

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	5712 N Loma Drive, Spokane, WASHINGTON 99205	Order ID	6269156	Property ID	26980192
Inspection Date	07/31/2019	Date of Report	08/01/2019		
Loan Number	38277	APN	26362.1518		
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 Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$179,358	
Assessed Value	\$163,900	
Zoning Classification	Residential	
Property Type	SFR	
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	Suburban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$147,000 High: \$250,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5712 N Loma Drive	2605 W Columbia Ave	5709 N G St	5815 N Hemlock St
City, State	Spokane, WASHINGTON	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99205	99205	99205	99205
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.39 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$179,000	\$190,000
List Price \$	--	\$160,000	\$179,000	\$190,000
Original List Date		07/05/2019	07/08/2019	07/27/2019
DOM · Cumulative DOM	-- · --	27 · 27	2 · 24	1 · 5
Age (# of years)	70	70	65	71
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 Rancher	1 Story Rancher	1 Story Rancer
# Units	1	1	1	1
Living Sq. Feet	848	672	816	902
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	3 · 2	2 · 1
Total Room #	3	5	6	5
Garage (Style/Stalls)	Detached 1 Car	None	None	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	572	--	816	902
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.16 acres	0.16 acres	0.21 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Move in ready Shadle rancher. Newer furnace, vinyl windows, vinyl siding, updated wiring and insulation, and park like yard. Big yard has room for future shop. Access the street from Loma Vista Park, off bus line and near shopping, dining, schools and Shadle Center. Hurry on this one won't last long.
- Listing 2** Great Shadle rancher with 3 bedrooms & 2 bathrooms, open floor plan, newer flooring & full size basement. Enjoy the large backyard with covered patio, perfect for summer BBQ's.
- Listing 3** Nice sq footage on this rancher in the heart of Shadle. 9000 sq ft lot with an awesome back yard on a super quiet street. A couple options for that 3rd bedroom in bsmt=instant equity. Big kitchen and dining. New roof/paint/lighting and more. Really nice garage with breezeway to home and 240V hookup. No alleys in this part of Shadle-pull right in your driveway with RV parking too! Turn key home.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5712 N Loma Drive	3215 W Eloika Ave	2905 W Central Ave	5709 Ne St
City, State	Spokane, WASHINGTON	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99205	99205	99205	99205
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.12 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$175,000	\$195,000	\$200,000
List Price \$	--	\$175,000	\$187,000	\$189,950
Sale Price \$	--	\$180,000	\$184,000	\$187,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	02/12/2019	05/23/2019	02/21/2019
DOM · Cumulative DOM	-- · --	20 · 20	21 · 44	169 · 219
Age (# of years)	70	65	69	69
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 Rancher	1 Story Rancher	1 Story Rancher
# Units	1	1	1	1
Living Sq. Feet	848	864	800	864
Bdrm · Bths · ½ Bths	1 · 1	4 · 2	3 · 1	3 · 1
Total Room #	3	7	6	6
Garage (Style/Stalls)	Detached 1 Car	None	Detached 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	20%	100%
Basement Sq. Ft.	572	864	800	864
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.17 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$180,000	\$184,000	\$187,000

* 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** Beautiful and bright, this well maintained one owner rancher in North Spokane is move in ready! This home features wood floors throughout the main floor, an updated kitchen and built in closets. The downstairs features a family room & potential 4th/5th bedrooms. The carport will cover two vehicles and there is room in the back yard for a future shop/garage. Yard has a sprinkler system, two sheds for storage and a quaint water fountain. The neighborhood beams with pride of ownership! Newer roof & furnace is property to the subject property because it has than the subject property.
- Sold 2** Cute 3 bedroom, 1 bathroom, 1600 sq ft rancher with partially finished basement in the sought after Shadle neighborhood of North Spokane. The home features hardwood floors, wood burning fireplace insert, and plenty of storage in the full size basement. Additional features include oversized attached 2 car garage/shop with wood burning stove, 200 square foot enclosed bonus patio room (not included in sq footage), forced air, fenced yard, and glass arboretum breezeway. Perfect corner location close to it all!
- Sold 3** !950's rancher with some updates. Kitchen is nice. great hardwood floors, large covered patio, 3 car garage, air conditioning much more.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject property was listed on 4/23/2019 for 198k and expired on 7/13/2019 at 189k.			
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
04/23/2019	\$189,000	--	--	Expired	07/13/2019	\$189,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$185,000	\$185,000
Sales Price	\$180,000	\$180,000
30 Day Price	\$170,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 2605 W Columbia Ave
Spokane, WA 99205



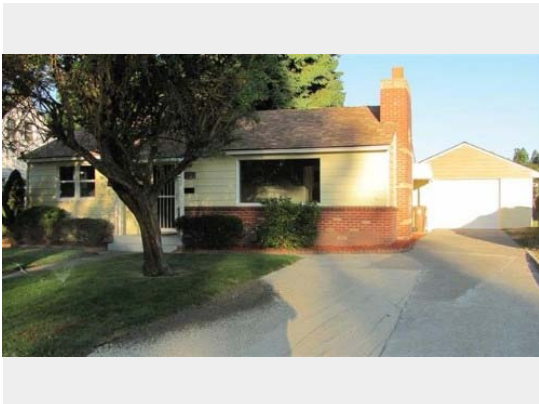
Front

L2 5709 N G St
Spokane, WA 99205



Front

L3 5815 N Hemlock St
Spokane, WA 99205



Front

Sales Photos

S1 3215 W Eloika Ave
Spokane, WA 99205



Front

S2 2905 W Central Ave
Spokane, WA 99205



Front

S3 5709 Ne St
Spokane, WA 99205



Front

ClearMaps Addendum

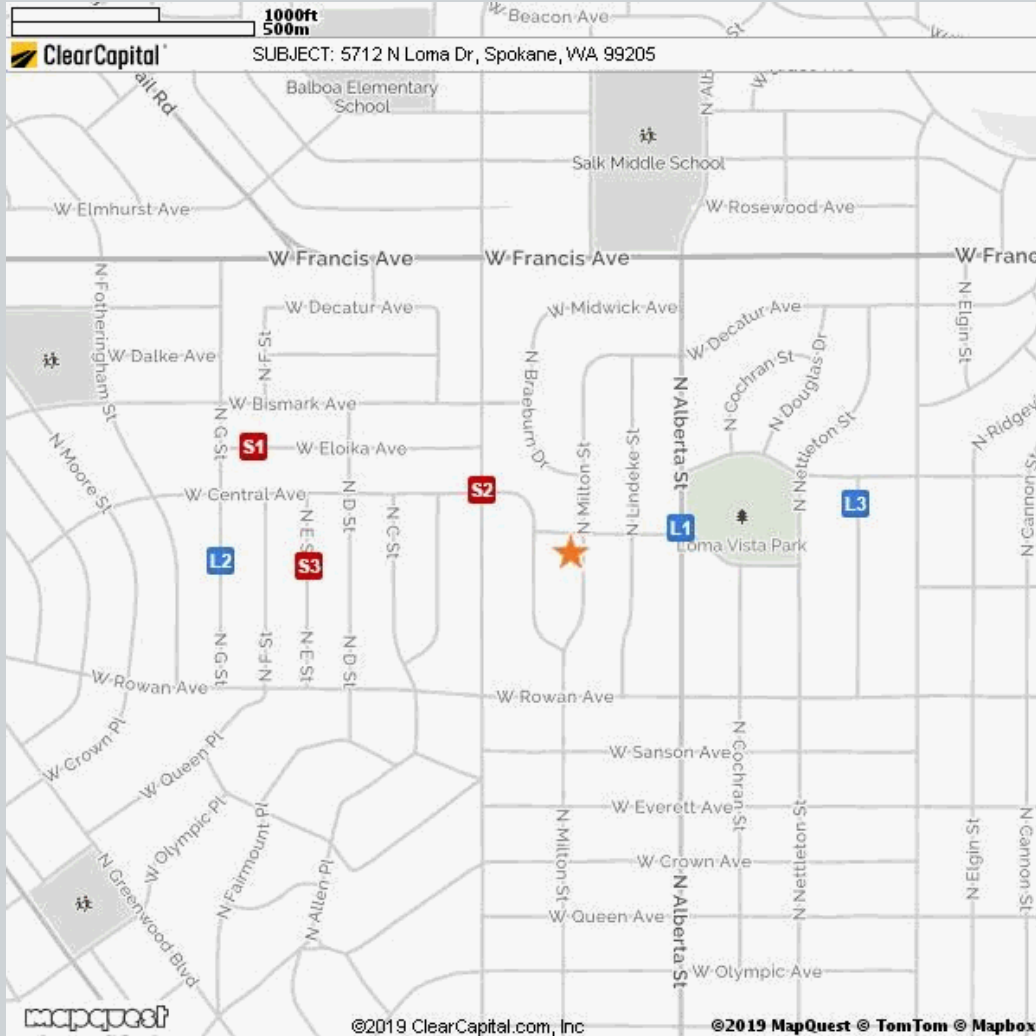
Address ★ 5712 N Loma Drive, Spokane, WASHINGTON 99205

Loan Number 38277

Suggested List \$185,000

Suggested Repaired \$185,000

Sale \$180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5712 N Loma Dr, Spokane, WA	--	Parcel Match
L1 Listing 1	2605 W Columbia Ave, Spokane, WA	0.14 Miles ¹	Parcel Match
L2 Listing 2	5709 N G St, Spokane, WA	0.39 Miles ¹	Parcel Match
L3 Listing 3	5815 N Hemlock St, Spokane, WA	0.34 Miles ¹	Parcel Match
S1 Sold 1	3215 W Eloika Ave, Spokane, WA	0.38 Miles ¹	Parcel Match
S2 Sold 2	2905 W Central Ave, Spokane, WA	0.12 Miles ¹	Parcel Match
S3 Sold 3	5709 Ne St, Spokane, WA	0.29 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	William B. Carson	Company/Brokerage	Lighthouse Realty
License No	24982	Address	619 E 23rd Spokane WA 99203
License Expiration	08/23/2019	License State	WA
Phone	5098426506	Email	Brian@lighthousespokane.com
Broker Distance to Subject	5.78 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:

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.