

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	156 E Baseline Road, Rupert, ID 83350	Order ID	7349306	Property ID	30451722
Inspection Date	06/10/2021	Date of Report	06/14/2021		
Loan Number	40616	APN	RP09S24E228820A		
Borrower Name	Catamount Properties 2018 LLC	County	Minidoka		

Tracking IDs

Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	US Bank National Association	Condition Comments	
R. E. Taxes	\$1,634	<p>The subject yard is maintained but it does need repairs it appears to have a large hole in the roof and the singles appear to be at the end of their life but a roof inspection would be needed to determine that. It also has peeling paint on the trim and would need all the paint to be done. It appears that the home has been added onto a time or two and the construction was not of top quality and appears some of the home is a cinder block home. The subject is located on a busier road than other properties but sits back off the road some so I do not consider that a big negative. I had to use GPS and road signs to locate the subject it had not mailbox or address on the home.</p>	
Assessed Value	\$190,270		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$15,000		
Total Estimated Repair	\$30,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	<p>The subject is typical to the neighborhood most homes are ranch to cottage style homes and some have more updates than others and are maintained better. There is all types of homes in the rural neighborhood as far as manufactured homes to very large built custom homes all on small to large acreages. This is common in our rural area. The subject is within 3.5 miles of amenities such as shopping, schools and hospitals.</p>	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$250,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	156 E Baseline Road	1804 Monroe	605 E 3rd Street	1227 Normal Ave
City, State	Rupert, ID	Burley, ID	Rupert, ID	Burley, ID
Zip Code	83350	83318	83350	83318
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	11.14 ¹	1.23 ¹	9.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$164,900	\$229,000
List Price \$	--	\$225,000	\$164,900	\$229,000
Original List Date		04/26/2021	05/19/2021	06/08/2021
DOM · Cumulative DOM	-- · --	45 · 49	22 · 26	2 · 6
Age (# of years)	101	49	107	91
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories ranch	1.5 Stories ranch	1 Story ranch	1 Story cottage
# Units	1	1	1	1
Living Sq. Feet	2,488	3,164	1,209	1,106
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	2 · 1 · 1	3 · 2
Total Room #	8	8	6	9
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	946
Pool/Spa	--	--	--	--
Lot Size	3.72 acres	.78 acres	1.05 acres	.14 acres
Other	0	0	0	0

* 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 Superior due to condition is better than the subject and more square footage. We are located in a very small, rural area with a small MLS. Active comps are very limited and homes are only on the market a couple days before they go sale pending so I had to go outside the guidelines to find comps.

Listing 2 Inferior due to lot size and square footage. Active comps are very limited and homes are only on the market a couple days before they go sale pending so I had to go outside the guidelines to find comps.

Listing 3 Inferior due to lot size and square footage. Active comps are very limited and homes are only on the market a couple days before they go sale pending so I had to go outside the guidelines to find comps.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	156 E Baseline Road	366 W 400 S	175 S 850 W	51 E Baseline Road
City, State	Rupert, ID	Heyburn, ID	Paul, ID	Rupert, ID
Zip Code	83350	83336	83347	83350
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.54 ¹	10.16 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$225,000	\$190,000
List Price \$	--	\$224,000	\$225,000	\$190,000
Sale Price \$	--	\$215,000	\$195,000	\$190,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	12/21/2020	07/23/2020	02/22/2021
DOM · Cumulative DOM	-- · --	273 · 438	5 · 35	7 · 75
Age (# of years)	101	86	96	101
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories ranch	1.5 Stories ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,488	2,544	2,730	1,874
Bdrm · Bths · ½ Bths	3 · 2	4 · 1 · 1	3 · 2	3 · 1 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	3.72 acres	1.00 acres	2.85 acres	.57 acres
Other	0	0	0	0
Net Adjustment	--	-\$13,400	-\$20,160	-\$4,970
Adjusted Price	--	\$201,600	\$174,840	\$185,030

* 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** Superior to the subject due to condition and garage. Active comps are very limited and homes are only on the market a couple days before they go sale pending so I had to go outside the guidelines to find comps..
- Sold 2** Superior to the subject due to condition and square footage. Active comps are very limited and homes are only on the market a couple days before they go sale pending so I had to go outside the guidelines to find comps.
- Sold 3** Most comparable to the subject same location. Active comps are very limited and homes are only on the market a couple days before they go sale pending so I had to go outside the guidelines to find comps.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no mls history			
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	\$220,000
Sales Price	\$190,000	\$220,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
I have priced the subject within the adjusted sold comps and expect a full price offer.		

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



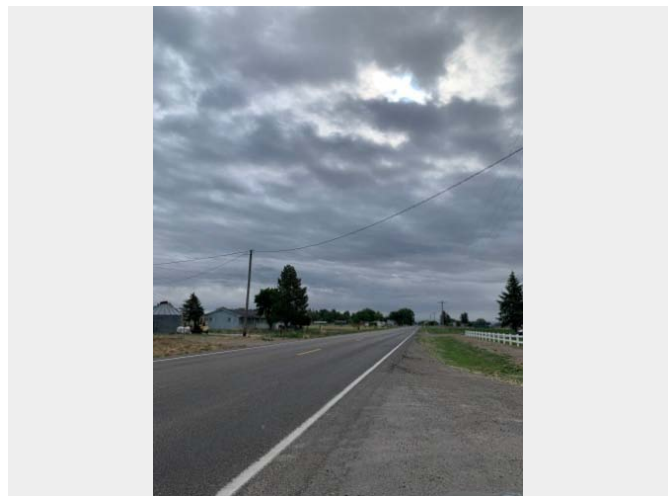
Side



Side

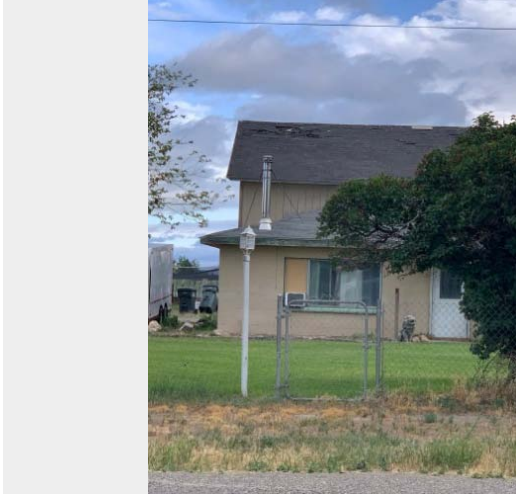


Street



Street

Subject Photos



Other



Other

Listing Photos

L1 1804 Monroe
Burley, ID 83318



Front



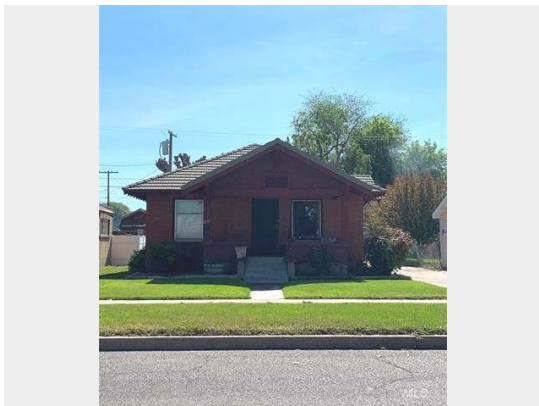
Front

L2 605 E 3rd Street
Rupert, ID 83350



Front

L3 1227 Normal Ave
Burley, ID 83318



Front

Sales Photos

S1 366 W 400 S
Heyburn, ID 83336



Front

S2 175 S 850 W
Paul, ID 83347



Front

S3 51 E Baseline Road
Rupert, ID 83350



Front

ClearMaps Addendum

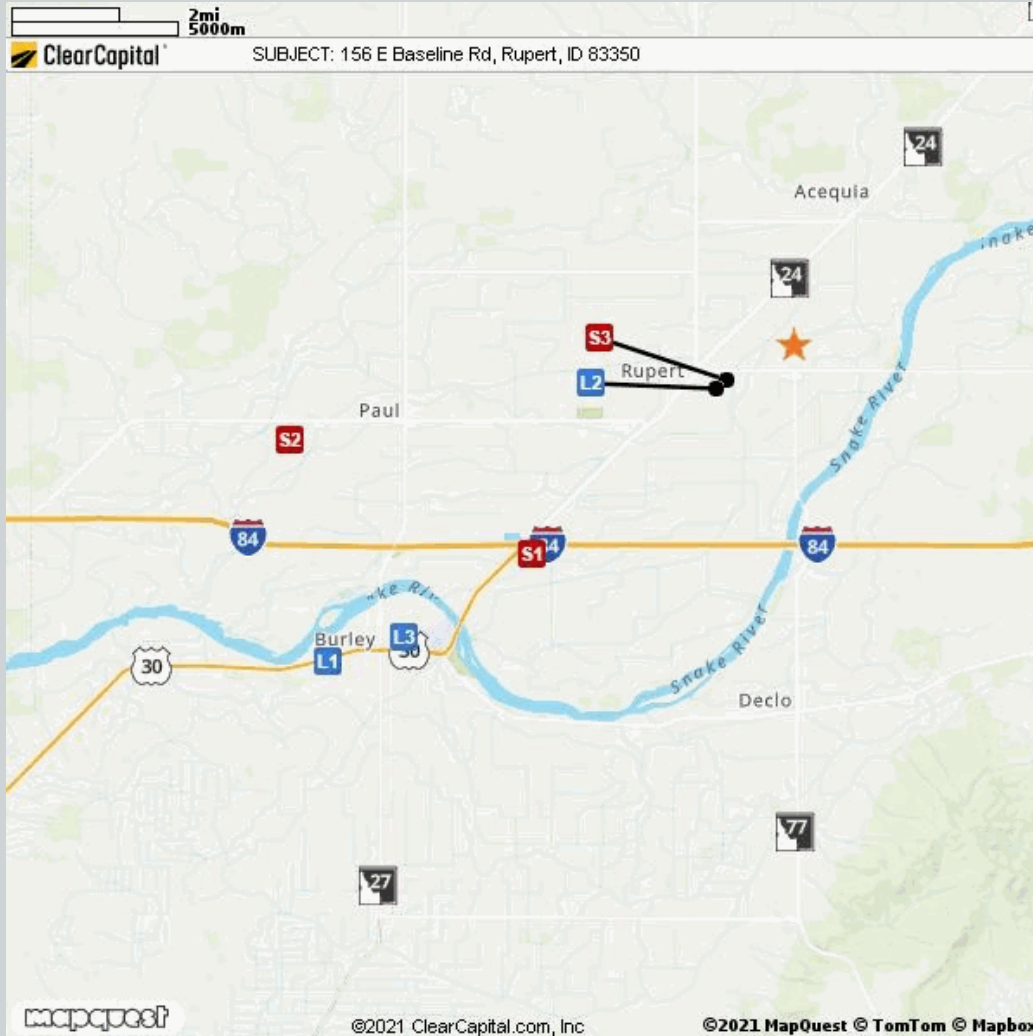
Address ★ 156 E Baseline Road, Rupert, ID 83350

Loan Number 40616

Suggested List \$190,000

Suggested Repaired \$220,000

Sale \$190,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	156 E Baseline Road, Rupert, ID 83350	--	Parcel Match
L1 Listing 1	1804 Monroe, Burley, ID 83318	11.14 Miles ¹	Parcel Match
L2 Listing 2	605 E 3rd Street, Rupert, ID 83350	1.23 Miles ¹	Street Centerline Match
L3 Listing 3	1227 Normal Ave, Burley, ID 83318	9.61 Miles ¹	Parcel Match
S1 Sold 1	366 W 400 S, Heyburn, ID 83336	6.54 Miles ¹	Parcel Match
S2 Sold 2	175 S 850 W, Paul, ID 83347	10.16 Miles ¹	Parcel Match
S3 Sold 3	51 E Baseline Road, Rupert, ID 83350	0.97 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	Melody Evans	Company/Brokerage	Century 21 Riverside Realty
License No	AB28644	Address	429 S 100 W Rupert ID 83350
License Expiration	08/31/2021	License State	ID
Phone	2084318864	Email	mevans@pmt.org
Broker Distance to Subject	5.07 miles	Date Signed	06/14/2021

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.