

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.

<b>Address</b>	13262 Hollow Road, Caldwell, ID 83607	<b>Order ID</b>	6216577	<b>Property ID</b>	26699869
<b>Inspection Date</b>	06/20/2019	<b>Date of Report</b>	06/20/2019		
<b>Loan Number</b>	37915	<b>APN</b>	05N03W028411		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Canyon		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	CITL_BPO_06.19.19	<b>Tracking ID 1</b>	CITL_BPO_06.19.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	KESTER LESTER W JR	The subject is a single family manufactured home in average condition with no repair items noted. The subject is located on a large parcel.
<b>R. E. Taxes</b>	\$114,548	
<b>Assessed Value</b>	\$1,546,200	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Manuf. Home	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	( The occupancy is based on tax record. Attached.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	The subject is located in a market with year to date pricing up 15%. 13 sold comps were found. 6 active comps were found from within a 10 mile search radius. The subject is located near farms, parks, schools and city services. The same market conditions exist for all properties in this report.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$120,000 High: \$390,000	
<b>Market for this type of property</b>	Increased 15 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	13262 Hollow Road	3522 Cassia Road	5875 Se 9	22799 S 21st Avenue West
<b>City, State</b>	Caldwell, ID	New Plymouth, ID	Caldwell, ID	Middleton, ID
<b>Zip Code</b>	83607	83655	83607	83644
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	8.35 <sup>1</sup>	5.86 <sup>1</sup>	6.39 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$250,000	\$254,900	\$269,900
<b>List Price \$</b>	--	\$250,000	\$254,900	\$269,900
<b>Original List Date</b>		05/13/2019	05/21/2019	04/24/2019
<b>DOM · Cumulative DOM</b>	-- · --	2 · 38	3 · 30	29 · 57
<b>Age (# of years)</b>	23	22	18	20
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,274	1,512	1,326	1,404
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	None	Detached 2 Car(s)	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	4.87 acres	1.0 acres	8.38 acres	1.0 acres
<b>Other</b>	None	None	Outdoor updates	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Active 1 is similar to the subject based on layout, year built and condition. The comp has a superior square footage. The comp has an inferior lot size. The comp has a similar rural location.

**Listing 2** Active 2 is similar to the subject based on layout and square footage. The comp has been updated and upgraded. The comp has a superior lot size. Superior outdoor upgrades.

**Listing 3** Active 3 is similar to the subject. It has a similar location. It has a similar square footage, condition, year built and layout. The comp has an inferior lot size.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13262 Hollow Road	17448 Hollow Rd	1050 Petersburg	24750 Cemetery Rd
City, State	Caldwell, ID	Caldwell, ID	Emmett, ID	Middleton, ID
Zip Code	83607	83607	83617	83644
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.18 <sup>1</sup>	6.83 <sup>1</sup>	4.57 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$245,000	\$249,900	\$285,000
List Price \$	--	\$245,000	\$229,900	\$285,000
Sale Price \$	--	\$210,500	\$229,900	\$272,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	05/31/2019	05/10/2019	05/23/2019
DOM · Cumulative DOM	-- · --	30 · 74	52 · 86	4 · 45
Age (# of years)	23	22	37	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,274	1,248	1,152	1,188
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.87 acres	2.42 acres	2.4 acres	3.95 acres
Other	None	None	Outdoor updates	Shop
Net Adjustment	--	+\$6,125	-\$2,605	-\$1,840
Adjusted Price	--	\$216,625	\$227,295	\$270,160

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Sold 1 is similar to the subject based on square footage, layout and condition. The comp has a similar location. The comp has an inferior lot size (\$6125).
- Sold 2** Sold 2 is superior to the subject based on interior updates and upgrades (\$-7500). The comp has an inferior square footage (\$1220). The comp has an inferior lot size (\$6175). The comp has superior outdoor features (\$-2500).
- Sold 3** Sold 3 is similar to the subject. It has an inferior lot size (\$2300). The comp has a superior shop (\$-5000). The comp has an inferior square footage (\$860) and a similar year built, layout and location.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Per Intermountain MLS #98601057. The subject was listed on 9/22/2015 for \$133,999. The comp sold on 11/18/2015 for \$135,000 FHA. The MLS listing PC4814 Country living, NO Dues, No CC&Rs. Awesome views! This home sits off the main road at the end of the driveway. Almost seems for storing those hobbies. Public land across the fence for endless riding.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$240,000	\$240,000
<b>Sales Price</b>	\$220,000	\$220,000
<b>30 Day Price</b>	\$210,000	--
<b>Comments Regarding Pricing Strategy</b>		
See expansion of search parameters below. The subjects property type is uncommon in the market (manufactured home) and is located on a large acreage parcel. The lack of comparables required an extension of the search parameters as follows: search radius of 10 mile to include similar rural neighborhoods within the community, a six month timeframe, square footage range of 20%, year built within 20 years, minimum lot size of 0.4 acre, all other filters were removed. The most similar comparables were then selected.		

## 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** 3522 Cassia Road  
New Plymouth, ID 83655



Front

**L2** 5875 SE 9  
Caldwell, ID 83607



Front

**L3** 22799 S 21st Avenue West  
Middleton, ID 83644



Front



## Sales Photos

**S1** 17448 Hollow Rd  
Caldwell, ID 83607



Front

**S2** 1050 Petersburg  
Emmett, ID 83617



Front

**S3** 24750 Cemetery Rd  
Middleton, ID 83644



Front

### ClearMaps Addendum

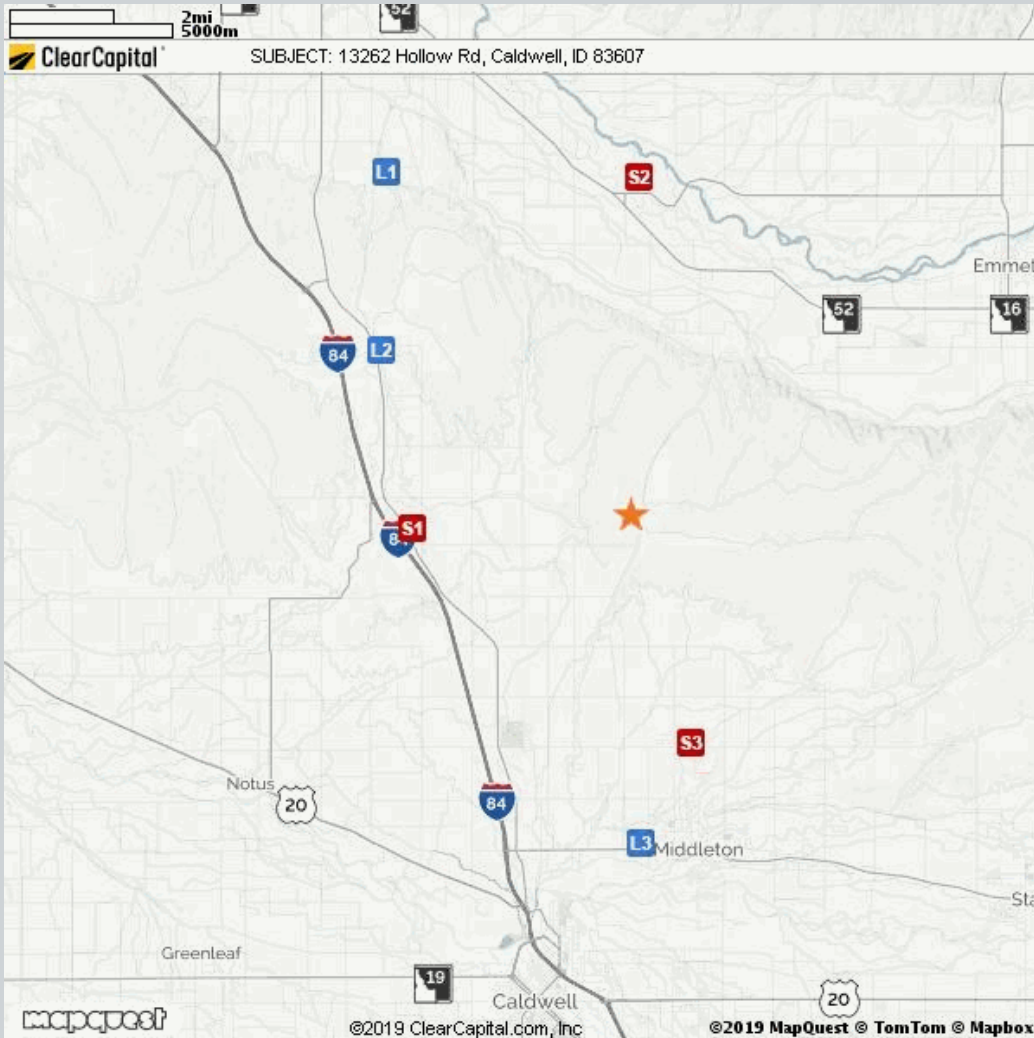
**Address** ★ 13262 Hollow Road, Caldwell, ID 83607

**Loan Number** 37915

**Suggested List** \$240,000

**Suggested Repaired** \$240,000

**Sale** \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13262 Hollow Rd, Caldwell, ID	--	Parcel Match
L1 Listing 1	3522 Cassia Road, New Plymouth, ID	8.35 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5875 Se 9, Caldwell, ID	5.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	22799 S 21st Avenue West, Middleton, ID	6.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	17448 Hollow Rd, Caldwell, ID	4.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1050 Petersburg, Emmett, ID	6.83 Miles <sup>1</sup>	Street Centerline Match
S3 Sold 3	24750 Cemetery Rd, Middleton, ID	4.57 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Adam Levanger	<b>Company/Brokerage</b>	Idaho Summit Real Estate
<b>License No</b>	DB33983	<b>Address</b>	1861 E Laurelwood Drive Eagle ID 83714
<b>License Expiration</b>	12/31/2020	<b>License State</b>	ID
<b>Phone</b>	2084406231	<b>Email</b>	IdahoREO@gmail.com
<b>Broker Distance to Subject</b>	17.84 miles	<b>Date Signed</b>	06/20/2019

*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.**