

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	1313 Eldoran Drive, Nampa, ID 83651	Order ID	6216577	Property ID	26700076
Inspection Date	06/20/2019	Date of Report	06/20/2019		
Loan Number	37987	APN	N32200010080		
Borrower Name	Catamount Properties 2018 LLC	County	Canyon		

Tracking IDs

Order Tracking ID	CITL_BPO_06.19.19	Tracking ID 1	CITL_BPO_06.19.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	NOBLE JULENA RAE	Condition Comments	
R. E. Taxes	\$73,248	The subject is a single family manufactured home in average condition with no repair items noted. The occupancy is based on tax record. Attached.	
Assessed Value	\$1,033,000		
Zoning Classification	Residential		
Property Type	Manuf. Home		
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	Rural	Neighborhood Comments	
Local Economy	Stable	The subject is located in a market with year to date pricing up 15%. 6 sold comps were found. 4 active comps were found from within a 5 mile search radius. The subject is located near parks, schools and city services. The same market conditions exist for all properties in this report.	
Sales Prices in this Neighborhood	Low: \$78,000 High: \$200,000		
Market for this type of property	Increased 15 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1313 Eldoran Drive	362 1st St N	619 N 12th Ave	92 5th St N
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83651	83687	83687	83687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.85 ¹	2.60 ¹	1.68 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$160,000	\$195,000	\$199,900
List Price \$	--	\$160,000	\$195,000	\$199,900
Original List Date		05/06/2019	06/05/2019	05/24/2019
DOM · Cumulative DOM	-- · --	11 · 45	5 · 15	17 · 27
Age (# of years)	34	37	17	17
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	1,188	1,152	1,296	1,201
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	None	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.11 acres	.2 acres
Other	None	None	None	None

* 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 Active 1 is similar to the subject. It has a similar square footage, year built, condition and layout. The comp has a similar lot size.

Listing 2 Active 2 is similar to the subject. It has a similar layout and lot size. It has a superior square footage and a superior year built.

Listing 3 Active 3 is superior to the subject based on updates and upgrades. The comp has a similar square footage and lot size. The comp has a similar layout.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1313 Eldoran Drive	4411 Ashton	11438 W Hawkins Ave	11496 W Hawkins Ave
City, State	Nampa, ID	Caldwell, ID	Nampa, ID	Nampa, ID
Zip Code	83651	83607	83651	83651
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.35 ¹	1.47 ¹	1.52 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$159,900	\$159,900	\$174,900
List Price \$	--	\$159,900	\$159,900	\$174,900
Sale Price \$	--	\$163,000	\$165,000	\$177,500
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	05/28/2019	04/03/2019	03/15/2019
DOM · Cumulative DOM	-- · --	3 · 47	3 · 57	17 · 133
Age (# of years)	34	19	18	17
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	1,188	1,248	1,188	1,404
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.37 acres	.23 acres	.25 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,500	-\$4,450	-\$6,960
Adjusted Price	--	\$157,500	\$160,550	\$170,540

* 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** Sold 1 is similar to the subject based on layout. It has a superior square footage (\$-600), it has a superior year built (\$-3750) and has a superior lot size (\$-1150).
- Sold 2** Sold 2 is similar to the subject. The comp has a similar square footage and layout. The comp has a superior lot size (\$-450). The comp has a superior year built (\$-4000).
- Sold 3** Sold 3 is similar to the subject. It has a similar layout and a similar condition. The comp has a superior year built (\$-4250), superior lot size (\$-550) and a superior square footage (\$-2160).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per Intermountain MLS #98603586 . The subject was listed on 10/21/2015 for \$96,900. The comp sold on 03/04/2016 for \$76,,000 FHA. The MLS listing Nice property under 100k! Won't last long Manufactured Home on permanent foundation located closing to interstate, shopping and dining!			
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	\$170,000	\$170,000
Sales Price	\$160,000	\$160,000
30 Day Price	\$150,000	--
Comments Regarding Pricing Strategy		
See expansion of search parameters below. The subjects property type is uncommon in the market (manufactured home). The lack of comparables required an extension of the search parameters as follows: search radius of 5 mile to include similar rural neighborhoods within the community, a six month timeframe, square footage range of 20%, year built within 20 years, 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

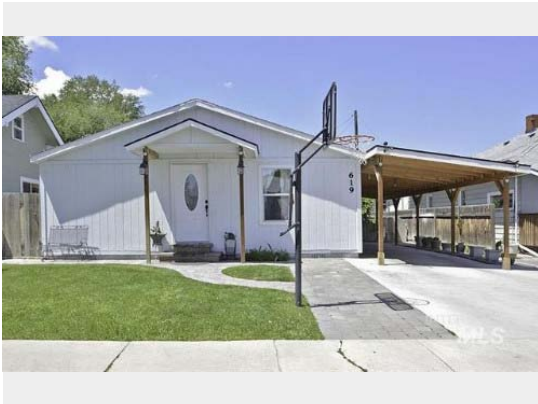
Listing Photos

L1 362 1st St N
Nampa, ID 83687



Front

L2 619 N 12th Ave
Nampa, ID 83687



Front

L3 92 5th St N
Nampa, ID 83687



Front

Sales Photos

S1 4411 ASHTON
Caldwell, ID 83607



Front

S2 11438 W Hawkins Ave
Nampa, ID 83651



Front

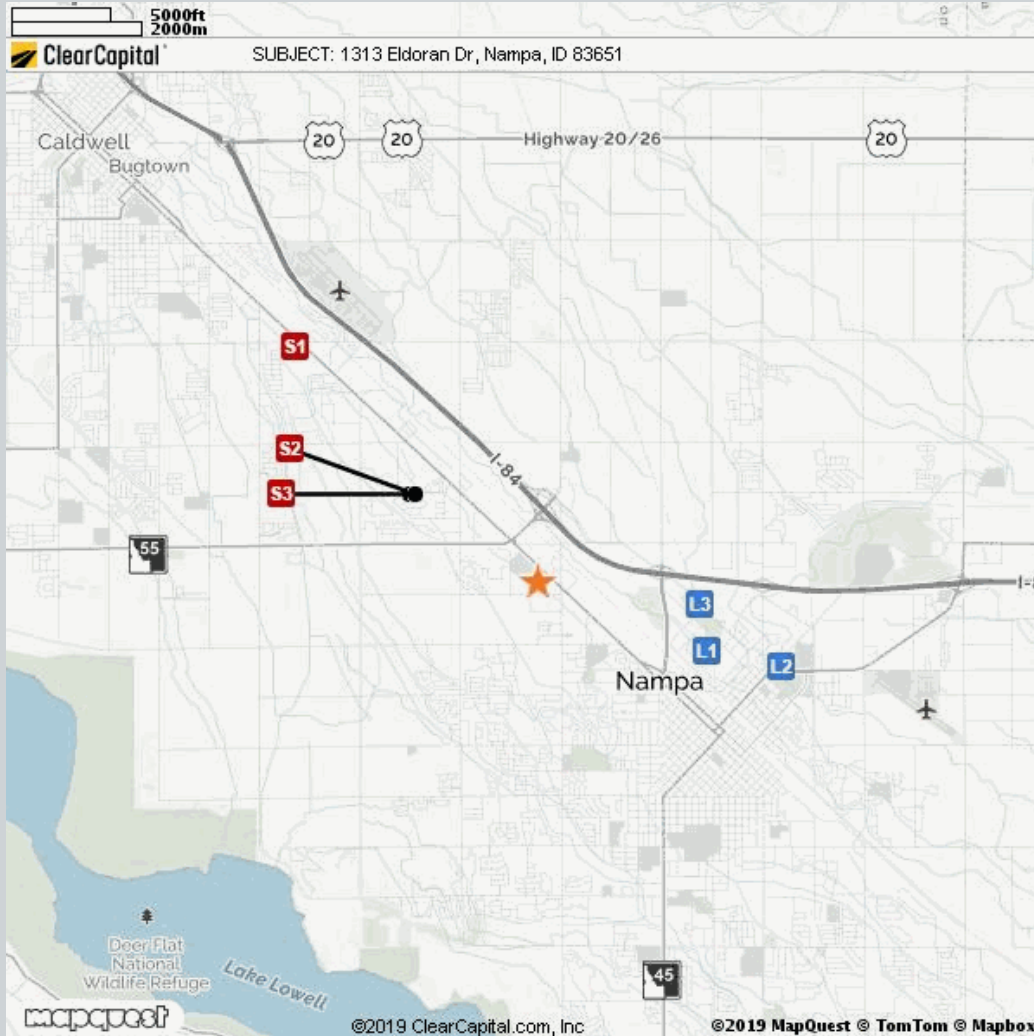
S3 11496 W Hawkins Ave
Nampa, ID 83651



Front

ClearMaps Addendum

Address ★ 1313 Eldoran Drive, Nampa, ID 83651
Loan Number 37987 **Suggested List** \$170,000 **Suggested Repaired** \$170,000 **Sale** \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1313 Eldoran Dr, Nampa, ID	--	Parcel Match
L1 Listing 1	362 1st St N, Nampa, ID	1.85 Miles ¹	Parcel Match
L2 Listing 2	619 N 12th Ave, Nampa, ID	2.60 Miles ¹	Parcel Match
L3 Listing 3	92 5th St N, Nampa, ID	1.68 Miles ¹	Parcel Match
S1 Sold 1	4411 Ashton, Caldwell, ID	3.35 Miles ¹	Parcel Match
S2 Sold 2	11438 W Hawkins Ave, Nampa, ID	1.47 Miles ¹	Parcel Match
S3 Sold 3	11496 W Hawkins Ave, Nampa, ID	1.52 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	Adam Levanger	Company/Brokerage	Idaho Summit Real Estate
License No	DB33983	Address	1861 E Laurelwood Drive Eagle ID 83714
License Expiration	12/31/2020	License State	ID
Phone	2084406231	Email	IdahoREO@gmail.com
Broker Distance to Subject	15.13 miles	Date Signed	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.