

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	590 S Mike Circle, Wasilla, AK 99623	Order ID	6647034	Property ID	28153623
Inspection Date	03/10/2020	Date of Report	03/11/2020		
Loan Number	38299	APN	4394000L005A		
Borrower Name	NA	County	Matanuska-Susitna		

Tracking IDs					
Order Tracking ID	Aged BPO CITI	Tracking ID 1	Aged BPO CITI		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties	Condition Comments	
R. E. Taxes	\$2,284	Property is just over 26 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.	
Assessed Value	\$142,700		
Zoning Classification	RR - Rural Resident		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Area mostly consistent of Single Family dwellings. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 70s to early 90s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$373,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	590 S Mike Circle	6903 S Lark Circle	7237 W Tall Birch Lane	6390 S Roosevelt Drive
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.29 ¹	5.98 ¹	4.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$182,000	\$197,900	\$190,000
List Price \$	--	\$169,500	\$169,900	\$190,000
Original List Date		06/20/2019	09/27/2019	12/31/2019
DOM · Cumulative DOM	-- · --	255 · 265	145 · 166	30 · 71
Age (# of years)	26	20	19	16
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	Split Bi Level	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,294	1,200	1,456	1,160
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	432	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.33 acres	0.92 acres	1.62 acres	0.47 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Metal roof, large back deck, new front steps, shed, beautiful lawn, and plenty of room for RV parking. New exterior paint! Home features wood stove and laminate flooring. Insulated foam concrete foundation. Residential Type: Single Family Res Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Metal Foundation Type: Quad-Lock Floor Style: Ranch-Traditional Garage Type: None Carport Type: None Heat Type: Stove; Kerosene/Oil Heater; Radiant Fuel Type: Oil; Wood Sewer Type: Septic Tank Water-Type: Well Dining Room Type: Area Access Type: Dedicated Road; Gravel; Maintained; Government View Type: Mountains Topography: Bluff; Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Features-Interior: BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Range/Oven; Smoke Detector(s); Telephone; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove Flooring: Laminate Flooring Features-Additional: Fenced Yard; Cable TV; Deck/Patio; DSL/Cable Available; Landscaping; Motion Lighting; Road Service Area; Shed; View; RV Parking
- Listing 2** This ranch style home sits on a large, private lot. Open concept design with a huge living room space! Close to Settler's Bay Golf Course and many other recreational opportunities. Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Features-Interior: BR/BA on Main Level; Ceiling Fan(s); Dishwasher; Electric; Washr&/Or Dryer Hkup Features-Additional: Fire Service Area; Road Service Area; RV Parking
- Listing 3** Cute ranch home in Settlers Bay. Golf course and community park close by. Close to schools. Landscaped lot, back deck, and firepit for outdoor recreation. Don't let this opportunity pass! Residential Type: Single Family Res Association Info: Association Name: Settler's Bay Owners; Association Phone #: 907-376- 3555; Manager Contact: Nannette Rucker; Dues-Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well; Public Dining Room Type: Area Access Type: Paved; Maintained Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Features-Interior: BR/BA on Main Level; Dishwasher; Range/Oven; Refrigerator; Smoke Detector(s); Washr&/Or Dryer Hkup Features-Additional: DSL/Cable Available; Fire Pit; Fire Service Area; Landscaping; Road Service Area; Paved Driveway

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	590 S Mike Circle	6780 W Blondell Drive	6111 W Locksley Loop	865 W Holiday Drive
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99654
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	1.86 ¹	5.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$174,500	\$209,900	\$204,990
List Price \$	--	\$174,500	\$184,900	\$190,900
Sale Price \$	--	\$175,000	\$184,900	\$189,500
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	11/13/2019	12/10/2019	10/25/2019
DOM · Cumulative DOM	-- · --	18 · 58	97 · 145	55 · 115
Age (# of years)	26	17	20	18
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	Split Bi Level	1 Story Ranch	1.5 Stories Chalet	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,294	1,419	1,280	1,120
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 1	3 · 1
Total Room #	5	6	5	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	432	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.33 acres	1.22 acres	1.28 acres	0.93 acres
Other	--	--	--	--
Net Adjustment	--	-\$32,700	-\$27,758	\$0
Adjusted Price	--	\$142,300	\$157,142	\$189,500

* 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** SF-Res-3500 Garage #-10000 Year Built-5850 Acres-13350 Beautiful open ranch home, vaulted ceilings in main area. Fireplace in living area. Nice sized master suite. Home has suffered freeze damage, water cannot be turned on. Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Vinyl Roof Type: Asphalt Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: In-Floor Heat Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Features-Interior: BR/BA on Main Level; Dishwasher; Fireplace; Range/Oven; Smoke Detector(s); Vaulted Ceiling; Washr&/Or Dryer Hkup Features-Additional: Private Yard; DSL/Cable Available; Fire Service Area; Road Service Area
- Sold 2** SF-Res+392 Garage #-10000 Year Built-3900 Acres-14250 Two bed and One Bathroom home in Meadow Lakes! Get the privacy you've always wanted without being far from town. Loft style bedroom upstairs with a view of nothing but your 1.28 acres of woods in the back. Enjoy the Jacuzzi on the large deck in the back of the house. This deal comes with 2 Storage sheds and a 2 car garage for plenty of storage! See it Today! Residential Type: Single Family Res Construction Type: Wood Frame; Wood Frame - 2x6 Exterior Finish: Vinyl Roof Type: Asphalt; Shingle Foundation Type: Block Floor Style: Chalet/A-Frame Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Gravel; Maintained View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: As-Built; Docs Posted on MLS Features-Interior: Ceiling Fan(s); CO Detector(s); Dishwasher; Electric; Range/Oven; Refrigerator; Smoke Detector(s); Vaulted Ceiling; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Window Coverings; Laminate Counters Flooring: Carpet; Laminate Flooring Features-Additional: Covenant/Restriction; Deck/Patio; DSL/Cable Available; Garage Door Opener; Hot Tub; Landscaping; Shed; RV Parking
- Sold 3** SF-Res+4872 Garage #-10000 Year Built-5200 Acres-9000 Amt-SlrPdByrClsgCost-5443 Mature landscaping and privacy await you just minutes from downtown Wasilla in a quiet & established neighborhood. Lots of space to park all your toys! Residential Type: Single Family Res Construction Type: Wood Frame - 2x4; Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Electric; Natural Gas Sewer Type: Septic Tank Water-Type: Private; Well Dining Room Type: Area Access Type: Paved; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: Showing Time New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: As-Built; CC&R's; Docs Posted on MLS; Prop Discl Available; PUR 101; PUR 102; Survey; Well & Septic Test Features-Interior: Dishwasher; Gas Cooktop; Refrigerator; Washer &/Or Dryer Flooring: Carpet Features-Additional: Cable TV; Deck/Patio; DSL/Cable Available; Fire Pit; Fire Service Area; Garage Door Opener; In City Limits; Landscaping; Road Service Area; RV Parking

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listed on 03/06/2004 @\$134000 and sold on 08/31/2004 @\$131000.			
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	\$155,000	\$155,000
Sales Price	\$150,000	\$150,000
30 Day Price	\$140,000	--
Comments Regarding Pricing Strategy		
<p>The property did not have any numbers on the house. Was able to make sure I had the correct property by prior knowledge of the house and Tax Sat maps. The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation.</p>		

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

Listing Photos

L1 6903 S LARK Circle
Wasilla, AK 99623



Front

L2 7237 W Tall Birch Lane
Wasilla, AK 99623



Front

L3 6390 S Roosevelt Drive
Wasilla, AK 99623



Front

Sales Photos

S1 6780 W Blondell Drive
Wasilla, AK 99623



Front

S2 6111 W Locksley Loop
Wasilla, AK 99623



Front

S3 865 W Holiday Drive
Wasilla, AK 99654



Front

ClearMaps Addendum

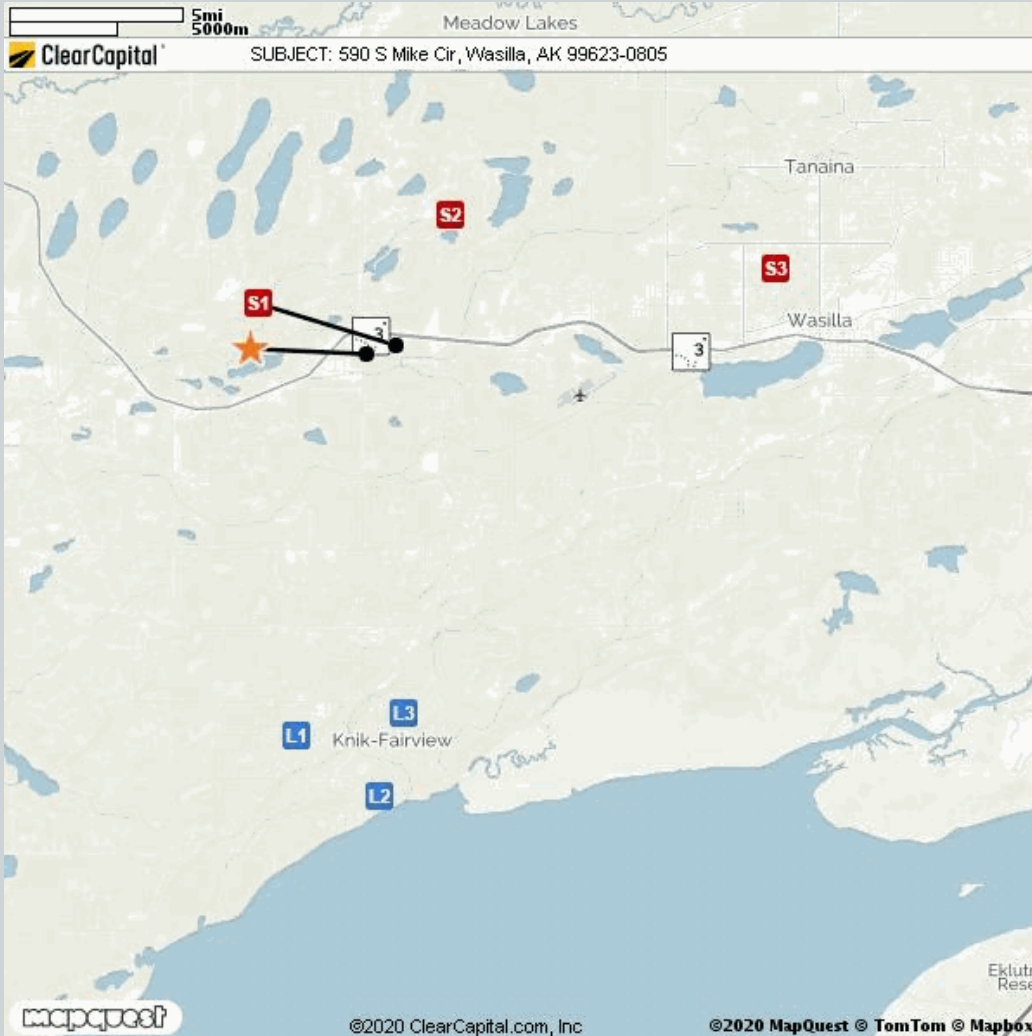
Address ★ 590 S Mike Circle, Wasilla, AK 99623

Loan Number 38299

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	590 S Mike Cir, Wasilla, AK	--	Parcel Match
L1 Listing 1	6903 S Lark Circle, Wasilla, AK	5.29 Miles ¹	Parcel Match
L2 Listing 2	7237 W Tall Birch Lane, Wasilla, AK	5.98 Miles ¹	Parcel Match
L3 Listing 3	6390 S Roosevelt Drive, Wasilla, AK	4.89 Miles ¹	Parcel Match
S1 Sold 1	6780 W Blondell Drive, Wasilla, AK	0.38 Miles ¹	Parcel Match
S2 Sold 2	6111 W Locksley Loop, Wasilla, AK	1.86 Miles ¹	Parcel Match
S3 Sold 3	865 W Holiday Drive, Wasilla, AK	5.24 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.

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 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.

Report Instructions - cont.

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	Erik Blakeman	Company/Brokerage	AlaskaMLS.com
License No	RECS16812	Address	230 E Paulson Ave #68 Wasila AK 99654
License Expiration	01/31/2022	License State	AK
Phone	9073152549	Email	erik.blakeman@gmail.com
Broker Distance to Subject	6.10 miles	Date Signed	03/11/2020

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

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.