

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>	7079 E Panorama Drive, Idaho Falls, ID 83401	<b>Order ID</b>	8574548	<b>Property ID</b>	33800513
<b>Inspection Date</b>	01/07/2023	<b>Date of Report</b>	01/10/2023		
<b>Loan Number</b>	43053	<b>APN</b>	RPO46610130098		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bonneville		

### Tracking IDs

<b>Order Tracking ID</b>	01.06.23 Citi-CS Update	<b>Tracking ID 1</b>	01.06.23 Citi-CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,786	Vinyl and brick exterior in good condition Built in 1975 Recent updating	
<b>Assessed Value</b>	\$457,008		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(No snow removal in driveway and sidewalks MLS keybox still on front door)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	73 active and pending listings in the subjects' zip code LLP \$275,000 HLP\$1,175,000 Avg LP \$446,314 Avg dom72 297 sold in the past 12 months LSP \$75,000 HSP \$1,500,000 Avg SP \$439,476 Avg dom33	
<b>Sales Prices in this Neighborhood</b>	Low: \$450,000 High: \$600,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7079 E Panorama Drive	1015 E 49 N	11350 S Bellerive Dr	7035 E Valverde St
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83401	83401	83404	83401
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	6.11 <sup>1</sup>	11.81 <sup>1</sup>	4.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$540,000	\$665,000
List Price \$	--	\$465,000	\$540,000	\$580,000
Original List Date		06/26/2022	06/09/2022	05/12/2022
DOM · Cumulative DOM	-- · --	91 · 198	69 · 215	243 · 243
Age (# of years)	48	62	38	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	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story 1 story	1 Story 1 story	1.5 Stories 1.5 story	1.5 Stories 1.5 story
# Units	1	1	1	1
Living Sq. Feet	2,027	2,000	2,404	1,912
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2 · 1	1 · 1 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	95%	100%	95%
Basement Sq. Ft.	1,140	1,000	1,684	1,112
Pool/Spa	--	--	--	--
Lot Size	1.6 acres	1.5 acres	.41 acres	2.5 acres
Other	walk out bsmt fp	metal roof outbldg	cair 2 decks	metal roof deck

\* Listing 1 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** Metal siding exterior Metal roof 2 fireplaces Adjustments of Bedroom count +\$3,000 Age +\$15,000 metal roof -\$2,000 outbuildings -\$3,000

**Listing 2** Metal siding with brick front exterior Adjustments for Central air Square footage -18,850 Lot size +\$10,000 Age -\$10,000 Mountain and golf course -\$20,000 (subject view to subject)

**Listing 3** Log construction Metal roof Adjustments for metal roof -\$2,000 Lot size -\$15,000 (subject view to subject) Bedroom count +\$6,000 Age -\$20,000 Sqftage +\$5,750

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7079 E Panorama Drive	6111 E Sunnyside Rd	5115 E 129 N	248 N 55th E
<b>City, State</b>	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
<b>Zip Code</b>	83401	83406	83401	83401
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	5.64 <sup>1</sup>	4.81 <sup>1</sup>	3.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$500,000	\$529,000
<b>List Price \$</b>	--	\$475,000	\$480,000	\$529,000
<b>Sale Price \$</b>	--	\$450,000	\$440,000	\$500,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	01/06/2023	12/23/2022	12/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	89 · 129	28 · 35	12 · 68
<b>Age (# of years)</b>	48	46	45	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,027	1,971	1,830	2,334
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	2 · 2
<b>Total Room #</b>	8	8	10	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	75%	100%	95%
<b>Basement Sq. Ft.</b>	1140	1,971	1,830	2,034
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.6 acres	2.7 acres	6.43 acres	1.11 acres
<b>Other</b>	walk out bsmt fp	cov deck	outbldgs	Sun room
<b>Net Adjustment</b>	--	-\$25,289	-\$28,150	-\$7,350
<b>Adjusted Price</b>	--	\$424,711	\$411,850	\$492,650

\* Sold 3 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.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Wood siding exterior Covered deck Adjustments for seller concessions -\$13,089 Lot size -\$15,000 Sqftage +\$2,800

**Sold 2** Hardboard exterior Adjustments for lot size -\$35,000 Sqftage +\$9,850 Outbldgs -\$3,000

**Sold 3** Brick and hardboard siding exterior Pellet stove Mountain view (similar to subject) Adjustments for sqftage -\$15,350 Lot size +\$5,000 Bedroom count +\$3,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Listed for sale 8/24/2022 Withdrawn from market				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<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>
08/24/2022	\$649,900	11/09/2022	\$499,900	Cancelled	12/09/2022	\$499,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$495,000	\$495,000
<b>Sales Price</b>	\$490,000	\$490,000
<b>30 Day Price</b>	\$485,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject was previously bought as a bank repo and remodeled and put back on the market at \$649,900 The market was appreciating at 20% per year but softened this las year. It was reduced to \$499,900 then cancelled off the market when it was priced correctly. Emphasis placed upon GLA with other similar characteristics to subject with close proximity to subject Variances expanded beyond normal guidelines due to rural location and limited market.</p>		

### 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



Address Verification



Side



Side



Side



Street



### Subject Photos



Street



Street



Other



Other

## Listing Photos

**L1** 1015 E 49 N  
Idaho Falls, ID 83401



Front

**L2** 11350 S Bellerive Dr  
Idaho Falls, ID 83404



Front

**L3** 7035 E Valverde St  
Idaho Falls, ID 83401



Front



## Sales Photos

**S1** 6111 E Sunnyside Rd  
Idaho Falls, ID 83406



Front

**S2** 5115 E 129 N  
Idaho Falls, ID 83401



Front

**S3** 248 N 55th E  
Idaho Falls, ID 83401



Front

### ClearMaps Addendum

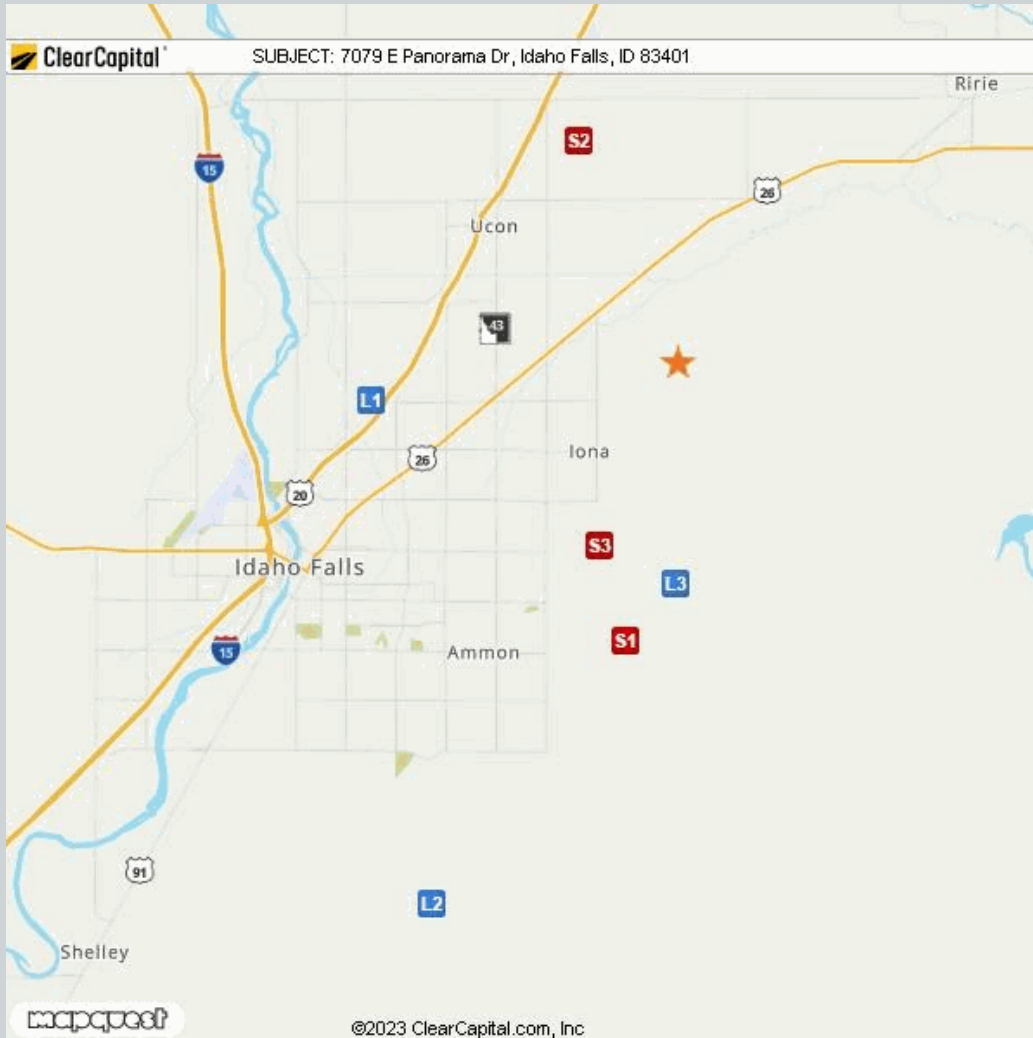
**Address** ★ 7079 E Panorama Drive, Idaho Falls, ID 83401

**Loan Number** 43053

**Suggested List** \$495,000

**Suggested Repaired** \$495,000

**Sale** \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7079 E Panorama Drive, Idaho Falls, ID 83401	--	Parcel Match
L1 Listing 1	1015 E 49 N, Idaho Falls, ID 83401	6.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11350 S Bellerive Dr, Idaho Falls, ID 83404	11.81 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7035 E Valverde St, Idaho Falls, ID 83401	4.40 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6111 E Sunnyside Rd, Idaho Falls, ID 83406	5.64 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5115 E 129 N, Idaho Falls, ID 83401	4.81 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	248 N 55th E, Idaho Falls, ID 83401	3.96 Miles <sup>1</sup>	Parcel 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>	Wayne Harding	<b>Company/Brokerage</b>	C21 Greater Landco Realty
<b>License No</b>	AB14371	<b>Address</b>	11315 N 25 E Idaho Falls ID 83401
<b>License Expiration</b>	09/30/2023	<b>License State</b>	ID
<b>Phone</b>	2085223300	<b>Email</b>	wharding@ida.net
<b>Broker Distance to Subject</b>	5.59 miles	<b>Date Signed</b>	01/10/2023

*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.**