	jasonlampman@gmail.com
Broker Distance to Subject	37.63 miles	Date Signed	04/01/2019

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.