

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	10500 W Fox Ridge Drive, Boise, ID 83709	Order ID	6149720	Property ID	26384582
Inspection Date	04/24/2019	Date of Report	04/24/2019		
Loan Number	37579	APN	R2910520230		
Borrower Name	Catamount Properties 2018 LLC	County	Ada		

Tracking IDs

Order Tracking ID	CITL_BPO_04.23.19	Tracking ID 1	CITL_BPO_04.23.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REAMEY HAZEL LEE	Condition Comments	
R. E. Taxes	\$994	attached single level townhouse on a end unit, small lot, 1 car attached garage, washer/dryer hookups. septic services and city water. no fence, looks over seasonal pond from rain water run off. landscaping is full of weeds, pergo flooring throughout the house, vinyl windows. needs a new roof	
Assessed Value	\$101,800		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(property windows and doors are secure and locks changed and picture of vacancy sticker is supplied)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	sub with 12 older townhomes and surrounded by older single level detached properties on small acreages, all on septic services and city water. schools and parks in the area. across from abandoned commercial building, personal belongings are being collected in many of the yards in the subdivision	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$425,486		
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	10500 W Fox Ridge Drive	6446 W Douglas St	10575 W Blackhawk Ct	6450 W Douglas
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83709	83704	83709	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.67 ¹	2.70 ¹	5.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$162,500	\$179,900	\$140,000
List Price \$	--	\$162,500	\$169,900	\$140,000
Original List Date		04/17/2019	04/05/2019	04/15/2019
DOM · Cumulative DOM	-- · --	2 · 7	8 · 19	1 · 9
Age (# of years)	44	36	41	36
Condition	Average	Average	Good	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 townhome	1 Story townhome	2 Stories townhome	1 Story townhome
# Units	1	1	1	1
Living Sq. Feet	840	930	1,026	930
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.06 acres	0.04 acres	0.15 acres	0.04 acres
Other	none	none	none	none

* 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 recently refinished, beautiful oak hardwood floors, wood burning fireplace, granite counters. Nice sized rooms, carport with additional storage. New sliding glass door, new A/C, rebuilt Furnace in 2017. Spend the evenings on the west-facing back deck with built-in fire pit.

Listing 2 1 year old ductless heat pump. Upstairs laundry room, new paint inside and enlarged 2 car driveway. Shed, large lot.

Listing 3 Updated front facing kitchen. Nestled on a quiet cul-de-sac with a covered carport. fireplace, fully fenced yard, , refrigerator included

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10500 W Fox Ridge Drive	5242 W Kootenai	5368 W Kootenai St	6367 W Morris Hill Rd
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83709	83705	83705	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.39 ¹	5.34 ¹	5.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$151,900	\$145,000	\$165,000
List Price \$	--	\$151,900	\$145,000	\$165,000
Sale Price \$	--	\$165,000	\$150,000	\$168,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	03/26/2019	04/12/2019	11/28/2018
DOM · Cumulative DOM	-- · --	2 · 26	2 · 24	23 · 48
Age (# of years)	44	46	46	29
Condition	Average	Average	Average	Good
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 townhome	2 Stories townhome	1 Story townhome	1 Story townhome
# Units	1	1	1	1
Living Sq. Feet	840	880	872	809
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.06 acres	0.01 acres	0.02 acres	0.05 acres
Other	none	none	none	none
Net Adjustment	--	+\$4,556	-\$1,314	-\$9,128
Adjusted Price	--	\$169,556	\$148,686	\$158,872

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** AGE(200), ACREAGE(4356), GARAGE(1500), CONCESSIONS(-1500) New cabinets, counter tops, sink, paint, and flooring. Covered carport with three storage areas. Washer, Dryer, Refrigerator, Shelves in kitchen and laundry area
- Sold 2** AGE(200), ACREAGE(3486), CONCESSIONS(-5000) huge open living room/dining space and the refrigerator, washer & dryer are included! Balcony/deck just refinished. Single-level unit is upstairs over 1-car parking carport/garage.
- Sold 3** AGE(-500), SQ FT(872), CONDITION(-9500) recent repairs and new paint in select rooms. The fully fenced backyard has a nice view of the community area. Grass out front & garden area, Refrigerator, Washer, Dryer,

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	\$150,000	\$155,000
Sales Price	\$148,900	\$153,900
30 Day Price	\$139,900	--
Comments Regarding Pricing Strategy		
<p>Due to lack of sales in the subject's immediate area, search was extended 6 miles out to include comparable townhomes 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. Differences is most comps in lot size and age. Lack of townhomes in the area for miles. window air units and baseboard heat in all the townhomes in the subjects subdivision and many have some updates over the years . unique area to have a sub with townhomes.</p>		

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.

Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



Street



Other



Other



Other

Listing Photos

L1 6446 W DOUGLAS ST
Boise, ID 83704



Front

L2 10575 W BLACKHAWK CT
Boise, ID 83709



Front

L3 6450 W DOUGLAS
Boise, ID 83704



Front

Sales Photos

S1 5242 W KOOTENAI
Boise, ID 83705



Front

S2 5368 W KOOTENAI ST
Boise, ID 83705



Front

S3 6367 W MORRIS HILL RD
Boise, ID 83704



Front

ClearMaps Addendum

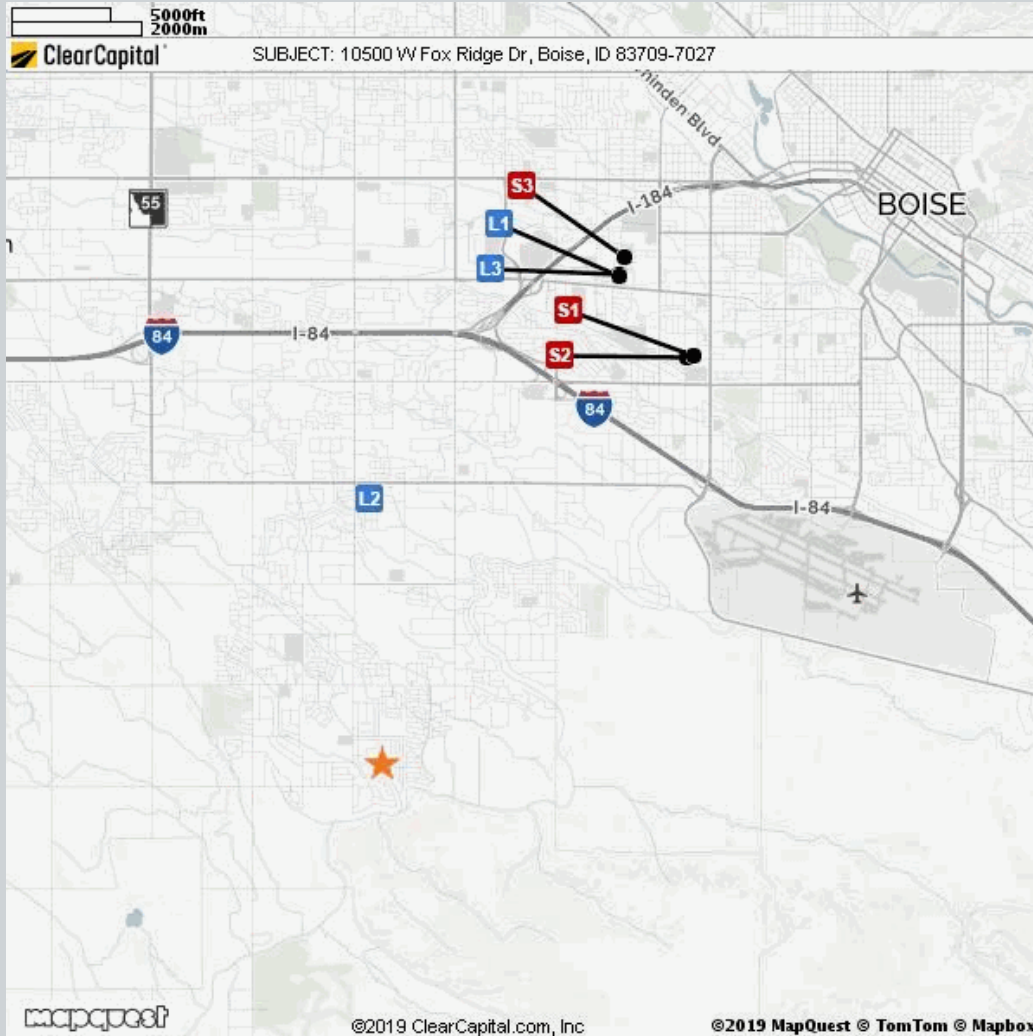
Address ★ 10500 W Fox Ridge Drive, Boise, ID 83709

Loan Number 37579

Suggested List \$150,000

Suggested Repaired \$155,000

Sale \$148,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10500 W Fox Ridge Dr, Boise, ID	--	Parcel Match
L1 Listing 1	6446 W Douglas St, Boise, ID	5.67 Miles ¹	Parcel Match
L2 Listing 2	10575 W Blackhawk Ct, Boise, ID	2.70 Miles ¹	Parcel Match
L3 Listing 3	6450 W Douglas, Boise, ID	5.67 Miles ¹	Parcel Match
S1 Sold 1	5242 W Kootenai, Boise, ID	5.39 Miles ¹	Parcel Match
S2 Sold 2	5368 W Kootenai St, Boise, ID	5.34 Miles ¹	Parcel Match
S3 Sold 3	6367 W Morris Hill Rd, Boise, ID	5.85 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	1.63 miles	Date Signed	04/24/2019

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.