

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	517 Oak Street, Kimberly, ID 83341	Order ID	8320498	Property ID	33039641
Inspection Date	07/11/2022	Date of Report	07/14/2022		
Loan Number	44629	APN	RPK9161004001G		
Borrower Name	Catamount Properties 2018 LLC	County	Twin Falls		

Tracking IDs

Order Tracking ID	07.08.22_BPO_Update	Tracking ID 1	07.08.22_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brenckenridge Property Fund 2016 Lic	Condition Comments This was a drive by inspection. No access. The yard has no landscaping
R. E. Taxes	\$96,424	
Assessed Value	\$113,626	
Zoning Classification	Single Family Detach	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Appearance)	
Ownership Type	Fee Simple	
Property Condition	Good	
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

Location Type	Suburban	Neighborhood Comments Subject neighborhood has dated designed houses. Ne development of housing areas are under construction throughout the the community
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$275,798 High: \$498,000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	517 Oak Street	119 Chestnut St S	701 Diamond Drive	530 Jefferson Street
City, State	Kimberly, ID	Kimberly, ID	Kimberly, ID	Kimberly, ID
Zip Code	83341	83341	83341	83341
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.98 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$314,000	\$380,000	\$312,000
List Price \$	--	\$299,900	\$367,499	\$310,000
Original List Date		06/14/2022	05/01/2022	05/27/2022
DOM · Cumulative DOM	-- · --	18 · 30	22 · 74	40 · 48
Age (# of years)	77	78	21	64
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,824	2,054	1,640	1,358
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	9	8	8
Garage (Style/Stalls)	Detached 1 Car	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	--	957	--	--
Pool/Spa	--	--	--	--
Lot Size	.50 acres	.20 acres	.16 acres	.16 acres
Other	fenced yard large lot	Fireplace kitchen appliances	Appliances	Appliances

* 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.

Current Listings - Cont.

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

- Listing 1** n the middle of Kimberly where you are minutes from restuarant, schools, parks, and shopping and with all the benefits of being within a few miles from Twin Falls. Such a win win for those who want the small town feel but still close to all that the larger city offers! The beautiful landscaping welcomes you into an era of hardwood floors, wood burning fireplace and the nuance of a past era, but with the benefit of upgrades ... new electrical
- Listing 2** remodeled, single-level home with lots of storage. Large open family room in addition to the living room and beautiful open floor plan. Covered patio and private fully fenced backyard with RV parking.
- Listing 3** comforting neighborly feel, this is an awesome location. Close to schools, grocery stores and Main Street. Solid 3 bedroom 2 bath home with brick exterior, updated windows, new paint, brand new master suite, remodeled main bathroom, comfy, cozy gorgeous stone gas fireplace, extra large .26 acre lot with full sprinkler system, covered patio, fire pit, playhouse/storage shed, room for your dream garden, and room for the toys, amazing RV parking, & so much more.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	517 Oak Street	595 Main St S	207 Garnet	126 Lincoln St
City, State	Kimberly, ID	Kimberly, ID	Kimberly, ID	Kimberly, ID
Zip Code	83341	83341	83341	83341
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.99 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$294,900	\$375,000	\$360,000
List Price \$	--	\$295,000	\$375,000	\$350,000
Sale Price \$	--	\$295,000	\$375,000	\$330,000
Type of Financing	--	Conventional	Convntional	Conventional
Date of Sale	--	01/22/2022	01/14/2022	03/04/2022
DOM · Cumulative DOM	-- · --	22 · 89	5 · 36	24 · 414
Age (# of years)	77	62	25	105
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,824	1,620	1,640	1,836
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	9	9	8
Garage (Style/Stalls)	Detached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Spa - Yes
Lot Size	.50 acres	.25 acres	.16 acres	.25 acres
Other	fenced yard large lot	Wood stove	Appliances	Appliances
Net Adjustment	--	+\$13,510	+\$15,560	-\$255
Adjusted Price	--	\$308,510	\$390,560	\$329,745

* 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.

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

Sold 1 Close contribution \$500,-yr dif15*75=+1125, sq ft 204*65= +13260 dif garage -1000, acre dif.25*2500=+625- 13510

Sold 2 yr dif 25*75=+3750, sq ft dif184*65=+11960, gar dif-1000,acre dif .50-.16=.34*2500=+850

Sold 3 yr dif 105-77= 28 *75 per yr=-2100, sq ft 1836-1824=12*65 =-780, no garage +2000, acre dif .25*2500=+625

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing recently			
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	\$315,000	\$325,000
Sales Price	\$315,000	\$325,000
30 Day Price	\$308,510	--
Comments Regarding Pricing Strategy		
Currently it is a sellers market in real estate with more buyers than available houses to be purchased The values of all properties have increased They are often sold quickly Drive by no interior access		

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. The current valuation is coming in higher in value than the most recent duplicate. The prior broker completed the report assuming Fair condition. In reviewing the report, the subject appears to be in Average condition. In addition, the market has increased approximately 20% in the last year.
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Subject Photos



Front



Street



Garage

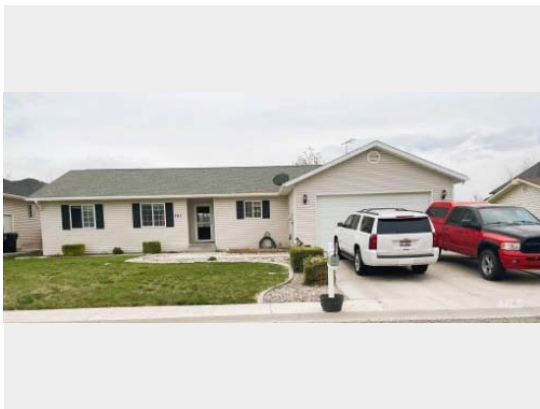
Listing Photos

L1 119 Chestnut St S
Kimberly, ID 83341



Front

L2 701 Diamond Drive
Kimberly, ID 83341



Front

L3 530 Jefferson Street
Kimberly, ID 83341



Front

Sales Photos

S1 595 Main St S
Kimberly, ID 83341



Front

S2 207 Garnet
Kimberly, ID 83341



Front

S3 126 Lincoln St
Kimberly, ID 83341



Front

ClearMaps Addendum

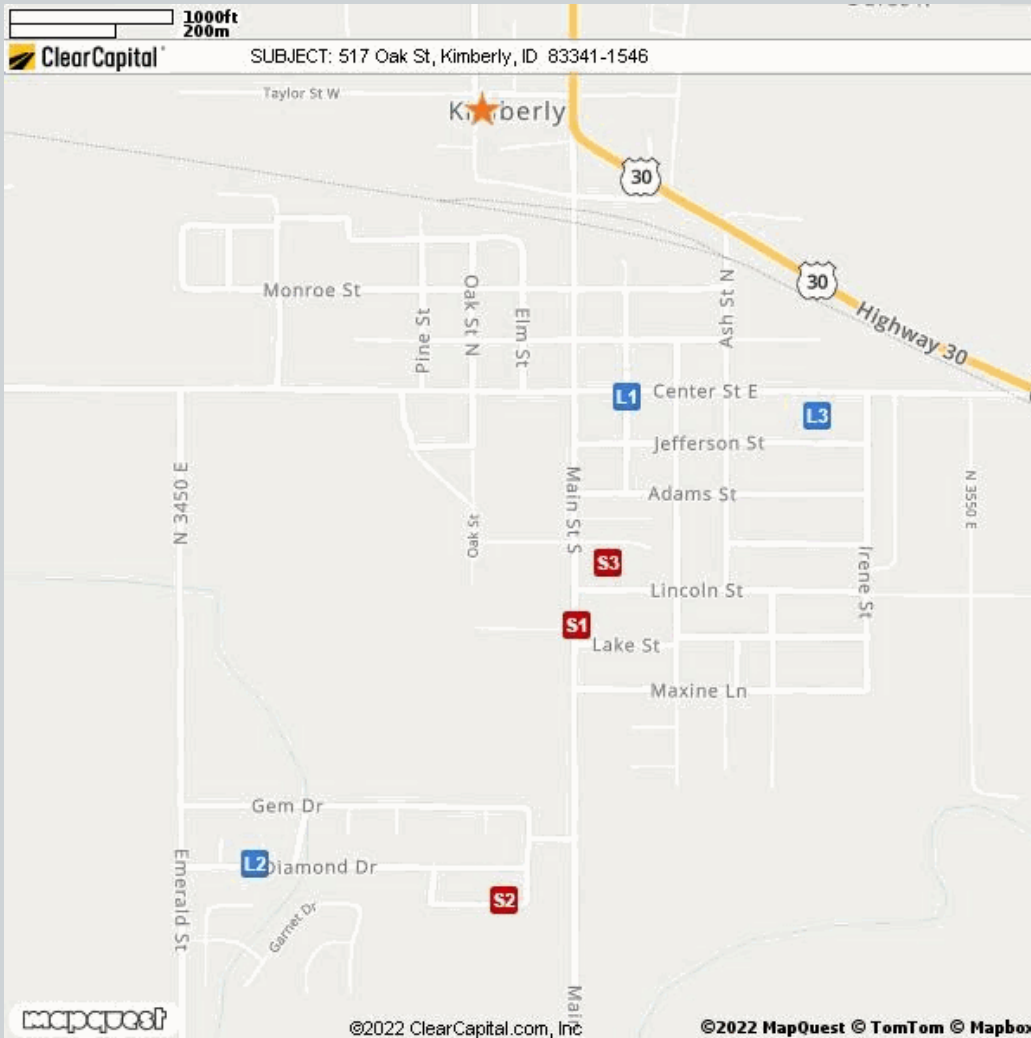
Address ★ 517 Oak Street, Kimberly, ID 83341

Loan Number 44629

Suggested List \$315,000

Suggested Repaired \$325,000

Sale \$315,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	517 Oak Street, Kimberly, ID 83341	--	Parcel Match
L1 Listing 1	119 Chestnut St S, Kimberly, ID 83341	0.40 Miles ¹	Parcel Match
L2 Listing 2	701 Diamond Drive, Kimberly, ID 83341	0.98 Miles ¹	Parcel Match
L3 Listing 3	530 Jefferson Street, Kimberly, ID 83341	0.57 Miles ¹	Parcel Match
S1 Sold 1	595 Main St S, Kimberly, ID 83341	0.65 Miles ¹	Parcel Match
S2 Sold 2	207 Garnet, Kimberly, ID 83341	0.99 Miles ¹	Parcel Match
S3 Sold 3	126 Lincoln St, Kimberly, ID 83341	0.59 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	Suzie Richardson	Company/Brokerage	Canyon Trail Realty LLC
License No	AB23238	Address	700 S Lincoln Jerome ID 83338
License Expiration	06/30/2024	License State	ID
Phone	2083243354	Email	reo4u230@gmail.com
Broker Distance to Subject	14.60 miles	Date Signed	07/12/2022

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.