

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>	713 N 7th Street, Coeur D Alene, ID 83814	<b>Order ID</b>	8186075	<b>Property ID</b>	32704922
<b>Inspection Date</b>	05/10/2022	<b>Date of Report</b>	05/13/2022		
<b>Loan Number</b>	45112	<b>APN</b>	C1800006006B		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kootenai		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.09.22_BPO_Updates	<b>Tracking ID 1</b>	05.09.22_BPO_Updates		
<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>	\$248,585	The home and landscape were in good condition and appeared to be well cared for. There was no damage or deferred maintenance observed.	
<b>Assessed Value</b>	\$396,274		
<b>Zoning Classification</b>	541- Imp res lot/tra		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	This area of downtown is composed primarily of very old homes (70+ years old) on very small lots, in varying conditions.	
<b>Sales Prices in this Neighborhood</b>	Low: \$395,000 High: \$1,220,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	713 N 7th Street	901 E Wallace Ave	743 N Government Way	516 E Reid Ave
<b>City, State</b>	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
<b>Zip Code</b>	83814	83814	83814	83814
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.46 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,550,000	\$995,000	\$979,000
<b>List Price \$</b>	--	\$1,450,000	\$995,000	\$979,000
<b>Original List Date</b>		03/25/2022	05/04/2022	05/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	46 · 49	6 · 9	1 · 4
<b>Age (# of years)</b>	92	71	114	104
<b>Condition</b>	Good	Good	Excellent	Good
<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>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Colonial	2 Stories Traditional	2 Stories Craftsman	1 Story Cottage
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,966	1,998	1,186	1,745
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 3	3 · 2 · 1	3 · 2
<b>Total Room #</b>	11	12	11	11
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Attached 1 Car	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	100%	50%	25%
<b>Basement Sq. Ft.</b>	682	908	1,032	368
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.10 acres	0.19 acres	0.16 acres	0.28 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** This listing is substantially larger than the subject (most additional square footage is below grade). It is newer, on a larger lot, and has 3 full bathrooms more than the subject. Although it is significantly overpriced, it is still superior to the subject.
- Listing 2** This listing has significantly less above grade square footage, but it has more finished sf below grade. Although it is significantly older and has does not have any garage stalls, it is on a slightly larger lot, has 2 full bathrooms, and is completely renovated with very high quality upgrades throughout the entire home.
- Listing 3** This listing is on a much larger lot (in a location where land holds tremendous value) and has 2 full bathrooms, however it is significantly smaller and older than the subject. Ultimately, it is relatively comparable to the subject. It is the only listed comp that is under contract and it just hit the market.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	713 N 7th Street	701 E Indiana Ave	515 E Wallace Ave	1002 N 5th St
<b>City, State</b>	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
<b>Zip Code</b>	83814	83814	83814	83814
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.15 <sup>1</sup>	0.36 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$850,000	\$799,900	\$700,000
<b>List Price \$</b>	--	\$850,000	\$799,900	\$700,000
<b>Sale Price \$</b>	--	\$840,000	\$800,000	\$785,000
<b>Type of Financing</b>	--	Conventional	Cash	Unknown
<b>Date of Sale</b>	--	09/10/2021	10/27/2021	02/28/2022
<b>DOM · Cumulative DOM</b>	-- · --	87 · 87	19 · 19	34 · 34
<b>Age (# of years)</b>	92	102	83	106
<b>Condition</b>	Good	Good	Good	Good
<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>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Colonial	2 Stories Bungalow	1.5 Stories Craftsman	2 Stories Farm House
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,966	1,641	1,614	1,410
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	11	11	11	12
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 2 Car(s)	Detached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	100%	100%	50%
<b>Basement Sq. Ft.</b>	682	720	900	1,030
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.10 acres	0.13 acres	0.13 acres	0.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$82,000	+\$90,000	+\$65,000
<b>Adjusted Price</b>	--	\$922,000	\$890,000	\$850,000

\* Sold 2 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 home has less above grade square footage, but significantly more finished below grade square footage and 2 full bathrooms. It is otherwise quite comparable to the subject. A market adjustment was necessary due to the market inflation in the months following this sale.
- Sold 2** This home has less above grade square footage, but 900 finished below grade square feet. Although it is significantly older, it has an additional garage stall and 2 full bathrooms. A market adjustment was necessary due to the market inflation in the months following this sale.
- Sold 3** This home offers over 500 sf less of above grade square footage, although it does have more below grade finished square footage. It is older, but on a bit larger lot, and has 2 full bathrooms. It is inferior to the subject. A market adjustment was necessary due to the market inflation in the months following this sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject was most recently listed May 18th of 2021 for \$575,000. Multiple offers were received and it was under contract by May 21st. It closed on June 4th for \$691,000.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>
05/18/2021	\$575,000	06/04/2021	\$575,000	Sold	06/04/2021	\$691,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$915,000	\$915,000
<b>Sales Price</b>	\$915,000	\$915,000
<b>30 Day Price</b>	\$899,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject's current market value is right around \$915,000. In this market, when priced correctly, we can expect it to sell for full asking price. For a quick sale, pricing it just below the \$900k threshold to dramatically increase the buyer pool and overall exposure, and it would still likely sell for well above \$900k.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the current report indicating that the subject is in good condition and using updated comps to support the value. The prior report assumed that the subject was in average condition and used average condition comps to support the value.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Listing Photos

**L1** 901 E Wallace Ave  
Coeur D Alene, ID 83814



Front

**L2** 743 N Government Way  
Coeur D Alene, ID 83814



Front

**L3** 516 E Reid Ave  
Coeur D Alene, ID 83814



Front



## Sales Photos

**S1** 701 E Indiana Ave  
Coeur D Alene, ID 83814



Front

**S2** 515 E Wallace Ave  
Coeur D Alene, ID 83814



Front

**S3** 1002 N 5th St  
Coeur D Alene, ID 83814



Front

### ClearMaps Addendum

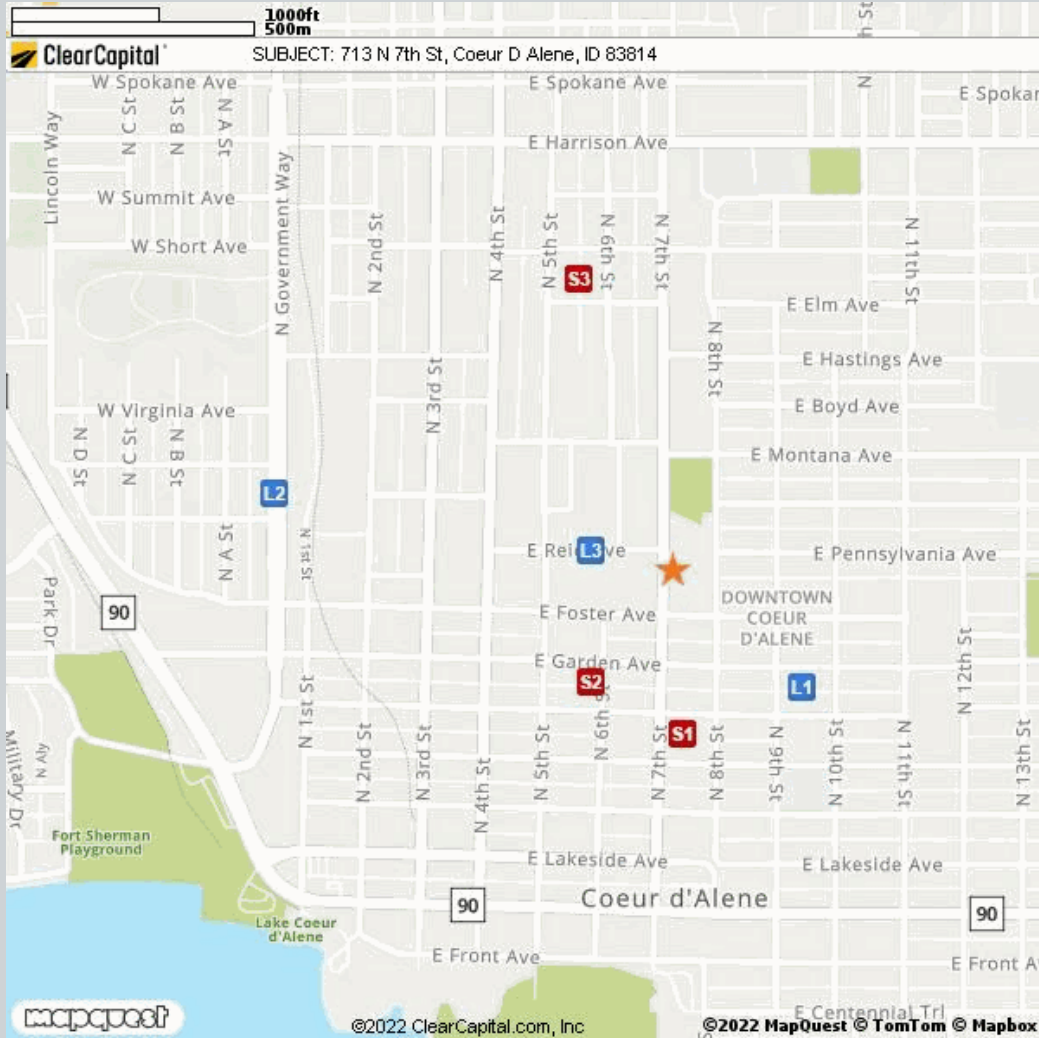
**Address** ★ 713 N 7th Street, Coeur D Alene, ID 83814

**Loan Number** 45112

**Suggested List** \$915,000

**Suggested Repaired** \$915,000

**Sale** \$915,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	713 N 7th Street, Coeur D Alene, ID 83814	--	Parcel Match
L1 Listing 1	901 E Wallace Ave, Coeur D Alene, ID 83814	0.20 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	743 N Government Way, Coeur D Alene, ID 83814	0.46 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	516 E Reid Ave, Coeur D Alene, ID 83814	0.09 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	701 E Indiana Ave, Coeur D Alene, ID 83814	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	515 E Wallace Ave, Coeur D Alene, ID 83814	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1002 N 5th St, Coeur D Alene, ID 83814	0.36 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>	Krista Parks	<b>Company/Brokerage</b>	eXp Realty
<b>License No</b>	SP41180	<b>Address</b>	409 Coeur d' Alene Ave. STE C Coeur d' Alene ID 83814
<b>License Expiration</b>	05/31/2023	<b>License State</b>	ID
<b>Phone</b>	2082901313	<b>Email</b>	krista.parks@outlook.com
<b>Broker Distance to Subject</b>	0.30 miles	<b>Date Signed</b>	05/12/2022

*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:**

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