

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	1528 W Dakota Loop, Nampa, ID 83686	Order ID	6490140	Property ID	27792669
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	38630	APN	R1530055700		
Borrower Name	Catamount Properties 2018 LLC	County	Canyon		

Tracking IDs

Order Tracking ID	20200114_Citi_BPO	Tracking ID 1	20200114_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DOROTHEA DEARY	Condition Comments Maintained property with no repairs noted when inspected. front fencing is falling down and needs repair. fenced yard, covered front porch area, located in a cul- de-sac and has pressurized irrigation, pergo flooring, vaulted ceilings, Updated over the years.
R. E. Taxes	\$1,396	
Assessed Value	\$158,300	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(DOORS AND WINDOWS SECURE AND ON A LOCK BOX ON FRONT DOOR)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$300	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$300	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject property is located by many different schools, and parks in the area and is a traditional style home located in a neighborhood made up of homes typically built in the last 20 years
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$632,500	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1528 W Dakota Loop	1710 Woodland Dr	1513 Florida Ave	1016 Teton Ave
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83686	83686	83686	83686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.21 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$207,000	\$234,000	\$214,900
List Price \$	--	\$207,000	\$222,900	\$214,900
Original List Date		01/09/2020	09/18/2019	12/11/2019
DOM · Cumulative DOM	-- · --	3 · 7	104 · 120	7 · 36
Age (# of years)	23	21	22	19
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	1,173	1,150	1,216	1,180
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.20 acres	0.15 acres	0.16 acres	0.18 acres
Other	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION

* Listing 3 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** Updated w/Granite in Kitchen, refinished cabinets & Stainless Steel Appliances. Spacious Master Suite w/Walk-in Shower, Granite counter tops accented w/tile backsplash, & walk-in closet. Large Back yard with No neighbors behind, Storage shed, Raised Garden beds on drip system, full sprinklers on Irrigation, RV Parking
- Listing 2** remodeled home w/vaulted ceiling, new carpet & flooring, paint, light fixtures, beautiful slab granite kitchen counters, granite composite sink. Brand new AC / Furnace / Water Heater. Master bedroom/bathroom on 2nd floor. Roof approx. 8 yrs., 2 car garage, fully fenced backyard, sprinkler system.
- Listing 3** large kitchen adjoining living room. Newer furnace, and much of the interior recently repainted. Hard surfaced flooring in main living area, new carpet in bedrooms. Room for RV parking.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1528 W Dakota Loop	1326 Hasket Circle	722 Alturas St	1643 Hawaii Ave
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83686	83686	83686	83686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.63 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$205,000	\$212,500
List Price \$	--	\$210,000	\$205,000	\$212,500
Sale Price \$	--	\$209,000	\$205,000	\$205,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	08/22/2019	09/13/2019	11/05/2019
DOM · Cumulative DOM	-- · --	6 · 20	4 · 35	2 · 12
Age (# of years)	23	19	22	21
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	1,173	1,166	1,113	1,124
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.20 acres	0.20 acres	0.22 acres	0.20 acres
Other	IRRIGATION	IRRIGATION	IRRIGATION	IRRIGATION
Net Adjustment	--	\$0	-\$1,600	\$0
Adjusted Price	--	\$209,000	\$203,400	\$205,000

* Sold 3 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** secluded corner lot with RV parking and no back or side neighbors. Interior features include fresh designer paint, new carpet, vaulted ceilings, rounded corners, plant shelves & an abundance of main level windows which bring in substantial natural light. The functional kitchen contains a wealth of counter space with tile back splashes and pantry
- Sold 2** burnt wood finished island and refrigerator. BBQ pit with cute DIY sitting area. Large corner lot with fruit trees and secluded by mature landscape. New water heater and newer roof. Great location near schools and greenbelt entrance. High tech cameras with facial recognition, the Nest and Ring doorbell included. Central air and gas heating. Fully fenced. Includes refrigerator.
Adjustments: Concessions(-1600)
- Sold 3** NEW furnace unit and NEW water heater. The split-bedroom layout provides privacy for the master suite, and the backyard has open views to a small creek and no rear neighbors! RV parking and the included shed provide lots of extra storage space, and the property boasts a cul de sac location. Same subdivision as the subject property

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no additional information is available.				
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	\$205,000	\$205,500
Sales Price	\$204,500	\$205,000
30 Day Price	\$195,000	--
Comments Regarding Pricing Strategy		
Sale comp #3 shows the best support for final value conclusion. Overall it has the most similar characteristics and amenities to the subject property and is located in the same subdivision.		

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. The as-is conclusion appears to be adequately supported.
-------------------------	--

Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1710 WOODLAND DR
Nampa, ID 83686



Front

L2 1513 FLORIDA AVE
Nampa, ID 83686



Front

L3 1016 TETON AVE
Nampa, ID 83686



Front

Sales Photos

S1 1326 HASKET CIRCLE
Nampa, ID 83686



Front

S2 722 ALTURAS ST
Nampa, ID 83686



Front

S3 1643 HAWAII AVE
Nampa, ID 83686



Front

ClearMaps Addendum

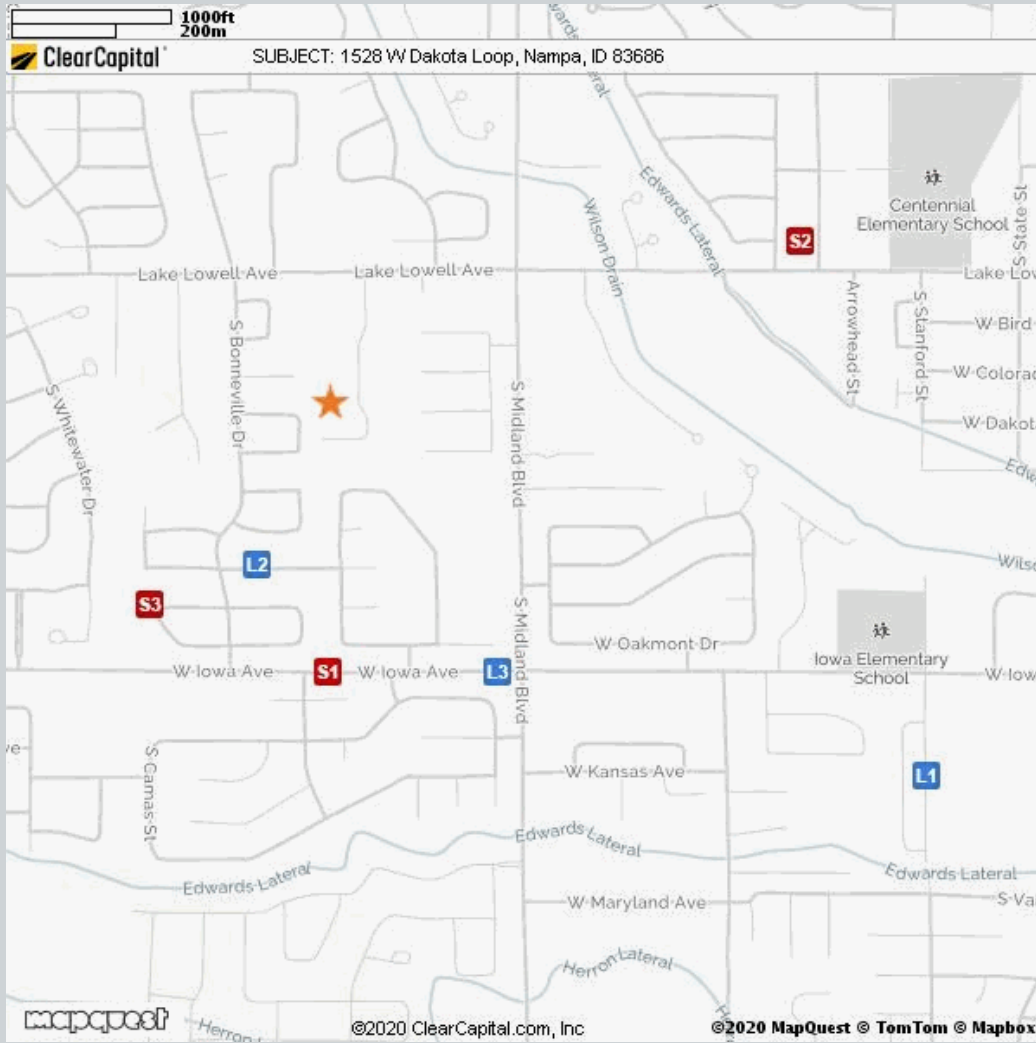
Address ★ 1528 W Dakota Loop, Nampa, ID 83686

Loan Number 38630

Suggested List \$205,000

Suggested Repaired \$205,500

Sale \$204,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1528 W Dakota Loop, Nampa, ID	--	Parcel Match
L1 Listing 1	1710 Woodland Dr, Nampa, ID	0.88 Miles ¹	Parcel Match
L2 Listing 2	1513 Florida Ave, Nampa, ID	0.21 Miles ¹	Parcel Match
L3 Listing 3	1016 Teton Ave, Nampa, ID	0.39 Miles ¹	Parcel Match
S1 Sold 1	1326 Hasket Circle, Nampa, ID	0.33 Miles ¹	Parcel Match
S2 Sold 2	722 Alturas St, Nampa, ID	0.63 Miles ¹	Parcel Match
S3 Sold 3	1643 Hawaii Ave, Nampa, ID	0.33 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	Mary Walters	Company/Brokerage	Keller Williams Realty Boise
License No	AB29532	Address	5312 S Valley St Boise ID 83709
License Expiration	12/31/2020	License State	ID
Phone	2087247478	Email	msasee2002@msn.com
Broker Distance to Subject	13.75 miles	Date Signed	01/16/2020

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

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.