

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	10210 E Alki Avenue, Spokane, WASHINGTON 99206	Order ID	6269156	Property ID	26980191
Inspection Date	07/31/2019	Date of Report	08/01/2019		
Loan Number	38269	APN	45174.2212		
Borrower Name	CRE	County	Spokane		

Tracking IDs

Order Tracking ID	CS_FundingBatch74_7.31.2019	Tracking ID 1	CS_FundingBatch74_7.31.2019
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments The subject does not appear to have any obvious exterior repair needs. The home has notices posted at the front door. The subject conforms in style and design to the neighborhood.
R. E. Taxes	\$1,789	
Assessed Value	\$168,300	
Zoning Classification	RES	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Home appears locked and secured)		
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	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject market has seen steady appreciation over the last several years. The area has access to services and schools within a mile. There is limited REO activity in the area and it is not affecting the overall market. Multiple offers are common in the area and many sell for over asking price.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$354,500	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10210 E Alki Avenue	1425 N Boeing Rd	304 N University Rd	203 N Skipworth Rd
City, State	Spokane, WASHINGTON	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99206	99206	99206	99206
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.35 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$154,000	\$224,950	\$219,900
List Price \$	--	\$154,000	\$214,950	\$219,900
Original List Date		07/29/2019	05/23/2018	06/28/2019
DOM · Cumulative DOM	-- · --	2 · 3	434 · 435	33 · 34
Age (# of years)	72	76	78	72
Condition	Average	Fair	Average	Average
Sales Type	--	REO	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Adverse ; City Street	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	972	870	1,071	974
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	3 · 2	3 · 2
Total Room #	5	5	6	7
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	25%	0%	75%
Basement Sq. Ft.	972	870	1,071	950
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.28 acres	0.30 acres	0.29 acres
Other	--	--	--	--

* Listing 2 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 Listing 1 is an REO sale. It is similar in size and design to the subject although slightly smaller. Inferior condition to the subject and is listed as cash only.

Listing 2 Listing 2 is most similar although it does have a superior room count and slightly larger GLA. Has been on the market much longer than is typical but recently went pending.

Listing 3 Listing 3 is very similar on the main level but has a large portion of the basement finished. Also has some cosmetic updating that the subject lacks.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10210 E Alki Avenue	10522 E 4th Ave	1417 N University Rd	10823 E Main Ave
City, State	Spokane, WASHINGTON	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99206	99206	99206	99206
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.63 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$169,999	\$179,900
List Price \$	--	\$185,000	\$169,999	\$179,900
Sale Price \$	--	\$185,000	\$187,500	\$200,000
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	05/31/2019	04/12/2019	04/17/2019
DOM · Cumulative DOM	-- · --	70 · 70	16 · 16	71 · 71
Age (# of years)	72	109	70	75
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	Adverse ; City Street	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	972	1,186	862	944
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	972	1,000	862	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.47 acres	0.22 acres	0.33 acres
Other	--	small older barn	--	--
Net Adjustment	--	+\$3,500	+\$1,200	-\$10,800
Adjusted Price	--	\$188,500	\$188,700	\$189,200

* 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** Similar size and same bed and bath count. Has some minor cosmetic updating and listing states it does not qualify for all financing options which hurts marketability this along with the inferior build date more than offsets the minor GLA and updates adjustment.
- Sold 2** Similar build date and design as the subject, has a slightly inferior GLA but same room count. Minor negative impact from the sales busier road but overall very similar to the subject in terms of condition and features.
- Sold 3** Sale 3 is in superior condition to the subject. It has been renovated. Similar build date and features but lacks the basement of the subject. Adjustment is primarily condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has no recent listing or sales history in the 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	\$190,000	\$190,000
Sales Price	\$189,000	\$189,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
The sales were given the most weight in the value conclusion as the low area inventory forced the use of comps that varied from the subject is size and features. The sales bracket the subject nicely and produce a reliable value conclusion.		

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.
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Subject Photos



Front



Front



Address Verification



Street



Street

Listing Photos

L1 1425 N Boeing Rd
Spokane Valley, WA 99206



Front

L2 304 N University Rd
Spokane Valley, WA 99206



Front

L3 203 N Skipworth Rd
Spokane Valley, WA 99206



Front

Sales Photos

S1 10522 E 4th Ave
Spokane Valley, WA 99206



Front

S2 1417 N University Rd
Spokane Valley, WA 99206



Front

S3 10823 E Main Ave
Spokane Valley, WA 99206



Front

ClearMaps Addendum

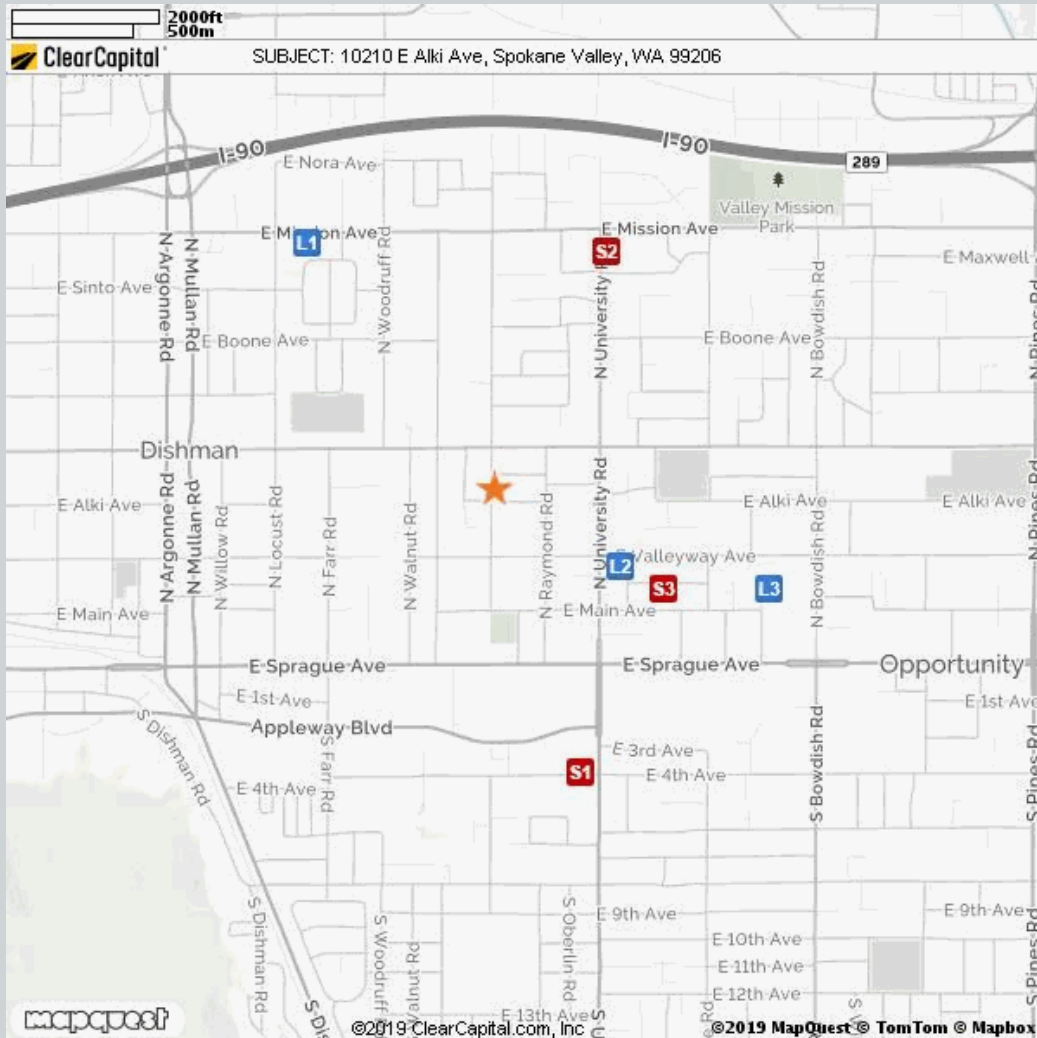
Address ★ 10210 E Alki Avenue, Spokane, WASHINGTON 99206

Loan Number 38269

Suggested List \$190,000

Suggested Repaired \$190,000

Sale \$189,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10210 E Alki Ave, Spokane Valley, WA	--	Parcel Match
L1 Listing 1	1425 N Boeing Rd, Spokane, WA	0.71 Miles ¹	Parcel Match
L2 Listing 2	304 N University Rd, Spokane, WA	0.35 Miles ¹	Parcel Match
L3 Listing 3	203 N Skipworth Rd, Spokane, WA	0.68 Miles ¹	Parcel Match
S1 Sold 1	10522 E 4th Ave, Spokane, WA	0.68 Miles ¹	Parcel Match
S2 Sold 2	1417 N University Rd, Spokane, WA	0.63 Miles ¹	Parcel Match
S3 Sold 3	10823 E Main Ave, Spokane, WA	0.46 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2021	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	6.99 miles	Date Signed	08/01/2019

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

Unless otherwise specifically agreed to in writing:

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