

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	6066 E Panorama Drive, Idaho Falls, ID 83401	Order ID	8856665	Property ID	34459674
Inspection Date	08/03/2023	Date of Report	08/04/2023		
Loan Number	44688	APN	RPO46600010160		
Borrower Name	Champery Real Estate 2015 LLC	County	Bonneville		

Tracking IDs

Order Tracking ID	07.31_BPO Update	Tracking ID 1	07.31_BPO Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY REAL EST 2015 LLC,	Condition Comments	
R. E. Taxes	\$251	Recent construction Hardboard siding with stone front exterior in good condition Composition shingle roof Covered front porch	
Assessed Value	\$43,130		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(MLS lockbox on front door)		
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	Rural	Neighborhood Comments	
Local Economy	Stable	2 active and pending listings in subdivision \$575,000 and \$699,000 avg dom 31 3 sold in the past 12 months LSP \$450,000 HSP \$560,000 Avg SP \$519,667 Avg dom 69 Search of active and pending listings between 1700 and 2100 sqft and built before 2022 21 listings LLP \$472,000 HLP \$725,000 Avg LP \$620,652 avg dom 92 28 sold in the past 6 months LSP \$445,000 HSP \$768,200 Avg SP \$542,577 Avg dom 114	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$700,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6066 E Panorama Drive	5581 Klamath Falls	4651 Radiant Dr	5501 Klamath Falls
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83401	83406	83404	83406
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	7.00 ²	7.69 ¹	7.00 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$640,000	\$595,000	\$620,000
List Price \$	--	\$599,000	\$595,000	\$620,000
Original List Date		04/21/2023	03/28/2023	07/18/2023
DOM · Cumulative DOM	-- · --	105 · 105	120 · 129	17 · 17
Age (# of years)	1	1	1	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,890	1,812	1,800	1,859
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	9	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,528	1,895	1,800	1,896
Pool/Spa	--	--	--	--
Lot Size	0.64 acres	.76 acres	.23 acres	.70 acres
Other	cov porch Deck	deck fp	Cair gas fp	Gas fp

* Listing 3 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 Stone and stucco exterior New construction Adjustments for Garage count -\$3,000 Basement bedroom count -\$3,000 Lot size -\$3,000

Listing 2 Lap siding with stone front exterior New construction Adjustments for Central air -\$2,000 Garage size -\$3,000 Square footage +\$4,500 Lot size +\$5,000 Basement bedroom count -\$3,000

Listing 3 Vinyl siding with stone and stucco front exterior New construction Adjustments for Garage size -\$3,000

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6066 E Panorama Drive	4462 E Tarrell Circle	1723 47th St	1769 47th St
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83401	83401	83401	83401
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.94 ¹	4.85 ¹	4.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$459,000	\$549,000	\$599,900
List Price \$	--	\$459,000	\$549,000	\$585,000
Sale Price \$	--	\$459,000	\$556,000	\$585,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	08/03/2023	04/05/2023	04/26/2023
DOM · Cumulative DOM	-- · --	5 · 98	52 · 85	122 · 187
Age (# of years)	1	1	1	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,890	1,742	1,812	1,777
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	5	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	1528	1,742	1,895	1,783
Pool/Spa	--	--	--	--
Lot Size	0.64 acres	.30 acres	.47 acres	.31 acres
Other	cov porch Deck	Cair cov porch patio	fp	Cair gfp cov patio
Net Adjustment	--	-\$2,520	-\$14,000	-\$350
Adjusted Price	--	\$456,480	\$542,000	\$584,650

* 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** vinyl siding with stone front exterior New construction Adjustments for Central air -\$2,000 Garage size -\$3,000 Square footage +\$7,400 Lot size +\$6,000 Seller concessions -\$10,920
- Sold 2** Vinyl siding with stone and stucco exterior New construction Adjustments for Seller concessions -\$13,000 Lot size +\$5,000 Basement bedroom count -\$3,000 Garage size -\$3,000
- Sold 3** Hardboard siding with stone front exterior New construction Adjustments for garage size -\$3,000 Square footage +\$5,650 Basement bedroom count -\$3,000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker	List date 6/15/2023 51 dom					
Listing Agent Name	Lynette Neibaur						
Listing Agent Phone	208 358-6084						
# 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
06/15/2023	\$599,900	07/24/2023	\$575,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$585,000	\$585,000
Sales Price	\$580,000	\$580,000
30 Day Price	\$575,000	--
Comments Regarding Pricing Strategy		
All active comps in neighborhood comments have 3 car attached garages Subject has only 2 Emphasis placed upon GLA with similar characteristics to subject All have Mountain views as subject		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 5581 Klamath Falls
Idaho Falls, ID 83406



SRRMLS

Front

L2 4651 Radiant Dr
Idaho Falls, ID 83404



SRRMLS

Front

L3 5501 Klamath Falls
Idaho Falls, ID 83406



SRRMLS

Front

Sales Photos

S1 4462 E Tarrell Circle
Idaho Falls, ID 83401



Front

S2 1723 47th St
Idaho Falls, ID 83401



Front

S3 1769 47th St
Idaho Falls, ID 83401



Front

ClearMaps Addendum

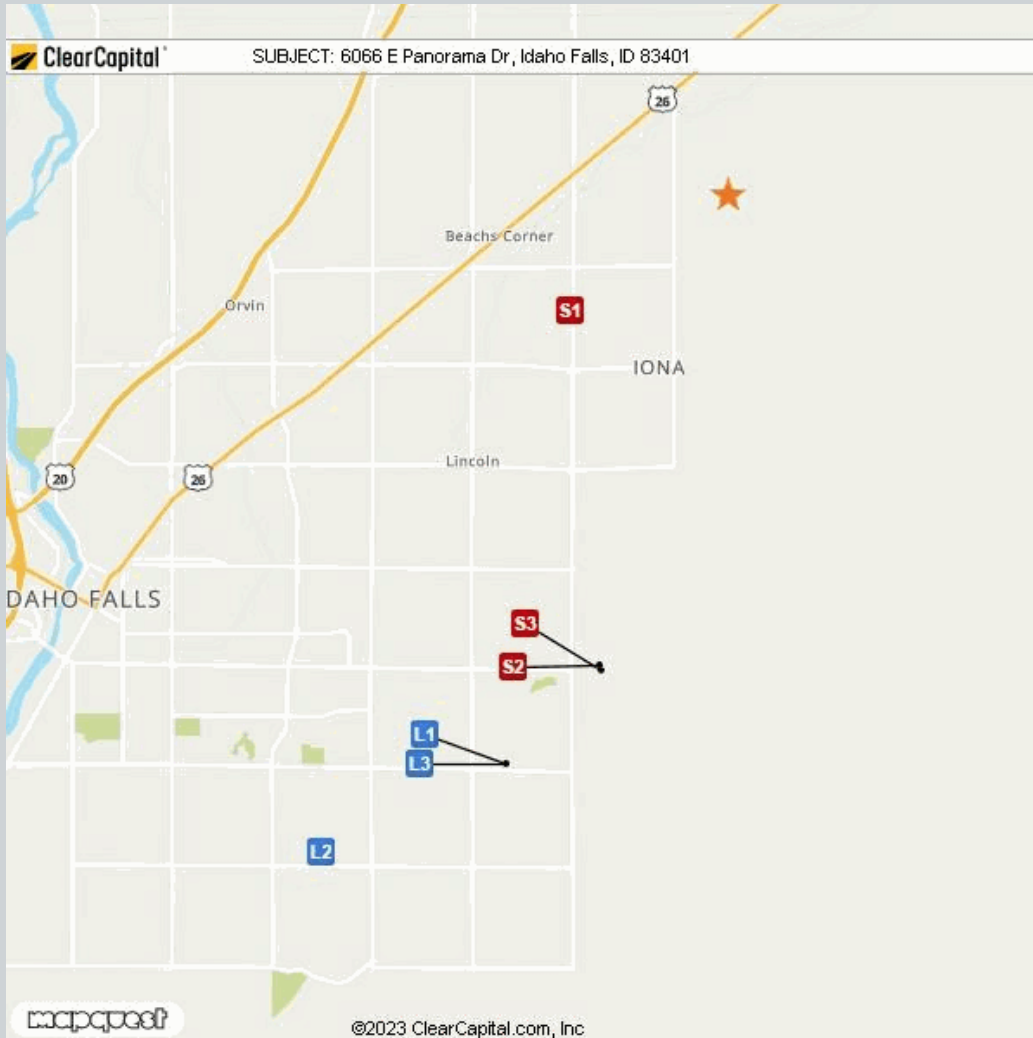
Address ★ 6066 E Panorama Drive, Idaho Falls, ID 83401

Loan Number 44688

Suggested List \$585,000

Suggested Repaired \$585,000

Sale \$580,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6066 E Panorama Drive, Idaho Falls, ID 83401	--	Parcel Match
L1 Listing 1	5581 Klamath Falls, Idaho Falls, ID 83406	7.00 Miles ²	Unknown Street Address
L2 Listing 2	4651 Radiant Dr, Idaho Falls, ID 83404	7.69 Miles ¹	Parcel Match
L3 Listing 3	5501 Klamath Falls, Idaho Falls, ID 83406	7.00 Miles ²	Unknown Street Address
S1 Sold 1	4462 E Tarrell Circle, Idaho Falls, ID 83401	1.94 Miles ¹	Parcel Match
S2 Sold 2	1723 47th St, Idaho Falls, ID 83406	4.85 Miles ¹	Parcel Match
S3 Sold 3	1769 47th St, Idaho Falls, ID 83406	4.90 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	09/30/2023	License State	ID
Phone	2085223300	Email	wharding@ida.net
Broker Distance to Subject	4.79 miles	Date Signed	08/04/2023

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.