

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	20220 E Grace Lane, Otis Orchards, WA 99027	Order ID	7042479	Property ID	29347055
Inspection Date	01/15/2021	Date of Report	01/19/2021		
Loan Number	37508	APN	55081.2005		
Borrower Name	Champery Real Estate 2015 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	0113BPO_Update	Tracking ID 1	0113BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY LLC	Condition Comments Subject located in middle of cul de sac lot. Subject conforms to area homes in age, style, condition and value. Subject is split entry style home with no signs of deferred maintenance or repairs noted at time of inspection.
R. E. Taxes	\$3,187	
Assessed Value	\$261,700	
Zoning Classification	SFR	
Property Type	SFR	
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

Location Type	Suburban	Neighborhood Comments Well established and fully built out SFR of similar age, style, condition and value homes. Nearby schools, park, shopping and public amenities. Nearby Spokane River, Centennial Trail and Idaho State Line. Stable market, high demand and low inventory.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$280,000 High: \$375,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	20220 E Grace Lane	16403 E Olympic Ave	2024 N Hodges	20016 E Grace Ln
City, State	Otis Orchards, WA	Spokane Valley, WA	Spokane Valley, WA	Otis Orchards, WA
Zip Code	99027	99216	99016	99027
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.80 ¹	0.58 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$325,000	\$350,000
List Price \$	--	\$335,000	\$350,000	\$345,000
Original List Date		01/13/2021	01/08/2021	11/19/2020
DOM · Cumulative DOM	-- · --	1 · 6	2 · 11	21 · 61
Age (# of years)	27	25	22	27
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 Split	1 Story Split	1 Story Split	1 Story Split
# Units	1	1	1	1
Living Sq. Feet	1,024	1,204	908	1,021
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 2	2 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	80%	80%	80%
Basement Sq. Ft.	978	1,130	901	1,002
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.33 acres	0.20 acres	0.23 acres
Other	Wood Sdg, Cent air	Wood Sdg, Cent air, Spr, Sys	Wood Sdg, Cent air, Spr, Sys	Wood Sdg, Cent air, Spr, Sys

* 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 Equal w adj for superior GLA, similar age, style, lot size and location value. Shortage of comps resulted in expanded proximity search. Pending at time of listing.

Listing 2 Equal with adjustment for \$25,000 concessions. Similar age, style and location value. Consideration for some recent improvements inc new roof. Pending sale

Listing 3 Equal. Selected as most comparable due to location, similar age, style, gla, features and location. Pending sale

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	20220 E Grace Lane	19201 E Baldwin Ln	1710 N Mcmillian Ln	1607 N Holiday Ln
City, State	Otis Orchards, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99027	99016	99016	99016
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.96 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$290,000	\$320,000	\$325,000
List Price \$	--	\$290,000	\$300,000	\$315,000
Sale Price \$	--	\$301,500	\$310,000	\$315,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	11/16/2020	11/02/2020	11/03/2020
DOM · Cumulative DOM	-- · --	3 · 34	13 · 48	8 · 61
Age (# of years)	27	22	20	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	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Split	1 Story Split	1 Story Split	1 Story Split
# Units	1	1	1	1
Living Sq. Feet	1,024	948	972	936
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	80%	80%	80%
Basement Sq. Ft.	978	890	972	918
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.18 acres	0.14 acres	0.22 acres
Other	Wood Sdg, Cent air	Wood Sdg, Cent air, Spr, Sys	Wood Sdg, Cent air, Spr, Sys	Wood Sdg, Cent air, Spr, Sys
Net Adjustment	--	+\$4,800	+\$4,600	-\$5,300
Adjusted Price	--	\$306,300	\$314,600	\$309,700

* 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** Equal with adjustments. GLA adj at \$25 per sq ft/+\$1900, Lot size adj at \$100 per 0.01 acre/+\$1400, adj for inferior garage at \$1500 per unit/+\$1500. Similar age, style, features. Consideration for location across from private park.
- Sold 2** Equal with adjustments. GLA adj at \$25 per sq ft/+\$1300, Lot size adj at \$100 per 0.01 acre/+\$1800 adj for inferior garage at \$1500 per unit/+\$1500. Similar age, style, features. Consideration without adjustment for superior age
- Sold 3** Equal with adjustments. GLA adj at \$25 per sq ft/+\$2200, Lot size adj at \$100 per 0.01 acre/+\$1000, adj for inferior garage at \$1500 per unit/+\$1500. Similar age, style, features. Adjustment for recent improvements inc new roof interior doors and trim, new flooring, updated kitchen...-\$10,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No current MLS list or sale history.			
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	\$310,000	\$310,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
High demand and low inventory reflecting increase since prior report. Not uncommon for buyers cost/concessions added to sale price. Not uncommon for multiple offers and/or highest best offers. Most properties sell in under 10 days. Shortage of comps of more similar lot size.		

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

Listing Photos

L1 16403 E Olympic Ave
Spokane Valley, WA 99216



Front

L2 2024 N Hodges
Spokane Valley, WA 99016



Front

L3 20016 E Grace Ln
Otis Orchards, WA 99027



Front

Sales Photos

S1 19201 E Baldwin Ln
Spokane Valley, WA 99016



Front

S2 1710 N McMillian Ln
Spokane Valley, WA 99016



Front

S3 1607 N Holiday Ln
Spokane Valley, WA 99016



Front

ClearMaps Addendum

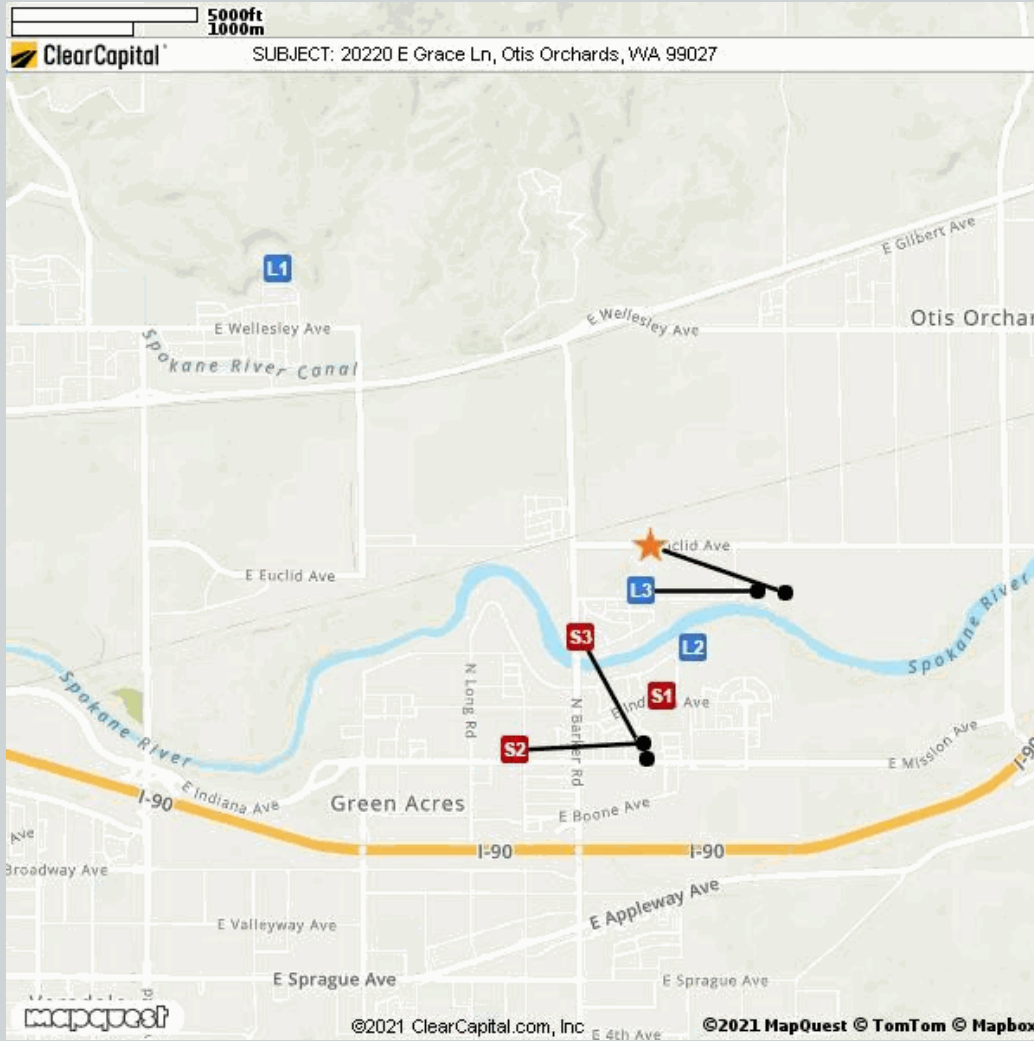
Address ★ 2022 E Grace Lane, Otis Orchards, WA 99027

Loan Number 37508

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2022 E Grace Lane, Otis Orchards, WA 99027	--	Parcel Match
L1 Listing 1	16403 E Olympic Ave, Spokane, WA 99216	2.80 Miles ¹	Parcel Match
L2 Listing 2	2024 N Hodges, Greenacres, WA 99016	0.58 Miles ¹	Parcel Match
L3 Listing 3	20016 E Grace Ln, Otis Orchards, WA 99027	0.13 Miles ¹	Parcel Match
S1 Sold 1	19201 E Baldwin Ln, Greenacres, WA 99016	0.83 Miles ¹	Parcel Match
S2 Sold 2	1710 N Mcmillian Ln, Greenacres, WA 99016	0.96 Miles ¹	Parcel Match
S3 Sold 3	1607 N Holiday Ln, Greenacres, WA 99016	1.00 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.

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.

Report Instructions - cont.

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	Joni Adkins	Company/Brokerage	Tomlinson Black
License No	9039	Address	8205 N Division Spokane WA 99208
License Expiration	11/15/2021	License State	WA
Phone	5094661234	Email	joniadkins@aol.com
Broker Distance to Subject	13.41 miles	Date Signed	01/16/2021

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

Unless otherwise specifically agreed to in writing:

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