

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	2728 Kyle Road, Kennewick, WA 99338	Order ID	6667882	Property ID	28226915
Inspection Date	03/20/2020	Date of Report	03/23/2020		
Loan Number	40413	APN	102882050000015		
Borrower Name	Champery Real Estate 2015 LLC	County	Benton		

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	Milton Geffen	Condition Comments Subject is a 2 story home with basement with attached 3 car garage and off the street parking. Subject is in good condition. No issues or concerns noted on interior evaluation. Subject has a fully fenced yard with timed underground sprinklers.
R. E. Taxes	\$904	
Assessed Value	\$314,040	
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	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is located in a neighborhood that is 100% developed. Most of the homes in the neighborhood were built in the mid 1970's. Near schools, shopping and easy freeway access. We are currently in a steady market with low REO prevalence. Most of the homes on the market sell within the first 60 days at 95% of list price.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$309,000 High: \$590,000	
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	2728 Kyle Road	5105 S. Bermuda	94206 E. Reata	1204 S. Rialto
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99338	99338	99338	99338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.28 ¹	1.28 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$575,000	\$409,990	\$525,000
List Price \$	--	\$564,000	\$409,990	\$525,000
Original List Date		11/14/2019	03/07/2020	02/03/2020
DOM · Cumulative DOM	-- · --	96 · 130	15 · 16	33 · 49
Age (# of years)	20	24	43	26
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	2 Stories ranch	2 Stories ranch	Split ranch	2 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	2,832	2,304	2,516	2,222
Bdrm · Bths · ½ Bths	3 · 3	4 · 4	4 · 2	3 · 3
Total Room #	7	8	7	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 5+ Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	1,030	1,467	--	--
Pool/Spa	--	--	--	--
Lot Size	.67 acres	2.87 acres	.93 acres	1.51 acres
Other	--	--	--	--

* 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.

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

Listing 1 home sits on 2.87 fully irrigated acres, with a 5-bay garage/shop, affording wrap around composite deck and features a kitchen with new black stainless appliances and induction cooktop, custom cabinetry with a full tile backsplash, breakfast bar and pantry. formal dining area. electric fireplace. cherry hardwood floors have been newly refinished. heat pump.

Listing 2 4 bedrooms plus a den, 2.5 baths, updated vinyl windows, updated heat pump, wood fireplace, separate family room with a wet bar, extra storage, wood deck, 2 car garage, .

Listing 3 3 BR 3 BA +office rambler, plus 60x40 shop. formal living room with fireplace, formal dining room, large family room, and office/study. Kitchen offers plenty of storage with ample cabinetry and lots of counter space as well as dining bar and breakfast nook.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2728 Kyle Road	291 Rachel Road	4104 S. Caballo Road	100104 E. Reata Road
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99338	99338	99338	99338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	1.15 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,900	\$545,000	\$379,900
List Price \$	--	\$439,900	\$545,000	\$379,900
Sale Price \$	--	\$434,900	\$525,000	\$370,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	10/04/2019	12/20/2019	02/19/2020
DOM · Cumulative DOM	-- · --	7 · 72	16 · 77	46 · 84
Age (# of years)	20	30	41	43
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	2 Stories ranch	2 Stories ranch	2 Stories ranch	Split ranch
# Units	1	1	1	1
Living Sq. Feet	2,832	2,800	2,800	1,772
Bdrm · Bths · ½ Bths	3 · 3	5 · 4	4 · 4	3 · 2
Total Room #	7	9	9	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	100%	0%
Basement Sq. Ft.	1030	1,066	961	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.67 acres	.46 acres	1.70 acres	1.03 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,000	-\$38,000	+\$13,100
Adjusted Price	--	\$436,900	\$487,000	\$383,100

* 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** kitchen is totally updated with cream cabinets, granite, SS appliances, modern hood above the range/oven, abundance of cabinets and also connected to a large dining nook. To the left as you enter you'll see a large open living room with gas fireplace and slider to the upper deck that spans across the whole back of the home. Upstairs you'll find the master that also has a 13x7 nook area with endless possibilities, jetted tub, separate double sinks, and walk-in closet. Along with another full bath and the 2nd & 3rd bedrooms. Continue down stairs you'll enjoy the oversized family room, another bath, utility room, along with the 4th 5th bedrooms or den/office
- Sold 2** workshop, this one is ready with a 220amp service, garage door and a double gate for easy access. . 2 master suites on 2 different levels. Open kitchen with under cabinet lighting, granite countertops and stainless steel appliances.
- Sold 3** kitchen with gorgeous wood cabinetry, solid counters, eat in dining breakfast bar and formal dining, living room w/fireplace and raised ceiling, huge master bedroom downstairs with 2 additional bedrooms up, 2 bathrooms, utility room, office area, and lots of storage. fenced yard,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No sales history in the last 24 months				
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	\$445,000	\$445,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
Subject is a 2 story home with attached 3 car garage and off the street parking. Subject is in good condition. No issues or concerns noted on interior evaluation. Subject has a fully fenced yard with timed underground sprinklers.		

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



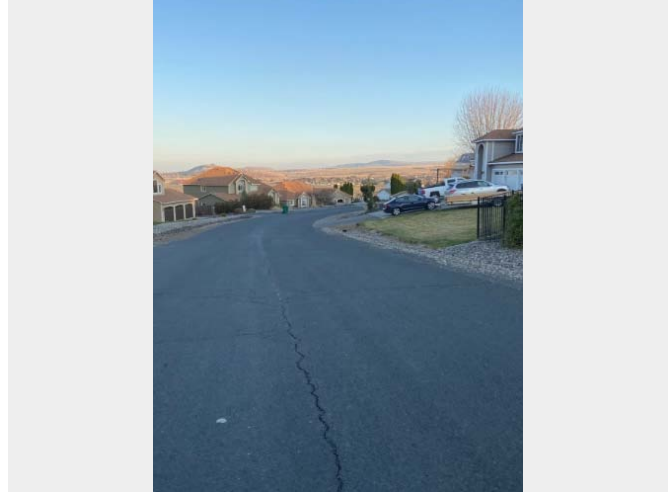
Front



Address Verification



Side



Street

Listing Photos

L1 5105 S. Bermuda
Kennewick, WA 99338



Front

L2 94206 E. Reata
Kennewick, WA 99338



Front

L3 1204 S. Rialto
Kennewick, WA 99338



Front

Sales Photos

S1 291 Rachel Road
Kennewick, WA 99338



Front

S2 4104 S. Caballo Road
Kennewick, WA 99338



Front

S3 100104 E. Reata Road
Kennewick, WA 99338



Front

ClearMaps Addendum

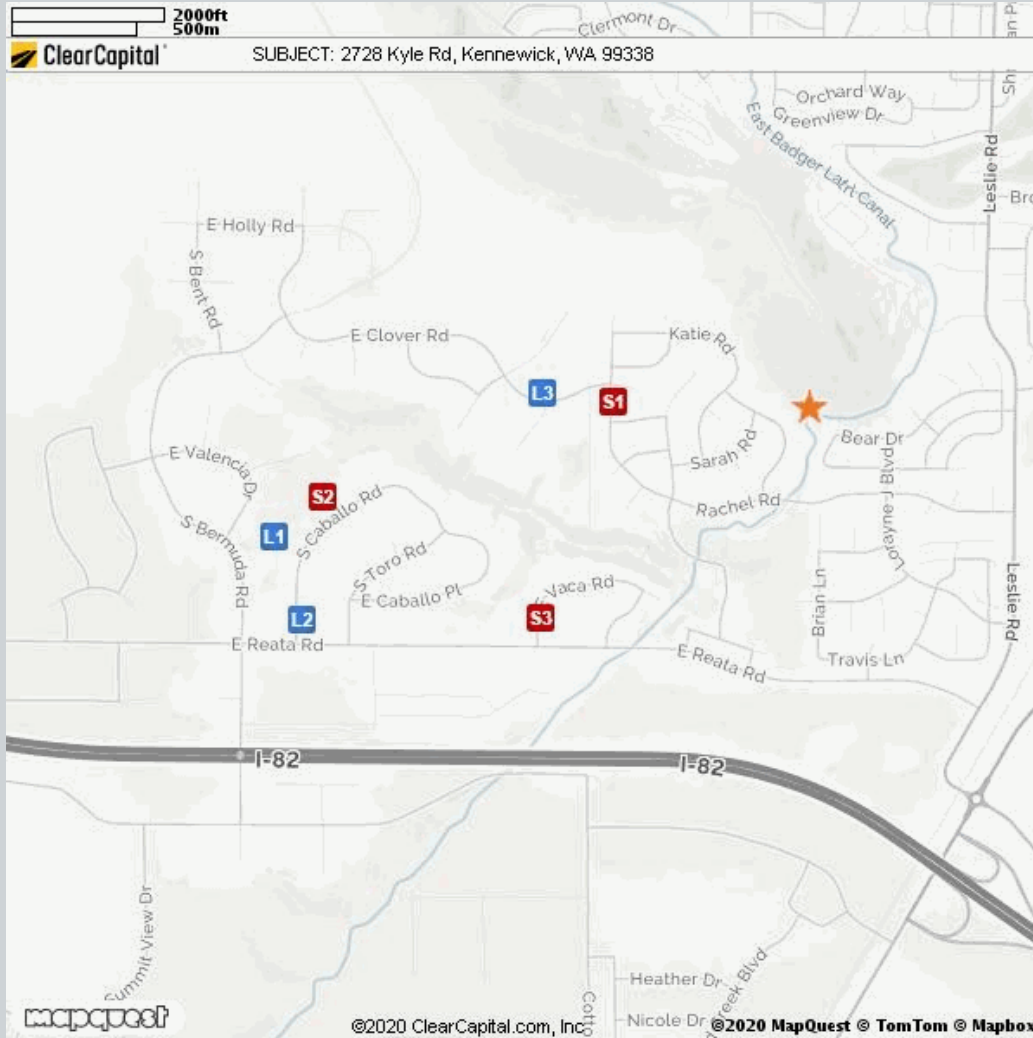
Address ★ 2728 Kyle Road, Kennewick, WA 99338

Loan Number 40413

Suggested List \$445,000

Suggested Repaired \$445,000

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2728 Kyle Rd, Kennewick, WA	--	Parcel Match
L1 Listing 1	5105 S. Bermuda, Kennewick, WA	1.28 Miles ¹	Parcel Match
L2 Listing 2	94206 E. Reata, Kennewick, WA	1.28 Miles ¹	Parcel Match
L3 Listing 3	1204 S. Rialto, Kennewick, WA	0.62 Miles ¹	Parcel Match
S1 Sold 1	291 Rachel Road, Kennewick, WA	0.45 Miles ¹	Parcel Match
S2 Sold 2	4104 S. Caballo Road, Kennewick, WA	1.15 Miles ¹	Parcel Match
S3 Sold 3	100104 E. Reata Road, Kennewick, WA	0.78 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	Christine Sabala	Company/Brokerage	Windermere Group One
License No	7529	Address	1935 W. Yakima Street PASCO WA 99301
License Expiration	09/25/2021	License State	WA
Phone	5094120606	Email	christine_sabala@yahoo.com
Broker Distance to Subject	7.73 miles	Date Signed	03/23/2020

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.