

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	8501 W Nebraska Street - Holdback, Rathdrum, ID 83858	Order ID	6215229	Property ID	26695051
Inspection Date	06/19/2019	Date of Report	06/19/2019		
Loan Number	37802	APN	R53050010020		
Borrower Name	Catamount Properties 2018 LLC	County	Kootenai		

Tracking IDs					
Order Tracking ID	CITL_BPO_06.18.19	Tracking ID 1	CITL_BPO_06.18.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Catamount Properties 2018 LLC	Condition Comments
R. E. Taxes	\$2,239	Yards are dead Looks to have a siding issue
Assessed Value	\$240,446	
Zoning Classification	Res	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (front door lock)	
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	Rural	Neighborhood Comments
Local Economy	Improving	The subject is located in an established neighborhood with homes in average to good condition. Subject is located in a conforming neighborhood with homes of similar style and age.
Sales Prices in this Neighborhood	Low: \$275,000 High: \$320,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8501 W Nebraska Street - Holdback	14578 Wright St N	6777 Soldier Creek Ave W	7486 Meadow Lark Ln W
City, State	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID
Zip Code	83858	83858	83858	83858
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	1.32 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$315,000	\$275,000
List Price \$	--	\$279,850	\$300,000	\$275,000
Original List Date		03/29/2019	03/29/2019	06/11/2019
DOM · Cumulative DOM	-- · --	82 · 82	82 · 82	8 · 8
Age (# of years)	15	18	13	21
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	2 Stories multi level	1.5 Stories tir-level	1 Story rancher	1.5 Stories tir-level
# Units	1	1	1	1
Living Sq. Feet	2,242	1,945	2,468	1,826
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 3	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	100%
Basement Sq. Ft.	--	924	996	932
Pool/Spa	--	--	--	--
Lot Size	.22 acres	0.18 acres	0.21 acres	0.18 acres
Other	MLS#	MLS#19, 2631	MLS#19, 2637	MLS#19, 6322

* Listing 1 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 4 bedroom 2 bath, 1,945 sq. ft two bedrooms and a full bath upstairs and two bedrooms and a full bath downstairs. Both levels are sunny and bright with large living rooms and there is a new egress door from the lower level to the backyard. Double attached garage and large garden/storage shed.

Listing 2 RV parking, and a fenced yard with drive-through gate on both sides and large shed, all new flooring. BETTER Subdivision newer

Listing 3 fully fenced yard, fire pit, fully covered back patio and mature strawberry and raspberry plants. RV parking easily accessible from the street with extra parking. Inside, this home has 4 bedrooms, 2 baths, brand new flooring and new appliances.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8501 W Nebraska Street - Holdback	7492 Macaw Ln	8224 Oregon St W	15248 Vera St N
City, State	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID
Zip Code	83858	83858	83858	83858
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.19 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,000	\$310,000	\$298,500
List Price \$	--	\$279,000	\$287,000	\$298,500
Sale Price \$	--	\$279,000	\$294,000	\$287,000
Type of Financing	--	Cnv	Fha	Cnv
Date of Sale	--	01/18/2019	05/31/2019	03/29/2019
DOM · Cumulative DOM	-- · --	45 · 45	140 · 140	33 · 33
Age (# of years)	15	18	24	20
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	2 Stories multi level	1.5 Stories split enrty	1.5 Stories tir-level	2 Stories tri-level
# Units	1	1	1	1
Living Sq. Feet	2,242	1,888	2,008	1,932
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 3
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	100%
Basement Sq. Ft.		952	400	620
Pool/Spa	--	--	--	--
Lot Size	.22 acres	0.2 acres	0.24 acres	0.27 acres
Other	MLS#	MLS#18, 12572	MLS#19, 386	MLS#19, 1594
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$279,000	\$294,000	\$287,000

* 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** upgrades to include: new flooring, updated granite counter tops in kitchen with backsplash, breakfast bar and pantry. This 3 bedroom and 2 bath includes a private and large Master bedroom suite with his/her closets and a jetted tub.
- Sold 2** Rancher style living on corner lot with full finished basement, custom cabinets, hardwood floors, vaulted ceilings, GFA, large fenced lot with plenty of R.V. parking, and 20x30 heated, insulated shop.
- Sold 3** 4bd/3bth home Totally remodeled with a stylish flair & refreshingly new look creating irresistible charm! Updated kitchen & baths, new int paint, int doors, trim, laminate & tile flooring, light fixtures

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				expried listing only			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
05/08/2019	\$245,000	--	--	Withdrawn	05/22/2019	\$245,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$279,000	\$290,000
Sales Price	\$279,000	\$290,000
30 Day Price	\$274,000	--
Comments Regarding Pricing Strategy		
Siding could be and issue you could be looking at 10K in siding		

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



Side



Side



Back



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 14578 WRIGHT ST N
Rathdrum, ID 83858



Front

L2 6777 SOLDIER CREEK AVE W
Rathdrum, ID 83858



Front

L3 7486 MEADOW LARK LN W
Rathdrum, ID 83858



Front

Sales Photos

S1 7492 Macaw Ln
Rathdrum, ID 83858



Front

S2 8224 OREGON ST W
Rathdrum, ID 83858



Front

S3 15248 VERA ST N
Rathdrum, ID 83858



Front

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	Kristen Red Vozza	Company/Brokerage	Kelly Right Real Estate
License No	SP27606	Address	1212 W Doaln Rd Rathdrum ID 83858
License Expiration	04/30/2021	License State	ID
Phone	2088182369	Email	kvozza@msn.com
Broker Distance to Subject	5.33 miles	Date Signed	06/19/2019

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.