

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	341 N 2300 East, Saint Anthony, ID 83445	Order ID	7103671	Property ID	29547902
Inspection Date	02/13/2021	Date of Report	02/28/2021		
Loan Number	41515	APN	RP07N49E147201		
Borrower Name	Catamount Properties 2018 LLC	County	Fremont		

Tracking IDs					
Order Tracking ID	BPO_Update	Tracking ID 1	BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties LLC	Metal siding exterior Snow covered roof Unable to determine condition Heat needs to be on if vacant due to winter conditions Permanently attached to a concrete foundation
R. E. Taxes	\$534	
Assessed Value	\$74,409	
Zoning Classification	residential	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes (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		Neighborhood Comments
Location Type	Rural	Country setting south of town 3 miles 4 active and pending listings within 15 miles LLP \$138,500HLP \$600,000Avg LP \$288,125 31 sold in the past 12 months LSP\$42,000 HSP \$429,700 Avg SP \$173,270 Avg dom 68
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$138,500 High: \$300,000	
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	341 N 2300 East	2523 E 100 N	46 N 1 W	691 N 4152 E
City, State	Saint Anthony, ID	Teton, ID	Teton, ID	Rigby, ID
Zip Code	83445	83451	83451	83442
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	3.26 ¹	3.37 ¹	16.69 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$138,500	\$139,000	\$164,900
List Price \$	--	\$138,500	\$139,000	\$164,900
Original List Date		12/23/2020	11/25/2020	02/04/2021
DOM · Cumulative DOM	-- · --	55 · 67	69 · 95	5 · 24
Age (# of years)	44	44	34	22
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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,904	1,500	1,440	1,092
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.4 acres	.5 acres	.51 acres	.36 acres
Other	metal roof	metal roof	metal roof outbldgs	shed

* 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 Wood siding exterior Adjustments for Sqftage +\$5,600 Lot size +\$7,000 Not on a concrete foundation +\$5,000

Listing 2 Hardboard siding exterior Metal roof Not on a concrete foundation +\$5,000 Sqftage +\$6,500 Lot size +\$7,000 Garage size +\$3,000 Age -\$5,000

Listing 3 Vinyl siding exterior Concrete foundation Adjustments for Sqftage +\$11,000 Age -\$10,000 Lot size +\$8,000 Garage size +\$6,000

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	341 N 2300 East	134 W 6 S	440 W 6 S	3563 W 33
City, State	Saint Anthony, ID	Saint Anthony, ID	Saint Anthony, ID	Rexburg, ID
Zip Code	83445	83445	83445	83440
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.02 ¹	1.96 ¹	10.67 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$129,900	\$139,900	\$157,000
List Price \$	--	\$119,000	\$139,900	\$157,000
Sale Price \$	--	\$119,000	\$140,900	\$163,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	06/29/2020	05/01/2020	08/07/2020
DOM · Cumulative DOM	-- · --	148 · 173	3 · 42	3 · 17
Age (# of years)	44	26	30	19
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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,904	1,500	1,680	1,917
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.4 acres	.19 acres	.23 acres	.75 acres
Other	metal roof	none	metal roof deck	none
Net Adjustment	--	+\$10,476	+\$2,100	-\$1,000
Adjusted Price	--	\$129,476	\$143,000	\$162,000

* 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** Hardboard exterior siding Concrete foundation Adj for sqftage +\$5,600 Age -\$10,000 Seller concessions -\$3,124 Lot size +\$10,000 Garage size +\$6,000 Metal roof +\$2,000
- Sold 2** Vinyl siding exterior metal roof Adj for sqftage +\$3,100 Bedroom count -\$3,000 Age -\$10,000 Seller concessions -\$4,000 Lot size +\$10,000 Garage size +\$6,000
- Sold 3** Lap siding exterior Concrete foundation Adjustments for Bedroom count -\$3,000 Age -\$10,000 Garage size +\$6,000 Lot size +\$4,000 Metal roof +\$2,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Past mls listing LD1/9/01 LP \$102,500 Closed date 7/30/01			
Listing Agent Name				Sales price \$97,000 Cash 203 dom			
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	\$150,000	\$150,000
Sales Price	\$145,000	\$145,000
30 Day Price	\$145,000	--
Comments Regarding Pricing Strategy		
<p>Emphasis placed upon GLA Limited comps available due to rural location with limited market due to Manufactured Home Variances expanded beyond normal guidelines Subject is unique in having a large sqftage of 1904 sqft larger than most. Comp #3 replaced previous comp in report due to better sqftage Other comp 2551 E 562 N St A 2129598 is larger in bedroom count, detached 2 car shop (25x40) Age 7 and subject is 44 Sold price \$210,000 Not comparable Search extended to 50 miles which resulted in active and pending listings LLP \$265,000 HLP \$999,000Avg LP \$437,800 Not comparable listings 10 sold in the past 12 months LSP \$163,000HSP \$490,000 Avg SP \$263,690 Sold comp 1 replaced with new Comp with 1917 sqft Sold comps are now bracketed by square footage</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes With regards to the Duplicate Variance found, After reviewing online resources for details about the comps used in the prior report, I found some of the comps used had been renovated. In the prior report several of the sold comps had been updated with superior amenities leading to an inaccurate valuation conclusion for the subject. Therefore, the current report appears to be a more accurate valuation of the subject property.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2523 E 100 N
Teton, ID 83451



Front

L2 46 N 1 W
Teton, ID 83451



Front

L3 691 N 4152 E
Rigby, ID 83442



Front

Sales Photos

S1 134 W 6 S
Saint Anthony, ID 83445



Front

S2 440 W 6 S
Saint Anthony, ID 83445



Front

S3 3563 W 33
Rexburg, ID 83440



Front

ClearMaps Addendum

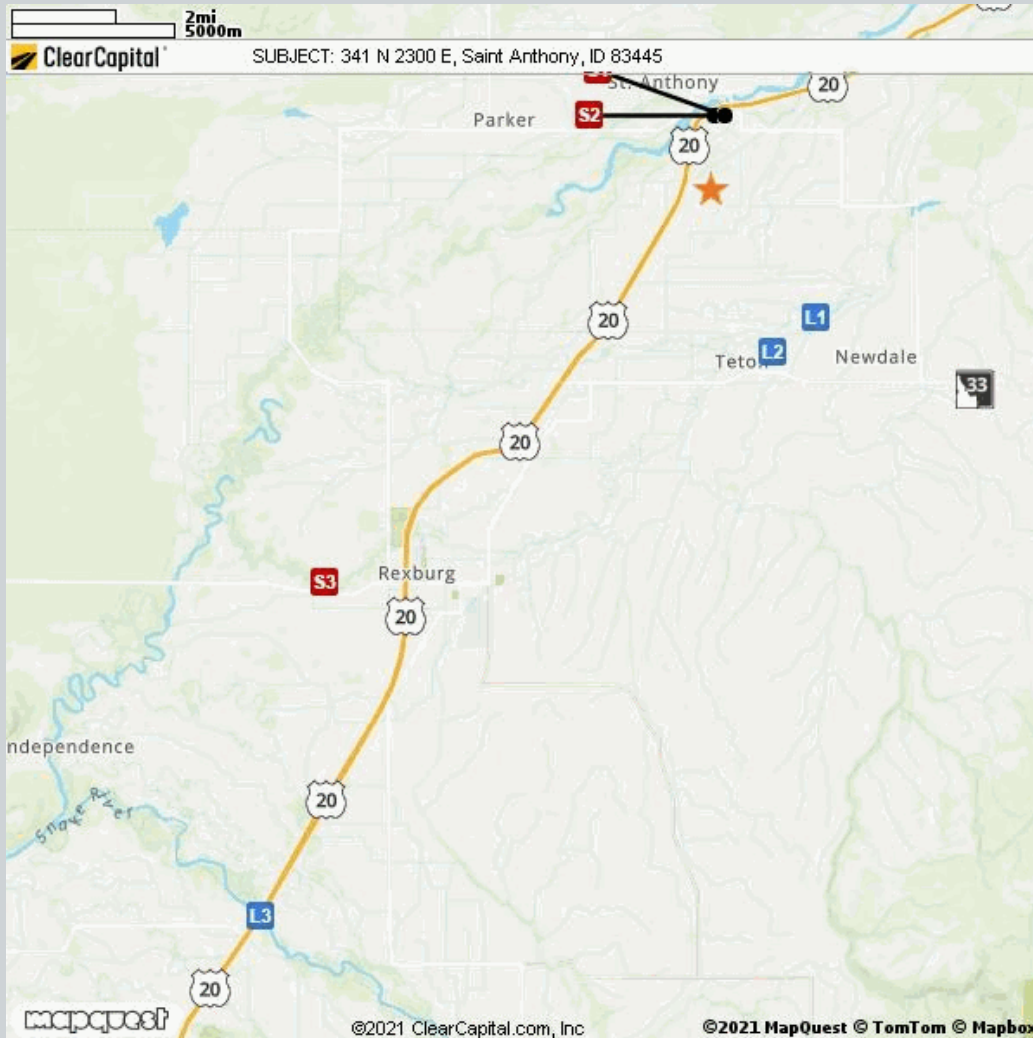
Address ★ 341 N 2300 East, Saint Anthony, ID 83445

Loan Number 41515

Suggested List \$150,000

Suggested Repaired \$150,000

Sale \$145,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	341 N 2300 East, Saint Anthony, ID 83445	--	Parcel Match
L1 Listing 1	2523 E 100 N, Teton, ID 83451	3.26 Miles ¹	Parcel Match
L2 Listing 2	46 N 1 W, Teton, ID 83451	3.37 Miles ¹	Parcel Match
L3 Listing 3	691 N 4152 E, Rigby, ID 83442	16.69 Miles ¹	Parcel Match
S1 Sold 1	134 W 6 S, Saint Anthony, ID 83445	2.02 Miles ¹	Parcel Match
S2 Sold 2	440 W 6 S, Saint Anthony, ID 83445	1.96 Miles ¹	Parcel Match
S3 Sold 3	3563 W 33, Rexburg, ID 83440	10.67 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	Wayne Harding	Company/Brokerage	C21 Greater Landco Realty
License No	AB14371	Address	11315 N 25 E Idaho Falls ID 83401
License Expiration	09/30/2021	License State	ID
Phone	2085223300	Email	wharding@ida.net
Broker Distance to Subject	27.23 miles	Date Signed	02/25/2021

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.