

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.

|                        |                                      |                       |                |                    |          |
|------------------------|--------------------------------------|-----------------------|----------------|--------------------|----------|
| <b>Address</b>         | 314 S Johns Avenue, Emmett, ID 83617 | <b>Order ID</b>       | 7418051        | <b>Property ID</b> | 30614043 |
| <b>Inspection Date</b> | 07/10/2021                           | <b>Date of Report</b> | 07/13/2021     |                    |          |
| <b>Loan Number</b>     | 43042                                | <b>APN</b>            | RP06N01W093963 |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC        | <b>County</b>         | Gem            |                    |          |

### Tracking IDs

|                          |                |                      |                |
|--------------------------|----------------|----------------------|----------------|
| <b>Order Tracking ID</b> | BPOUpdate_0707 | <b>Tracking ID 1</b> | BPOUpdate_0707 |
| <b>Tracking ID 2</b>     | --             | <b>Tracking ID 3</b> | --             |

## General Conditions

|   |                          |   |
|---|--------------------------|---|
| <b>Owner</b>                            | Catamount Properties LLC | <b>Condition Comments</b><br>Property has been updated with new kitchen cabinets, counter tops, back splash, sink, bathrooms updated, new roof, siding, HVAC, paint and flooring. |
| <b>R. E. Taxes</b>                      | \$865                    |   |
| <b>Assessed Value</b>                   | \$135,044                |   |
| <b>Zoning Classification</b>            | R-1 SF Residential       |   |
| <b>Property Type</b>                    | SFR                      |   |
| <b>Occupancy</b>                        | Vacant                   |   |
| <b>Secure?</b>                          | Yes                      |   |
| (Property currently listed and secure.) |                          |   |
| <b>Ownership Type</b>                   | Fee Simple               |   |
| <b>Property Condition</b>               | Good                     |   |
| <b>Estimated Exterior Repair Cost</b>   | \$0                      |   |
| <b>Estimated Interior Repair Cost</b>   | \$0                      |   |
| <b>Total Estimated Repair</b>           | \$0                      |   |
| <b>HOA</b>                              | No                       |   |
| <b>Visible From Street</b>              | Visible                  |   |
| <b>Road Type</b>                        | Public                   |   |

## Neighborhood & Market Data

|  |  |  |
|--|--|--|
| <b>Location Type</b>                     | Urban                                  | <b>Neighborhood Comments</b><br>The property is located just east of the city center and downtown area. Centrally located to shopping, restaurants and within walking distance to the elementary, middle and high schools. There has been stable activity in sold and pending properties within a half mile radius. Home are being purchased to by investors to rehab and relist properties, and the affordability of homes in this area is still within reason for first time buyers. New construction is also happening in the immediate area. Land owners are selling to developers to create more homes in the area due to in... |
| <b>Local Economy</b>                     | Stable                                 |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$325,000<br>High: \$397,500      |  |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |  |
| <b>Normal Marketing Days</b>             | <30                                    |  |

### Neighborhood Comments

The property is located just east of the city center and downtown area. Centrally located to shopping, restaurants and within walking distance to the elementary, middle and high schools. There has been stable activity in sold and pending properties within a half mile radius. Home are being purchased to by investors to rehab and relist properties, and the affordability of homes in this area is still within reason for first time buyers. New construction is also happening in the immediate area. Land owners are selling to developers to create more homes in the area due to increased demand.

### Current Listings

|                        | Subject               | Listing 1             | Listing 2 *           | Listing 3             |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 314 S Johns Avenue    | 515 E 4th             | 116 N Wardwell        | 1319 Vista            |
| City, State            | Emmett, ID            | Emmett, ID            | Emmett, ID            | Emmett, ID            |
| Zip Code               | 83617                 | 83617                 | 83617                 | 83617                 |
| Datasource             | MLS                   | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                    | 0.12 <sup>1</sup>     | 0.31 <sup>1</sup>     | 0.49 <sup>1</sup>     |
| Property Type          | SFR                   | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | \$                    | \$359,000             | \$275,000             | \$349,000             |
| List Price \$          | --                    | \$349,000             | \$265,000             | \$339,000             |
| Original List Date     |                       | 06/15/2021            | 06/16/2021            | 07/02/2021            |
| DOM · Cumulative DOM   | -- · --               | 27 · 28               | 20 · 27               | 6 · 11                |
| Age (# of years)       | 99                    | 91                    | 101                   | 53                    |
| Condition              | Good                  | Average               | Average               | Good                  |
| 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 Traditional   | 2 Stories Traditional | 1 Story Traditional   | 1 Story Traditional   |
| # Units                | 1                     | 1                     | 1                     | 1                     |
| Living Sq. Feet        | 1,122                 | 1,448                 | 1,182                 | 1,456                 |
| Bdrm · Bths · ½ Bths   | 2 · 1                 | 3 · 1                 | 2 · 2                 | 3 · 1 · 1             |
| Total Room #           | 12                    | 10                    | 9                     | 9                     |
| Garage (Style/Stalls)  | Detached 1 Car        | Detached 2 Car(s)     | None                  | Attached 1 Car        |
| Basement (Yes/No)      | Yes                   | No                    | Yes                   | No                    |
| Basement (% Fin)       | 100%                  | 0%                    | 30%                   | 0%                    |
| Basement Sq. Ft.       | 308                   | --                    | 552                   | --                    |
| Pool/Spa               | --                    | --                    | --                    | --                    |
| Lot Size               | 0.115 acres           | .240 acres            | .149 acres            | .190 acres            |
| Other                  | --                    | --                    | --                    | --                    |

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** This property is located within 1/2 mile from subject and offers the same proximity to city center, shopping, restaurants, services and schools. This property is inferior due interior condition. Subject has been upgraded.

**Listing 2** This is located close in proximity to the subject and offers the same amenities of the city center, shopping, schools, services and restaurants. This property is inferior to subject due the unfinished nature of the basement, but offers similar square footage. This property does not offer a shop/garage. This property is most comparable to subject due to size only. Condition of subject is superior.

**Listing 3** This property is inferior to subject due conditions and upgrades completed on subject.

### Recent Sales

|                        | Subject               | Sold 1 *              | Sold 2                | Sold 3                |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 314 S Johns Avenue    | 402 E 3rd St          | 210 E 2nd St          | 209 S Pine Ave        |
| City, State            | Emmett, ID            | Emmett, ID            | Emmett, ID            | Emmett, ID            |
| Zip Code               | 83617                 | 83617                 | 83617                 | 83617                 |
| Datasource             | MLS                   | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                    | 0.15 <sup>1</sup>     | 0.29 <sup>1</sup>     | 0.38 <sup>1</sup>     |
| Property Type          | SFR                   | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | --                    | \$305,000             | \$315,000             | \$414,900             |
| List Price \$          | --                    | \$305,000             | \$315,000             | \$414,900             |
| Sale Price \$          | --                    | \$330,000             | \$325,000             | \$397,500             |
| Type of Financing      | --                    | Conventional          | Fha                   | Conventional          |
| Date of Sale           | --                    | 05/14/2021            | 06/23/2021            | 06/25/2021            |
| DOM · Cumulative DOM   | -- · --               | 1 · 29                | 0 · 34                | 12 · 49               |
| Age (# of years)       | 99                    | 106                   | 115                   | 68                    |
| Condition              | Good                  | Good                  | 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 Traditional   | 1 Story Traditional   | 2 Stories Traditional | 2 Stories Traditional |
| # Units                | 1                     | 1                     | 1                     | 1                     |
| Living Sq. Feet        | 1,122                 | 1,460                 | 1,904                 | 2,200                 |
| Bdrm · Bths · ½ Bths   | 2 · 1                 | 3 · 1                 | 4 · 2 · 1             | 3 · 2 · 1             |
| Total Room #           | 12                    | 9                     | 13                    | 10                    |
| Garage (Style/Stalls)  | Detached 1 Car        | Detached 1 Car        | Detached 1 Car        | Detached 2 Car(s)     |
| Basement (Yes/No)      | Yes                   | No                    | No                    | No                    |
| Basement (% Fin)       | 100%                  | 0%                    | 0%                    | 0%                    |
| Basement Sq. Ft.       | 308                   | --                    | --                    | --                    |
| Pool/Spa               | --                    | --                    | --                    | --                    |
| Lot Size               | 0.115 acres           | .420 acres            | .186 acres            | .241 acres            |
| Other                  | --                    | --                    | --                    | --                    |
| Net Adjustment         | --                    | +\$10,500             | -\$38,000             | -\$48,500             |
| Adjusted Price         | --                    | \$340,500             | \$287,000             | \$349,000             |

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This comp is within 1/2 mile of subject. This comp is most comparable due to location and size of property. This comp is inferior due to condition of interior.
- Sold 2** The condition of this property makes it inferior to subject. Subject is completely upgraded and remodeled compared to this comp. Therefore the subject is superior.
- Sold 3** This comp is superior in square feet, but inferior to condition of interior. Location is similar and within 1/2 mile of subject.

## Subject Sales & Listing History

|  |                            |   |                         |               |                    |                     |               |
|--|----------------------------|---|-------------------------|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Currently Listed           | <b>Listing History Comments</b>   |                         |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         | Epic Realty LLC            | The property was listed on 12/28/2020 at \$199,900. The property went pending 1/1/2021 and closed 1/19/2021. The property was then listed 7/2/2021 with a price of \$349,900. As of the time of this report, the listing price has remained the same. |                         |               |                    |                     |               |
| <b>Listing Agent Name</b>                          | Robert J Becker            |   |                         |               |                    |                     |               |
| <b>Listing Agent Phone</b>                         | 208-860-5271               |   |                         |               |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> | 0                          |   |                         |               |                    |                     |               |
| <b># of Sales in Previous 12 Months</b>            | 1                          |   |                         |               |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b>  | <b>Final List Price</b> | <b>Result</b> | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |
| 12/28/2020   | \$199,900                  | 07/02/2021  | \$349,900               | Sold          | 01/19/2021         | \$180,000           | MLS           |
| 07/02/2021   | \$349,900                  | --  | --                      | --            | --                 | --                  | MLS           |

## Marketing Strategy

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$340,000          | \$340,000             |
| <b>Sales Price</b>  | \$340,000          | \$340,000             |
| <b>30 Day Price</b>   | \$340,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| Based on the condition of subject and upgrades to the property, the property is slightly overpriced in my opinion. The below ground square footage is not considered, but is finished and adds to appeal of subject and this is why the GLA is not bracketed. However, in the current market condition the current list price is justifiable based on the numerous upgrades to kitchen, baths, HVAC, flooring, lighting and exterior siding. There are no repairs required to subject. The adjustments made to the comps were based on square footage of the living space, lot size, number of bathrooms, garage space and condition. |                    |                       |

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Side



Side



Street



Street



## Listing Photos

**L1** 515 E 4th  
Emmett, ID 83617



Front

**L2** 116 N Wardwell  
Emmett, ID 83617



Front

**L3** 1319 Vista  
Emmett, ID 83617



Front

## Sales Photos

**S1** 402 E 3rd St  
Emmett, ID 83617



Front

**S2** 210 E 2nd St  
Emmett, ID 83617



Front

**S3** 209 S Pine Ave  
Emmett, ID 83617



Front

### ClearMaps Addendum

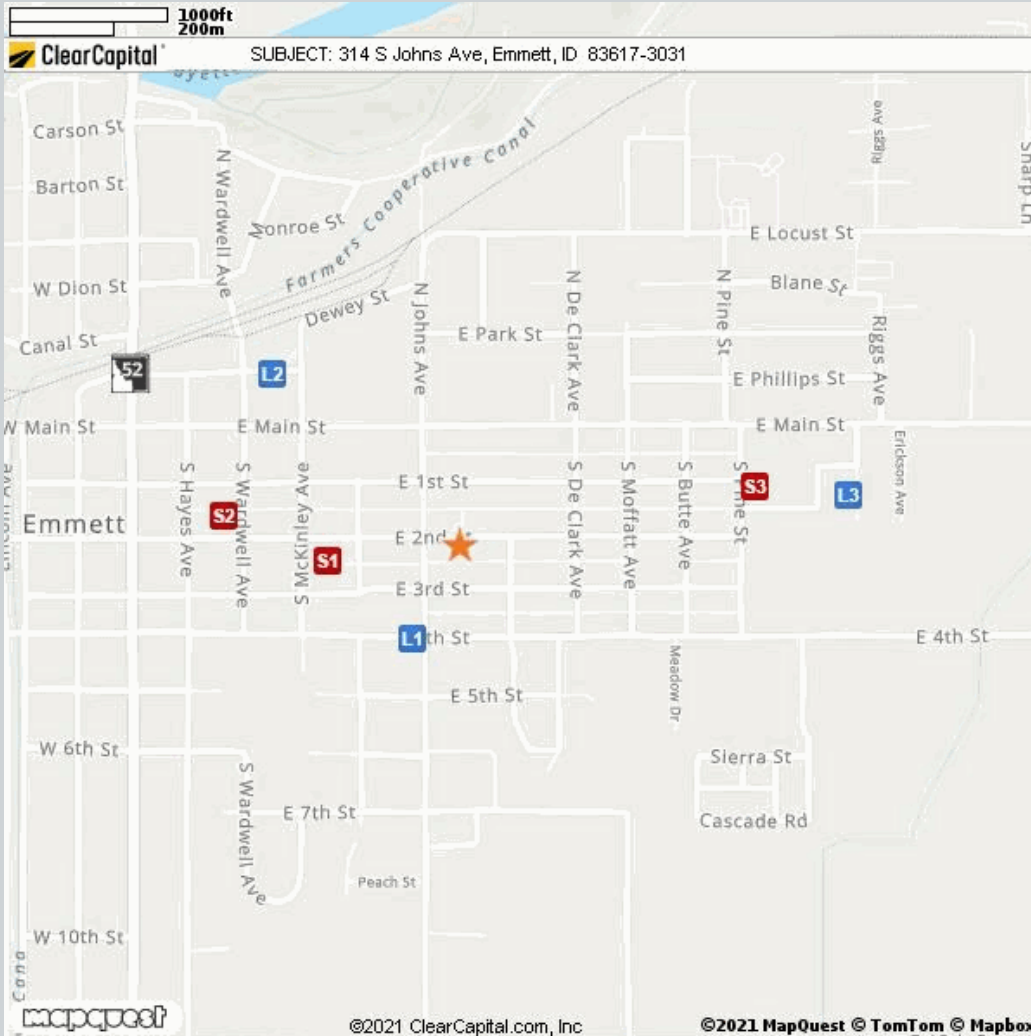
**Address** ★ 314 S Johns Avenue, Emmett, ID 83617

**Loan Number** 43042

**Suggested List** \$340,000

**Suggested Repaired** \$340,000

**Sale** \$340,000



| Comparable   | Address                              | Miles to Subject        | Mapping Accuracy        |
|--------------|--------------------------------------|-------------------------|-------------------------|
| ★ Subject    | 314 S Johns Avenue, Emmett, ID 83617 | --                      | Parcel Match            |
| L1 Listing 1 | 515 E 4th, Emmett, ID 83617          | 0.12 Miles <sup>1</sup> | Parcel Match            |
| L2 Listing 2 | 116 N Wardwell, Emmett, ID 83617     | 0.31 Miles <sup>1</sup> | Parcel Match            |
| L3 Listing 3 | 1319 Vista, Emmett, ID 83617         | 0.49 Miles <sup>1</sup> | Parcel Match            |
| S1 Sold 1    | 402 E 3rd St, Emmett, ID 83617       | 0.15 Miles <sup>1</sup> | Parcel Match            |
| S2 Sold 2    | 210 E 2nd St, Emmett, ID 83617       | 0.29 Miles <sup>1</sup> | Parcel Match            |
| S3 Sold 3    | 209 S Pine Ave, Emmett, ID 83617     | 0.38 Miles <sup>1</sup> | Street Centerline Match |

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

|                                   |                  |                          |  |
|-----------------------------------|------------------|--------------------------|--|
| <b>Broker Name</b>                | Jeffrey Petredes | <b>Company/Brokerage</b> | JHP Group                                |
| <b>License No</b>                 | DB45331          | <b>Address</b>           | 4268 W Harbor Point Dr Meridian ID 83646 |
| <b>License Expiration</b>         | 12/31/2021       | <b>License State</b>     | ID                                       |
| <b>Phone</b>                      | 7145884775       | <b>Email</b>             | Jeff@JHPGroup.net                        |
| <b>Broker Distance to Subject</b> | 17.12 miles      | <b>Date Signed</b>       | 07/13/2021                               |

*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.**