

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	3914 N Garfield Road, Spokane, WA 99224	Order ID	6383010	Property ID	27436050
Inspection Date	10/22/2019	Date of Report	10/23/2019		
Loan Number	38444	APN	15024.9044		
Borrower Name	CRE	County	Spokane		

Tracking IDs

Order Tracking ID	20191022_CS_Funding_NewBPOs	Tracking ID 1	20191022_CS_Funding_NewBPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Sonja Hagen	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	\$213,995	
Assessed Value	\$239,870	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Homer is located in a rural area with easy access to town.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$285,000 High: \$655,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3914 N Garfield Road	710 S Bartholomew St	13915 W Lincoln Rd	14016 W Tepee Rd
City, State	Spokane, WA	Medical Lake, WA	Spokane, WA	Spokane, WA
Zip Code	99224	99022	99224	99224
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.38 ¹	3.03 ¹	2.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,000	\$535,000	\$675,000
List Price \$	--	\$319,000	\$525,000	\$650,000
Original List Date		08/30/2019	09/05/2019	07/30/2019
DOM · Cumulative DOM	-- · --	54 · 54	36 · 48	85 · 85
Age (# of years)	12	27	1	23
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 Contemp	1 Story Rancher	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,716	1,616	1,823	2,715
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	5 · 4
Total Room #	7	6	6	8
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	97%	0%
Basement Sq. Ft.	--	--	1,823	--
Pool/Spa	--	--	--	--
Lot Size	8.53 acres	5.2 acres	10 acres	7.73 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.

Current Listings - Cont.

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

- Listing 1** Excellent Opportunity To Own Rural Acreage And Be Sooo Close To Many Amenities. Enjoy The Beautiful Sunsets And Sun Rises From Your Balcony Off The Master Bedroom. This 3 Bedroom 2 Bath Includes A 30'x40' Shop And 2 Sheds. Also A Water Purification System Already In Place Thanks To FAFB! If Power Is Lost There is The Generic Generator That Has Both 220 And 110 Power. There Is Also A Large Storage Area Under The Kitchen And Dining Room. Come Check This Home And Acreage Out Before It Is Gone.
- Listing 2** Just Completed! Stepping inside this modern farmhouse, your eyes are drawn to floor to ceiling windows filling the back of the home framing spectacular 360* views. Rich kitchen w gourmet stained custom cabinetry boasts quartz counters, stainless steel appliances, low maintenance hardwoods, & oversized pantry. Main level owners suite features 5 piece master bath, full unfinished daylight walk out basement, energy efficient heat w A/C, Access: all PAVED roads. Convenient location to DT, Northside & West Plains
- Listing 3** 360-degree views at this amazing West Plains home on over 7 acres! 5-bed & 4- bath, 2-story design with over 4,000 sq ft. Two masters. Two laundries. Large kitchen with granite & island. Basement is plumbed & wired for kitchenette. \$70K in custom, high-end, wood-wrapped windows. Super-efficient with average utilities cost of \$270/month. 20 ft wide paved driveway. Two wells. Large 3-car garage... insulated, heated and two 220-amp services. RV parking w/ 40-amp service. Treehouse with A/C. Beautifully landscaped. is property is to the subject property because it has than the subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3914 N Garfield Road	1626 S Hazelwood Rd	17212 W 5th Ave	8116 N Pine Meadows Rd
City, State	Spokane, WA	Spokane, WA	Medical Lake, WA	Nine Mile Falls, WA
Zip Code	99224	99224	99022	99026
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.84 ¹	4.03 ¹	4.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$319,900	\$330,000
List Price \$	--	\$299,900	\$319,900	\$330,000
Sale Price \$	--	\$300,000	\$326,000	\$340,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/23/2019	07/01/2019	08/21/2019
DOM · Cumulative DOM	-- · --	29 · 29	66 · 66	14 · 34
Age (# of years)	12	78	36	55
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 Bungalow	1 Story Split	1 Story Rancher
# Units	1	1	1	1
Living Sq. Feet	1,716	1,680	1,824	1,650
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	4 · 2	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	Detached 4 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		1,208	--	--
Pool/Spa	--	--	--	--
Lot Size	8.53 acres	9.69 acres	4.83 acres	2.24 acres
Other	None	None	None	None
Net Adjustment	--	+\$148	+\$554	+\$2,353
Adjusted Price	--	\$300,148	\$326,554	\$342,353

* 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 I adjusted \$12 GLA and \$500 per acre. A four bedroom one bath bungalow located on almost 10 acres

Sold 2 I adjusted \$12 GLA and \$500 per acre. 4 BD/2 BA, Master w/Double Closets, Both Bathrooms Remodeled (2015 & 2017), ALL NEW Energy Efficient Windows in 2018, Lovely Glass Faced Cabinets in Kitchen (all appliances stay), Fireplace Upstairs & Wd Stove Insert in Family Room, 1 Car Attached Garage & 4+ Car Detached 30x36 Garage/Shop (Wd Stove & Holiday Storage Shed stays), RV Parking, Fenced Backyard, Chick Coop, 16'x16' Deck to Enjoy this Lovely Setting.

Sold 3 I adjusted \$12 GLA and \$500 per acre. Don't let the address fool you! This gorgeous raised rancher is located just 1.7 miles from Francis! Nice kitchen w/ solarium dining room, main floor laundry, & large bathrooms. Fall in with love with the incredible outdoor entertaining spaces, including a large covered patio and deck. Fenced & irrigated grounds, with a well for irrigation, plus a SHOP! Close to downtown & Riverside State Park, yet secluded & private! Riding lawn mower & new snow blower, included in full price offer..HURRY..Its a good one!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no listing history in the MLS.				
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	\$315,000	\$315,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$290,000	--
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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 710 S Bartholomew St
Medical Lake, WA 99022



Front

L2 13915 W Lincoln Rd
Spokane, WA 99224



Front

L3 14016 W Tepee Rd
Spokane, WA 99224



Front

Sales Photos

S1 1626 S Hazelwood Rd
Spokane, WA 99224



Front

S2 17212 W 5th Ave
Medical Lake, WA 99022



Front

S3 8116 N Pine Meadows Rd
Nine Mile Falls, WA 99026



Front

ClearMaps Addendum

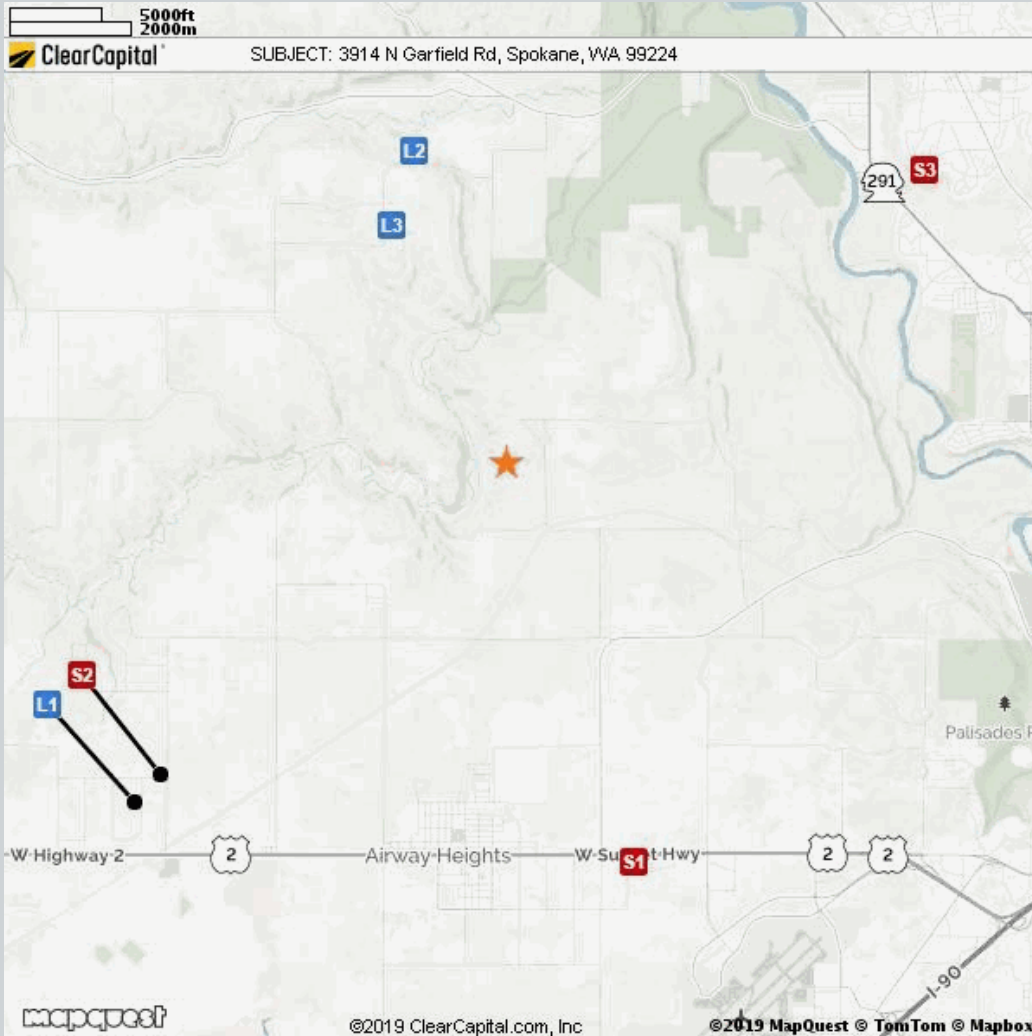
Address ★ 3914 N Garfield Road, Spokane, WA 99224

Loan Number 38444

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$305,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3914 N Garfield Rd, Spokane, WA	--	Parcel Match
L1 Listing 1	710 S Bartholomew St, Medical Lake, WA	4.38 Miles ¹	Parcel Match
L2 Listing 2	13915 W Lincoln Rd, Spokane, WA	3.03 Miles ¹	Street Centerline Match
L3 Listing 3	14016 W Tepee Rd, Spokane, WA	2.46 Miles ¹	Parcel Match
S1 Sold 1	1626 S Hazelwood Rd, Spokane, WA	3.84 Miles ¹	Parcel Match
S2 Sold 2	17212 W 5th Ave, Medical Lake, WA	4.03 Miles ¹	Parcel Match
S3 Sold 3	8116 N Pine Meadows Rd, Nine Mile Falls, WA	4.79 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	08/23/2021	License State	WA
Phone	5098426506	Email	BrianCarsonis@gmail.com
Broker Distance to Subject	9.39 miles	Date Signed	10/23/2019

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.