

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	406 E I Street, Deer Park, WA 99006	Order ID	6591049	Property ID	28011186
Inspection Date	02/11/2020	Date of Report	02/13/2020		
Loan Number	39938	APN	28112.0710		
Borrower Name	CRE	County	Spokane		

Tracking IDs

Order Tracking ID	20200211_CS_Funding_NewBPOs_1	Tracking ID 1	20200211_CS_Funding_NewBPOs_1
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY REAL ESTATE 2015 LLC	Condition Comments Subject is one story duplex style/common wall attached SFR.. No signs of deferred maintenance or repairs noted at time of inspection.
R. E. Taxes	\$1,573	
Assessed Value	\$136,400	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows shut, front door locked)		
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	Rural	Neighborhood Comments Rural small community, population 3,652. Low density, high demand and shortage of inventory. Diverse age, style, gla...inc much older farm homes and manufactured homes on own lots. Nearby schools, park, shopping and public amenities. Very few similar attached SFR in entire county, very few on MLS in prior 1 year.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$230,000	
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	406 E I Street	208 N Moffitt	3308 E Jackson	7125 N Crestline #12
City, State	Deer Park, WA	Spokane Valley, WA	Spokane, WA	Spokane, WA
Zip Code	99006	99206	99217	99217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	22.11 ¹	18.96 ¹	15.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$214,900	\$170,000	\$209,000
List Price \$	--	\$214,900	\$170,000	\$209,000
Original List Date		01/09/2020	10/21/2019	01/07/2020
DOM · Cumulative DOM	-- · --	4 · 35	69 · 115	29 · 37
Age (# of years)	5	5	10	2
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	1,176	1,044	816	1,000
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	3 · 1	2 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.07 acres	0.16 acres	0.06 acres
Other	Vinyl Sdg	Metal Sdg, Cent air, Spr, Sys	Vinyl Sdg	Wood Sdg

* 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** Equal. Similar age, style, gla and lot size. Superior bath and garage units. SFD. No active attached SFR in entire county, Shortage of inventory resulted in relaxed criteria, due to small community and shortage of active comps expanded proximity resulted in search from 1 mile, 5, 10 then entire county. Pending
- Listing 2** Equal. Similar effective age, style and condition inc vinyl ext sdg. Superior lot size, equal location value. Pending. No active attached SFR in entire county, Shortage of inventory resulted in relaxed criteria, due to small community and shortage of active comps expanded proximity resulted in search from 1 mile, 5, 10 then entire county.
- Listing 3** Equal. Similar age, style, gla and lot size. SFD. Adj for carport vs garage. No active attached SFR in entire county, Shortage of inventory resulted in relaxed criteria, due to small community and shortage of active comps expanded proximity resulted in search from 1 mile, 5, 10 then entire county. PendingPending

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	406 E I Street	106 N Margaret	311 E I St	609 S Stevens
City, State	Deer Park, WA	Deer Park, WA	Deer Park, WA	Deer Park, WA
Zip Code	99006	99006	99006	99006
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.05 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$130,000	\$159,900	\$209,900
List Price \$	--	\$130,000	\$149,900	\$209,900
Sale Price \$	--	\$130,000	\$155,000	\$209,900
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	09/30/2019	07/01/2019	10/25/2019
DOM · Cumulative DOM	-- · --	1 · 105	47 · 108	2 · 64
Age (# of years)	5	20	8	9
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	1,176	1,080	1,092	1,200
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.18 acres	0.07 acres	0.19 acres
Other	Vinyl Sdg	Wood Sdg,	Wood Sdg	Vinyl Sdg
Net Adjustment	--	+\$2,400	+\$2,100	-\$5,100
Adjusted Price	--	\$132,400	\$157,100	\$204,800

* 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 Equal. Similar age, style and GLA, GLA adj at \$25 per sq ft, Consideration for larger lot and detached SFR. Sold 1 day on market.

Sold 2 Equal, Same street. Same duplex/common wall SFR. Similar lot size. Similar condition and features. GLA adj at \$25 per sq ft

Sold 3 Equal. Similar age, style, gla/gla atd at \$25 per sq ft, Adj \$1500 for superior garage size, adj \$1500 for superior spr/sys, adj \$1000 for superior bdrm count

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS data reflects original list date 2/7/2019 at \$199,900, listing expired 12/01/2019 at \$149,900. MLS data uploaded			
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
02/07/2019	\$199,900	08/07/2019	\$149,000	Expired	12/01/2019	\$149,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$155,000	\$155,000
Sales Price	\$155,000	\$155,000
30 Day Price	\$152,000	--
Comments Regarding Pricing Strategy		
Shortage of similar attached/common wall SFR, Sold 2 on same street (proximity auto generated incorrect) Best reflection of value S2. No active attached SFR in entire county, Shortage of inventory resulted in relaxed criteria, due to small community and shortage of active comps expanded proximity resulted in search from 1 mile, 5, 10 then entire county.		

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



Street

Listing Photos

L1 208 N Moffitt
Spokane Valley, WA 99206



Front

L2 3308 E Jackson
Spokane, WA 99217



Front

L3 7125 N Crestline #12
Spokane, WA 99217



Front

Sales Photos

S1 106 N Margaret
Deer Park, WA 99006



Front

S2 311 E I st
Deer Park, WA 99006



Front

S3 609 S Stevens
Deer Park, WA 99006



Front

ClearMaps Addendum

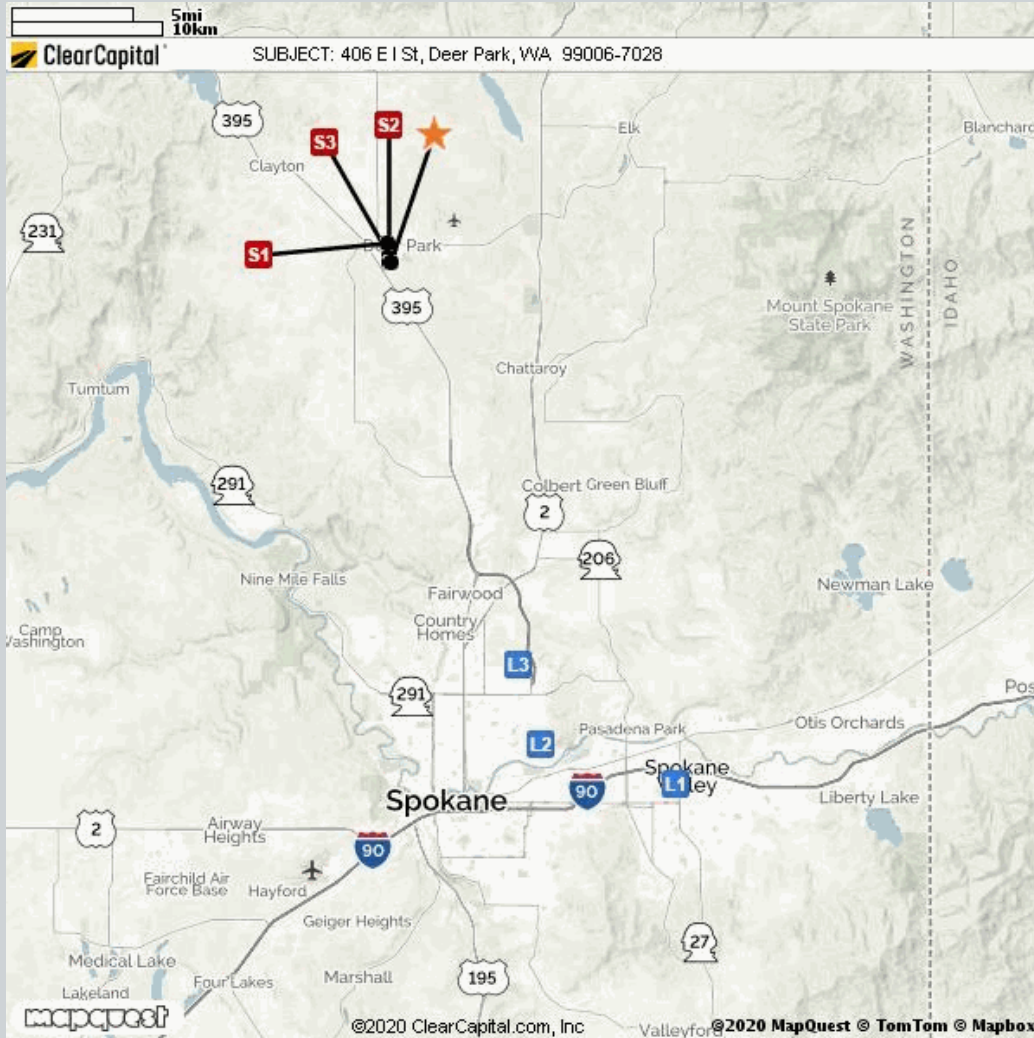
Address ★ 406 E I Street, Deer Park, WA 99006

Loan Number 39938

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$155,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	406 E I St, Deer Park, WA	--	Parcel Match
L1 Listing 1	208 N Moffitt, Spokane, WA	22.11 Miles ¹	Parcel Match
L2 Listing 2	3308 E Jackson, Spokane, WA	18.96 Miles ¹	Parcel Match
L3 Listing 3	7125 N Crestline #12, Spokane, WA	15.90 Miles ¹	Parcel Match
S1 Sold 1	106 N Margaret, Deer Park, WA	0.76 Miles ¹	Parcel Match
S2 Sold 2	311 E I St, Deer Park, WA	0.05 Miles ¹	Parcel Match
S3 Sold 3	609 S Stevens, Deer Park, WA	0.26 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	Joni Adkins	Company/Brokerage	Tomlinson Black
License No	9039	Address	8205 N Division Spokane WA 99208
License Expiration	11/15/2021	License State	WA
Phone	5094661234	Email	joniadkins@aol.com
Broker Distance to Subject	14.92 miles	Date Signed	02/13/2020

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

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.