

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	5421 W Fairway Lane Unit 2, Rathdrum, ID 83858	Order ID	7012077	Property ID	29269947
Inspection Date	12/27/2020	Date of Report	12/28/2020		
Loan Number	42908	APN	068100010020		
Borrower Name	Catamount Properties 2018 LLC	County	Kootenai		

Tracking IDs					
Order Tracking ID	1223BPOA	Tracking ID 1	1223BPOA		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Engdahl Donald K	Condition Comments
R. E. Taxes	\$1,374	Large condo complex looks to be well maintained for the age
Assessed Value	\$143,594	
Zoning Classification	526 - Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	ROCK POINT CONDOS 208-687-0000	
Association Fees	\$567 / Month (Pool,Landscaping,Other: golf course)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments
Local Economy	Improving	Twin lakes golf course only on in this area to have access to golf course and a lake older area well maintained
Sales Prices in this Neighborhood	Low: \$135,000 High: \$200,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5421 W Fairway Lane Unit 2	1130 E Timber Ln #3	99 Lookout Peak Dr,	848 N Chase Rd #103
City, State	Rathdrum, ID	Rathdrum, ID	Pinehurst, ID	Post Falls, ID
Zip Code	83858	83858	83850	83854
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	11.24 ¹	37.10 ¹	11.17 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$225,000	\$215,000	\$150,000
List Price \$	--	\$225,000	\$215,000	\$150,000
Original List Date		11/10/2020	09/28/2020	12/18/2020
DOM · Cumulative DOM	-- · --	48 · 48	91 · 91	10 · 10
Age (# of years)	41	35	13	13
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	1	1
Location	Neutral ; Golf Course	Neutral ; Golf Course	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Golf Course	Neutral ; Golf Course	Neutral ; Mountain	Neutral ; Residential
Style/Design	1 Story condo	1 Story condo	1.5 Stories condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,193	976	1,065	666
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	1 · 1
Total Room #	4	4	4	3
Garage (Style/Stalls)	Detached 1 Car	Carport 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	.12 acres	.136 acres	.3 acres	.05 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 master bedroom with bathroom, private and covered porch, A/C and all appliances stay. Property also includes detached garage with small heated work room. HOA fees include Water, sewer, garbage, snow removal, landscaping and exterior maintenance.

Listing 2 2 bedroom 2 bath condo, sits in the heart of Pinehurst, lots of wild life, Mountain views, in a gated community, close to all amenities

Listing 3 1 Bedroom, 1 Bath and best of all, NO STAIRS new carpet, breakfast bar, stackable washer/dryer and a large master suite Condo also has a covered patio, storage unit

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5421 W Fairway Lane Unit 2	5305 W Fairway Ln #15	5421 W Fairway Ln 11	21515 N Village Blvd #3
City, State	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID	Rathdrum, ID
Zip Code	83858	83858	83858	83858
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.00 ¹	0.09 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$179,900	\$185,000	\$157,000
List Price \$	--	\$179,900	\$185,000	\$157,000
Sale Price \$	--	\$198,000	\$185,000	\$154,000
Type of Financing	--	Cash	Seller Financing	Cash
Date of Sale	--	09/24/2020	09/11/2020	06/19/2020
DOM · Cumulative DOM	-- · --	23 · 23	178 · 178	36 · 36
Age (# of years)	41	41	46	41
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	1	1
Location	Neutral ; Golf Course	Neutral ; Golf Course	Neutral ; Golf Course	Neutral ; Golf Course
View	Neutral ; Golf Course	Neutral ; Golf Course	Neutral ; Golf Course	Neutral ; Golf Course
Style/Design	1 Story condo	1 Story condo	1 Story condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,193	1,193	1,258	1,152
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	--
Lot Size	.12 acres	.11 acres	.17 acres	.11 acres
Other	0	0	0	0
Net Adjustment	--	-\$40,000	\$0	\$0
Adjusted Price	--	\$158,000	\$185,000	\$154,000

* 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** first floor corner condo at Twin Lakes Golf Course. With a great view of hole #5 from the covered deck and living room. Newer laminate flooring, kitchen cabinets and counter tops. Gas fireplace in dining and living room area, large master suite
- Sold 2** remodeled (due to fire) condo with spectacular kitchen that includes granite counters, hickory cabinets and Italian travertine backsplash and new kitchen appliances. Vaulted ceiling and loft. High-end Mitsubishi heat pump for heat and a/c.
- Sold 3** Upper level Rock Point condo in Twin Lakes Village. Boasting 2 Master Suites, 2.5 bathrooms, fireplace, vaulted ceilings, skylights, 1152 sqft., and private deck. Updated flooring, kitchen, bathrooms and carpet, along with a dedicated mud/storage room. 1-car detached garage plus 2 additional designated parking spots. All appliances stay including washer and dryer. HOA includes W,S,G, along with landscaping and snow removal, unlimited golf, private beach, lake access, docks, 2 pools, tennis courts, pickle-ball courts, and playground. On-site restaurant, clubhouse and pro shop

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No history in the past 5 years				
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	\$154,000	\$154,000
Sales Price	\$154,000	\$154,000
30 Day Price	\$153,900	--
Comments Regarding Pricing Strategy		
DUE TO THE LACK OF LISTINGS WITHIN THE SUBJECT AREA IT WAS NECESSARY TO EXPAND SEARCH. ALL 3 COMPS ARE WITHIN THE SUBJECT (TWIN LAKE VILLAGE AREA)		

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



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 1130 E TIMBER LN #3
Rathdrum, ID 83858



Front



Front

L3 848 N CHASE RD #103
Post Falls, ID 83854



Front

Sales Photos

S1 5305 W FAIRWAY LN #15
Rathdrum, ID 83858



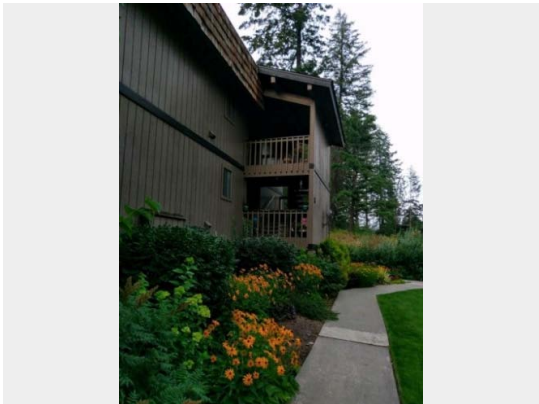
Front

S2 5421 W Fairway Ln 11
Rathdrum, ID 83858



Front

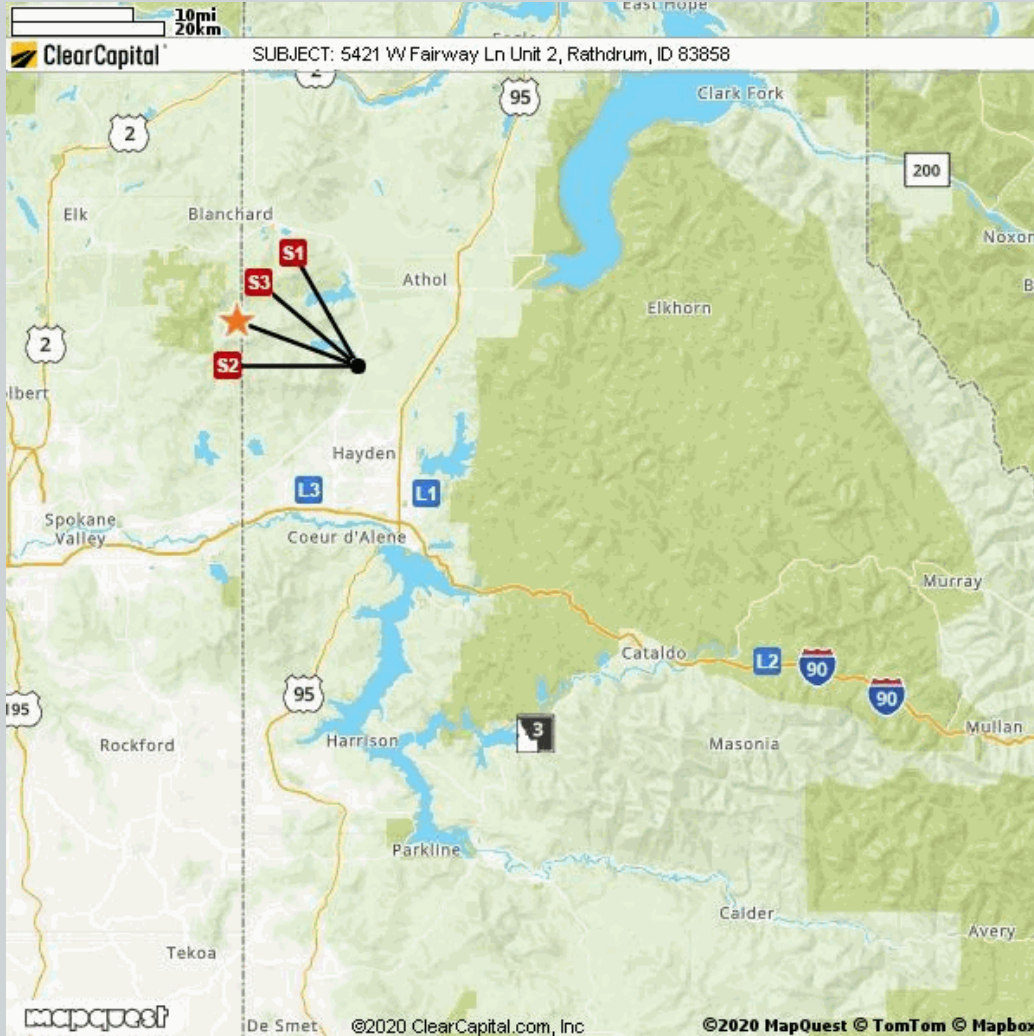
S3 21515 N VILLAGE BLVD #3
Rathdrum, ID 83858



Front

ClearMaps Addendum

Address ★ 5421 W Fairway Lane Unit 2, Rathdrum, ID 83858
Loan Number 42908 **Suggested List** \$154,000 **Suggested Repaired** \$154,000 **Sale** \$154,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5421 W Fairway Lane Unit 2, Rathdrum, ID 83858	--	Parcel Match
L1 Listing 1	1130 E Timber Ln #3, Rathdrum, ID 83858	11.24 Miles ¹	Parcel Match
L2 Listing 2	99 Lookout Peak Dr., Pinehurst, ID 83850	37.10 Miles ¹	Parcel Match
L3 Listing 3	848 N Chase Rd #103, Post Falls, ID 83854	11.17 Miles ¹	Parcel Match
S1 Sold 1	5305 W Fairway Ln #15, Rathdrum, ID 83858	0.08 Miles ¹	Parcel Match
S2 Sold 2	5421 W Fairway Ln 11, Rathdrum, ID 83858	0.00 Miles ¹	Parcel Match
S3 Sold 3	21515 N Village Blvd #3, Rathdrum, ID 83858	0.09 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	Kristen Red Vozza	Company/Brokerage	Kelly Right /Real Estate By RED Inc.
License No	SP27606	Address	1212 W Dolan Rd Rathrum ID 83858
License Expiration	04/30/2021	License State	ID
Phone	2088182369	Email	realestatebyred208@gmail.com
Broker Distance to Subject	3.52 miles	Date Signed	12/28/2020

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.