

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.

<b>Address</b>	317 2nd Avenue, Jerome, ID 83338	<b>Order ID</b>	6839929	<b>Property ID</b>	28799736
<b>Inspection Date</b>	09/15/2020	<b>Date of Report</b>	09/15/2020		
<b>Loan Number</b>	40061	<b>APN</b>	RPJ13700620040		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jerome		

### Tracking IDs

<b>Order Tracking ID</b>	0914_BPO_Updates	<b>Tracking ID 1</b>	0914_BPO_Updates
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Bernardo Eudave	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$868	subject is an older home and appears to be in average condition. the lawn has burned up due to lack of water. partially fenced and storage shed. close to schools, park and shopping.	
<b>Assessed Value</b>	\$73,933		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Locked and posted )		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	mixed housing in an older established neighborhood. Schools, shopping and park are close by. homes in the area appear to be in average condition.	
<b>Sales Prices in this Neighborhood</b>	Low: \$80,000 High: \$150,000		
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	317 2nd Avenue	321 S Elm	208 W Ave. E	521 East Ave D
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 <sup>1</sup>	0.55 <sup>1</sup>	0.44 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$95,000	\$95,000	\$149,900
List Price \$	--	\$95,000	\$95,000	\$149,900
Original List Date		11/12/2019	10/17/2019	07/16/2020
DOM · Cumulative DOM	-- · --	308 · 308	334 · 334	61 · 61
Age (# of years)	114	100	85	83
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	1,010	652	792	1,028
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	4	4	5	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.17 acres	.22 acres	.34 acres
Other	storage shed	n, a	storage shed	storage shed

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** less square footage than than the subject. similar conditon and location as the subject. currently used as rental and has a front porch not included in the square footage.

**Listing 2** clean home with a larger lot than the subject, located in a similar area with shopping and park close by. partially fenced and landscaped. less square footage than the subject.

**Listing 3** larger lot than the subject, newer. Similar size and condition as the subject. interior has been updated and fully landscaped. schools and shopping are close by.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	317 2nd Avenue	316 East Ave. B	155 10th Ave. E	508 3rd Ave. West
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 <sup>1</sup>	0.51 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$109,900	\$129,900	\$124,900
List Price \$	--	\$109,900	\$129,900	\$124,900
Sale Price \$	--	\$90,000	\$119,900	\$120,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	08/28/2020	07/10/2020	05/22/2020
DOM · Cumulative DOM	-- · --	19 · 25	89 · 140	174 · 198
Age (# of years)	114	112	90	105
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	1,010	1,280	940	1,080
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	2 · 1	3 · 1
Total Room #	4	5	5	5
Garage (Style/Stalls)	None	Detached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.29 acres	.14 acres
Other	storage shed	storage shed	storage shed	storage shed
Net Adjustment	--	-\$500	-\$2,500	-\$3,000
Adjusted Price	--	\$89,500	\$117,400	\$117,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** similar location as subject with schools, park and shopping close by. needs some restoring and has a 1 car detached garage. open front porch. similar vintage as subject.
- Sold 2** nicely clean home with a larger lot and attached garage. has a storage shed, schools, park and shopping are close by. fully fenced. similar location as the subject. newer
- Sold 3** similar vintage and location as the subject. updated with newer paint and flooring, better condition than the subject, similar size. close to schools and shopping.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no listing noted in the MLS in the last 12 months			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$110,000	\$110,000
<b>Sales Price</b>	\$109,000	\$109,000
<b>30 Day Price</b>	\$105,000	--
<b>Comments Regarding Pricing Strategy</b>		
due to small rural community, limited amount of listed and sold properties of similar vintage as the subject. sold properties 2 and 3 were most similar to the subject. listing 1 and 2 are smaller than subject.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Side



Side



Street

## Subject Photos



Street

## Listing Photos

**L1** 321 S Elm  
Jerome, ID 83338



Front

**L2** 208 W Ave. E  
Jerome, ID 83338



Front

**L3** 521 East Ave D  
Jerome, ID 83338



Front



## Sales Photos

**S1** 316 East Ave. B  
Jerome, ID 83338



Front

**S2** 155 10th Ave. E  
Jerome, ID 83338



Front

**S3** 508 3rd Ave. West  
Jerome, ID 83338



Front

## ClearMaps Addendum

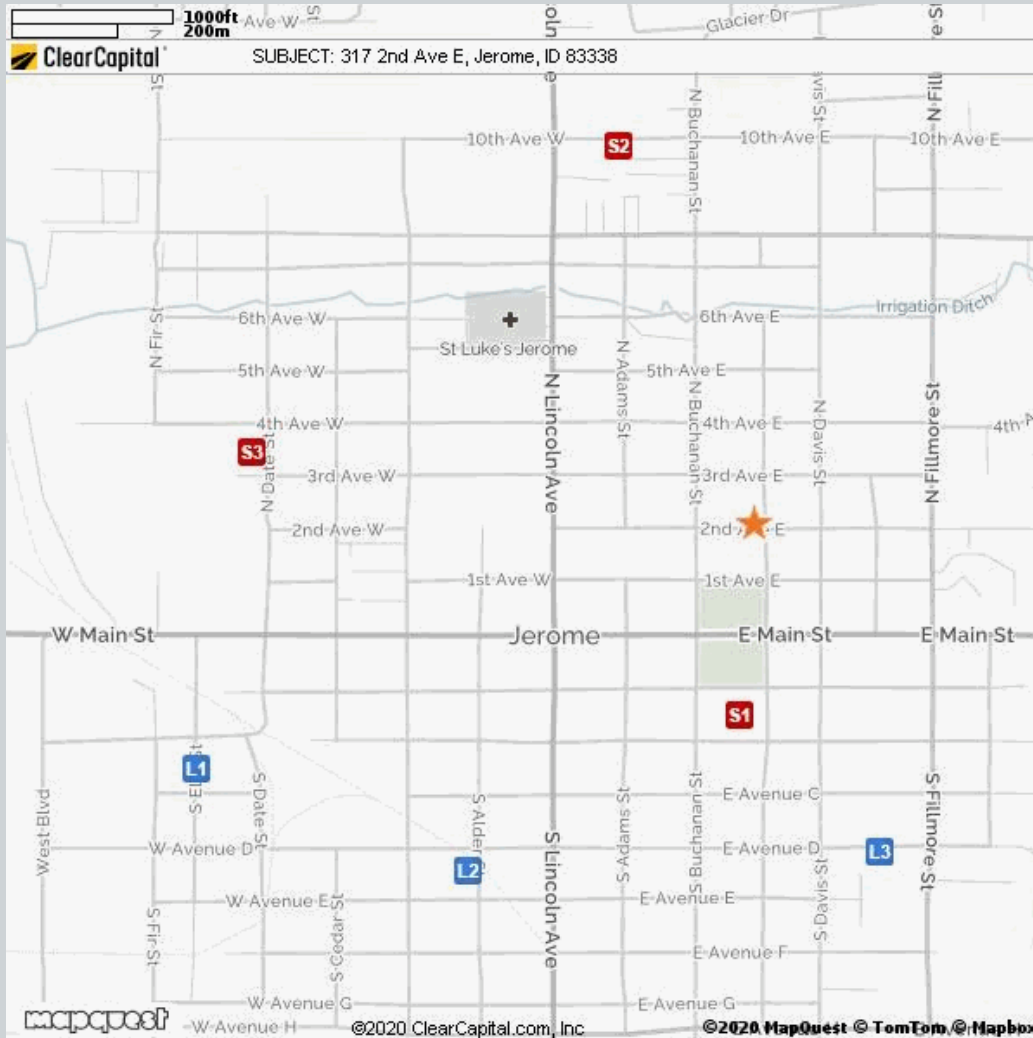
**Address** ★ 317 2nd Avenue, Jerome, ID 83338

**Loan Number** 40061

**Suggested List** \$110,000

**Suggested Repaired** \$110,000

**Sale** \$109,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	317 2nd Ave E, Jerome, ID	--	Parcel Match
L1	321 S Elm, Jerome, ID	0.76 Miles <sup>1</sup>	Parcel Match
L2	208 W Ave. E, Jerome, ID	0.55 Miles <sup>1</sup>	Parcel Match
L3	521 East Ave D, Jerome, ID	0.44 Miles <sup>1</sup>	Parcel Match
S1	316 East Ave. B, Jerome, ID	0.23 Miles <sup>1</sup>	Parcel Match
S2	155 10th Ave. E, Jerome, ID	0.51 Miles <sup>1</sup>	Parcel Match
S3	508 3rd Ave. West, Jerome, ID	0.63 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Donna Bach	<b>Company/Brokerage</b>	Gateway Real Estate
<b>License No</b>	AB300	<b>Address</b>	1868 Boston Way Twin Falls ID 83301
<b>License Expiration</b>	05/31/2021	<b>License State</b>	ID
<b>Phone</b>	2084204504	<b>Email</b>	dbach@cableone.net
<b>Broker Distance to Subject</b>	9.23 miles	<b>Date Signed</b>	09/15/2020

*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.**