

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	1621 S Shoshone Street, Boise, IDAHO 83705	Order ID	6180265	Property ID	26494929
Inspection Date	05/20/2019	Date of Report	05/21/2019		
Loan Number	37683	APN	R2024320225		
Borrower Name	Catamount Properties 2018, LLC	County	Ada		

Tracking IDs					
Order Tracking ID	Citi_BPO_05.20.19	Tracking ID 1			
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	anne caldwell	property needs a new roof, exterior paint on all the trim, repair broken window, trash out property, cut landscaping and trees, replace damaged back door, repair hole over garage , remove abandoned vehicle. basement is only 10% finished, fenced yard, covered porch and back patio, , shed, no central air installed, deck, wood fireplace.
R. E. Taxes	\$4,174	
Assessed Value	\$223,400	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(property has lockbox & doors secure)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$8,350	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$8,350	
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. the subject property is a traditional style home located in a neighborhood made up of homes typically built in the last 85 years. Properties in the surrounding area are in all conditions and by commercial buildings.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$164,000 High: \$585,000	
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	1621 S Shoshone Street	1729 S Pacific Street	3920 W Dorian	2707 W Wymer
City, State	Boise, IDAHO	Boise, ID	Boise, ID	Boise, ID
Zip Code	83705	83705	83705	83705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.58 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$219,900	\$274,900	\$185,000
List Price \$	--	\$219,900	\$269,900	\$185,000
Original List Date		05/16/2019	05/07/2019	05/17/2019
DOM · Cumulative DOM	-- · --	4 · 5	13 · 14	3 · 4
Age (# of years)	57	79	79	79
Condition	Fair	Average	Average	Fair
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 bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,000	1,169	1,106	1,098
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 2	2 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 1 Car	None	Carport 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	10%	0%	50%	0%
Basement Sq. Ft.	780	330	806	184
Pool/Spa	--	--	--	--
Lot Size	0.28 acres	0.14 acres	0.19 acres	0.22 acres
Other	shed	shed, irrigation, refrigerator, washer, dryer	refrigerator, corner lot	wood stove

* 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 Large backyard with flood irrigation. refrigerator, washer, dryer included, irrigation available, covered front porch, fully fenced yard, central air installed, shed, covered patio

Listing 2 The floor plan is open and lives large. With a hard to find master bathroom, large corner lot, hardwood floors under the living room floor but the condition is unknown. The bedroom windows in the basement may not meet egress, corner lot, vinyl siding, many large shady trees.

Listing 3 Strap on your tool belt and work away to make this house into the home of your dreams with endless possibilities. Fenced Part, R.V. Parking, vinyl siding, wood stove, central air installed, electric heat.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1621 S Shoshone Street	1404 S Columbus	2207 W Malad	3905 W Targee
City, State	Boise, IDAHO	Boise, ID	Boise, ID	Boise, ID
Zip Code	83705	83705	83705	83705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.86 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,900	\$275,000	\$188,000
List Price \$	--	\$239,900	\$260,000	\$188,000
Sale Price \$	--	\$238,900	\$260,000	\$183,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	04/29/2019	04/26/2019	01/22/2019
DOM · Cumulative DOM	-- · --	33 · 42	23 · 25	32 · 58
Age (# of years)	57	71	59	57
Condition	Fair	Average	Average	Fair
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 bungalow	1 Story bungalow	1 Story ranch	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,000	1,160	1,257	1,100
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	4 · 2 · 1	3 · 1
Total Room #	5	6	8	6
Garage (Style/Stalls)	Attached 1 Car	Carport 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	10%	100%	75%	0%
Basement Sq. Ft.	780	980	1,005	--
Pool/Spa	--	--	--	--
Lot Size	0.28 acres	0.21 acres	0.23 acres	0.14 acres
Other	shed	shed, irrigation, fireplace	fireplace, shed, refrig, washer, dryer	none
Net Adjustment	--	-\$3,202	-\$21,659	+\$14,598
Adjusted Price	--	\$235,698	\$238,341	\$197,598

* 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** CONDITION(-4500), BEDS(-2500), BATHS(-2500), NO GARAGE(3000), AGE(1400), ACREAGE(6098), SQ FOOTAGE(-3200), BASEMENT(-1000) Irrigation Available, Storage Shed, window unit, carport parking, baseboard heat, wood fireplace, hardwood flooring, finished basement
- Sold 2** CONDITION(-4500), BEDS(-5000), BATHS(-4500), GARAGE(-3000), ACREAGE(4356), SQ FOOTAGE(-5140), BASEMENT(-1125), CENTRAL AIR(-1800), REFRIG,WASHER,DRYER(-950) new roof in 2019, property needs updating, partially finished basement, central air installed, washer, dryer and refrigerator included, central vac & equipment, covered patio. hardwood flooring. covered patio, 2 fireplaces, storage shed,
- Sold 3** BEDS(-2500), NO GARAGE(3000), ACREAGE(12,198), SQ FOOTAGE(-2000), NO BASEMENT(3900) real hardwood floors throughout most of house. 16x10 storage shed with 6x6 door. Large fenced yard with automatic sprinklers. Home has been a rental property for 10 years, property has no central air installed, gas heat, vinyl siding, corner lot, property needs updating. No garage or carport.

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	\$199,900	\$210,000
Sales Price	\$198,000	\$208,000
30 Day Price	\$188,000	--
Comments Regarding Pricing Strategy		
Due to lack of sales in the subject's immediate area, search was extended 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	Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. The as-is conclusion appears to be adequately supported.
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Subject Photos



Front



Front



Address Verification



Side



Side



Back

Subject Photos



Street



Street



Other



Other



Other



Other

Subject Photos



Other



Other



Other



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 1729 S Pacific Street
Boise, ID 83705



Front

L2 3920 W Dorian
Boise, ID 83705



Front

L3 2707 W Wymer
Boise, ID 83705



Front

Sales Photos

S1 1404 S Columbus
Boise, ID 83705



Front

S2 2207 W Malad
Boise, ID 83705



Front

S3 3905 W Targee
Boise, ID 83705



Front

ClearMaps Addendum

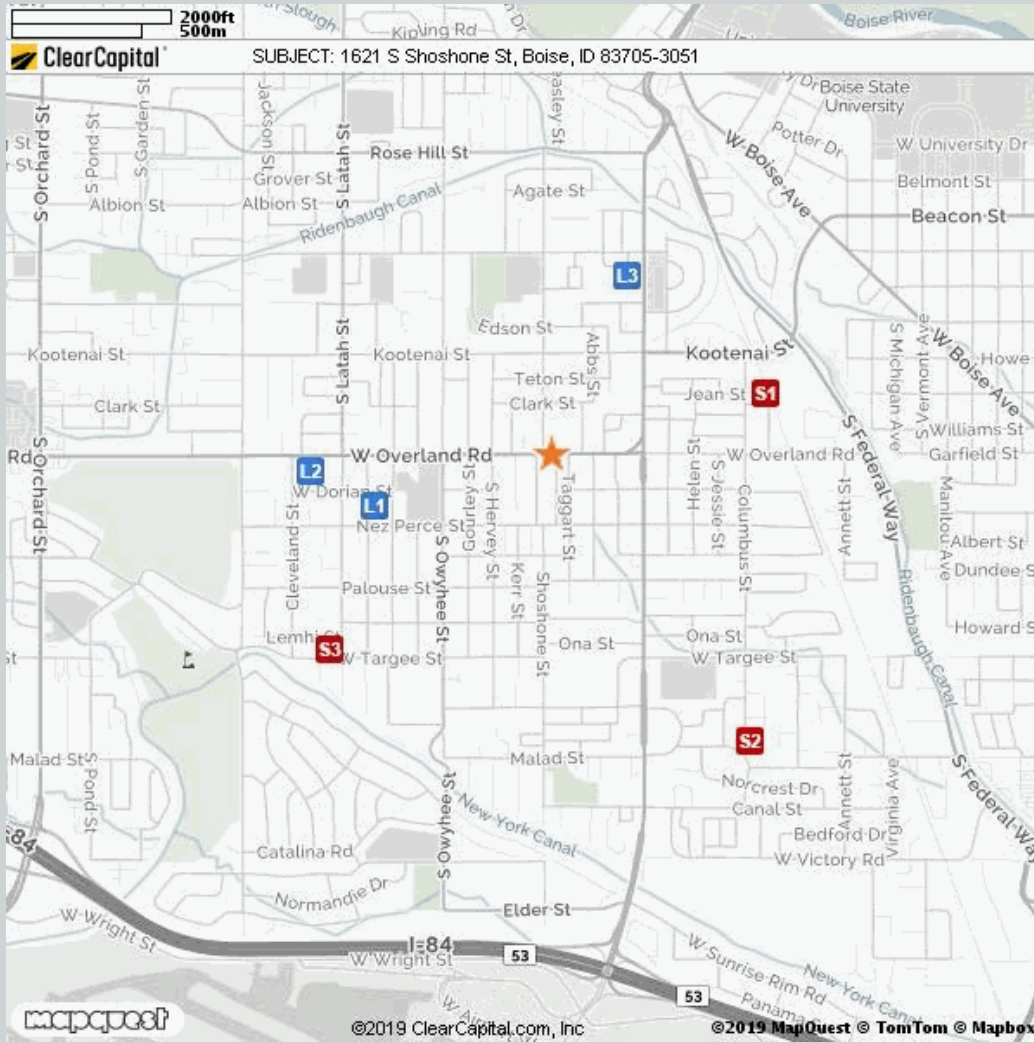
Address ★ 1621 S Shoshone Street, Boise, IDAHO 83705

Loan Number 37683

Suggested List \$199,900

Suggested Repaired \$210,000

Sale \$198,000



Comparable

	Address	Miles to Subject	Mapping Accuracy
★	Subject 1621 S Shoshone St, Boise, ID	--	Parcel Match
L1	Listing 1 1729 S Pacific Street, Boise, ID	0.44 Miles ¹	Parcel Match
L2	Listing 2 3920 W Dorian, Boise, ID	0.58 Miles ¹	Parcel Match
L3	Listing 3 2707 W Wymer, Boise, ID	0.51 Miles ¹	Parcel Match
S1	Sold 1 1404 S Columbus, Boise, ID	0.57 Miles ¹	Parcel Match
S2	Sold 2 2207 W Malad, Boise, ID	0.86 Miles ¹	Parcel Match
S3	Sold 3 3905 W Targee, Boise, ID	0.71 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	5.74 miles	Date Signed	05/21/2019

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.