

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	113 N Conklin Road, Veradale, WA 99037	Order ID	6667882	Property ID	28226913
Inspection Date	03/20/2020	Date of Report	03/21/2020		
Loan Number	40405	APN	45133.1648		
Borrower Name	Champery Real Estate 2015 LLC	County	Spokane		

Tracking IDs					
Order Tracking ID	CS_BPO_Request_03.20.20	Tracking ID 1	CS_BPO_Request_03.20.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	PULVER, KAL L	Condition Comments	
R. E. Taxes	\$1,870	The subject is a single level Rancher, it is in average condition for the area and has no visible repair issues. There is some minor deferred maintenance. The subject has a larger than typical detached garage.	
Assessed Value	\$150,730		
Zoning Classification	RES		
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	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	The subject area is suburban and has some commercial in the surrounding area as well as a few areas of larger parcels which gives the immediate subject area lower density single family construction. The area has access to services within half a mile and limited REO activity.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$395,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	113 N Conklin Road	18002 E Boone Ave	115 S Arties Ln	14021 E Boone Ave
City, State	Veradale, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99037	99016	99016	99216
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.25 ¹	1.15 ¹	1.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$145,000	\$259,900	\$240,000
List Price \$	--	\$145,000	\$259,900	\$240,000
Original List Date		03/05/2020	03/05/2020	02/28/2020
DOM · Cumulative DOM	-- · --	15 · 16	15 · 16	21 · 22
Age (# of years)	74	73	15	50
Condition	Average	Average	Excellent	Excellent
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 Rancher	1 Story Bungalow	1 Story Rancher	1.5 Stories Split level
# Units	1	1	1	1
Living Sq. Feet	1,204	480	1,275	1,120
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	3 · 2	5 · 3
Total Room #	5	4	7	9
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	1,040
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.49 acres	0.17 acres	0.27 acres
Other	--	--	--	fireplace

* 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.

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

Listing 1 Listing 1 is the best available area comp but has a much smaller GLA it was the only comp available which closely matched the subjects build date.

Listing 2 Much newer than the subject. Has a similar GLA but is in a newer developed neighborhood with closely conforming homes.

Listing 3 Listing 3 is an inferior split level design but has a much larger total square footage as well as a superior room count.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	113 N Conklin Road	224 N Flora Rd	15402 E Mission Ave	15106 E 4th Ave
City, State	Veradale, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99037	99016	99037	99037
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.80 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$129,900	\$185,000	\$225,000
List Price \$	--	\$129,900	\$185,000	\$200,000
Sale Price \$	--	\$152,522	\$180,000	\$195,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	06/13/2019	05/16/2019	11/06/2019
DOM · Cumulative DOM	-- · --	23 · 23	49 · 49	71 · 71
Age (# of years)	74	66	46	74
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	Adverse ; Residential	Neutral ; Residential
Style/Design	1 Story Rancher	1 Story Rancher	1.5 Stories Split level	1 Story Rancher
# Units	1	1	1	1
Living Sq. Feet	1,204	900	844	1,242
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	4 · 2	2 · 1
Total Room #	5	5	7	5
Garage (Style/Stalls)	Detached 3 Car(s)	None	Carport 1 Car	Attached 3 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	50%	0%
Basement Sq. Ft.	--	--	816	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.37 acres	0.26 acres	0.36 acres
Other	--	--	--	--
Net Adjustment	--	+\$33,500	+\$8,800	-\$5,400
Adjusted Price	--	\$186,022	\$188,800	\$189,600

* 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** Sale 3 has an inferior GLA to the subject as well as lacking any garage space it also requires market time adjustment as it is a slightly dated sale. Similar build year and condition to the subject.
- Sold 2** Sale 1 has an inferior GLA to the subject and is in inferior condition. inferior split level design but the basement gives it a superior room count. Located on an arterial. Mostly offsetting adjustment.
- Sold 3** Sale 3 is most similar it has a very similar GLA as well as sharing the oversize garage. Larger lot than the subject as well as larger garage are the primary adjustments.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has no recent listing or sales history in the MLS or tax records.			
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	\$190,000	\$190,000
Sales Price	\$189,000	\$189,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
The listings available could not be given much weight, even after expanding the search to two miles there were still very few active comps with similarity to the subject. The sales bracket the subject and produce a reliable conclusion.		

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



Front



Front



Address Verification



Street

Listing Photos

L1 18002 E Boone Ave
Spokane Valley, WA 99016



Front

L2 115 S Arties Ln
Spokane Valley, WA 99016



Front

L3 14021 E Boone Ave
Spokane Valley, WA 99216



Front

Sales Photos

S1 224 N Flora Rd
Spokane Valley, WA 99016



Front

S2 15402 E Mission Ave
Spokane Valley, WA 99037



Front

S3 15106 E 4th Ave
Spokane Valley, WA 99037



Front

ClearMaps Addendum

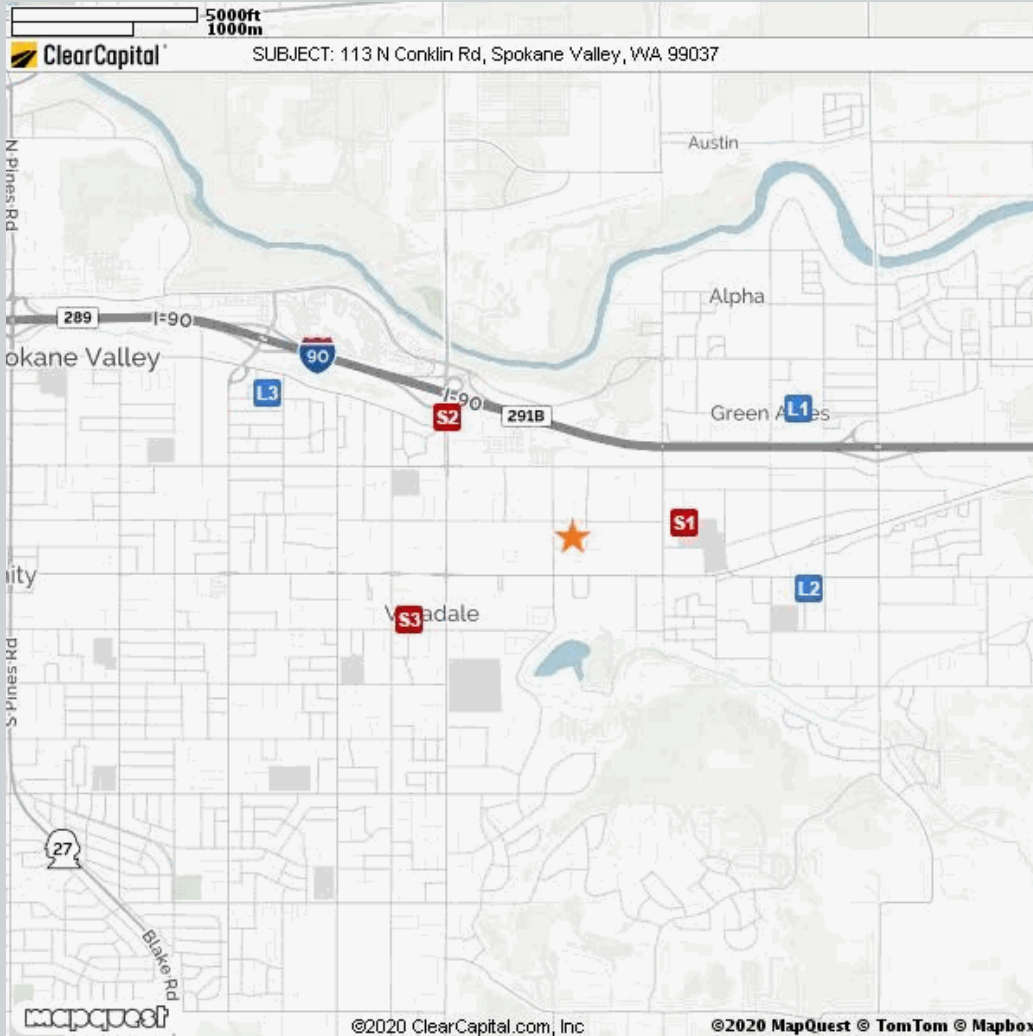
Address ★ 113 N Conklin Road, Veradale, WA 99037

Loan Number 40405

Suggested List \$190,000

Suggested Repaired \$190,000

Sale \$189,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	113 N Conklin Rd, Spokane Valley, WA	--	Parcel Match
L1 Listing 1	18002 E Boone Ave, Greenacres, WA	1.25 Miles ¹	Parcel Match
L2 Listing 2	115 S Arties Ln, Greenacres, WA	1.15 Miles ¹	Parcel Match
L3 Listing 3	14021 E Boone Ave, Spokane, WA	1.53 Miles ¹	Parcel Match
S1 Sold 1	224 N Flora Rd, Greenacres, WA	0.56 Miles ¹	Parcel Match
S2 Sold 2	15402 E Mission Ave, Veradale, WA	0.80 Miles ¹	Parcel Match
S3 Sold 3	15106 E 4th Ave, Veradale, WA	0.80 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2021	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	10.78 miles	Date Signed	03/20/2020

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:

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