

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	3290 W Fairway Drive, Coeur D Alene, ID 83815	Order ID	8186075	Property ID	32704921
Inspection Date	05/10/2022	Date of Report	05/12/2022		
Loan Number	45150	APN	C29700020010		
Borrower Name	Catamount Properties 2018 LLC	County	Kootenai		

Tracking IDs					
Order Tracking ID	05.09.22_BPO_Updates	Tracking ID 1	05.09.22_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$297,035	The home appeared to have been recently remodeled and/or renovated. It was in good condition and there was no visible damage or deferred maintenance.	
Assessed Value	\$348,180		
Zoning Classification	541- Imp res lot/tra		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Excellent		
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	
Local Economy	Stable	This neighborhood is centrally located with homes built between 1960 and 1980 on good sized lots (0.22 acres - 0.6 acres).	
Sales Prices in this Neighborhood	Low: \$360,000 High: \$895,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3290 W Fairway Drive	2841 W Masters Dr	4561 W Fairway Dr	2391 W Canyon Dr
City, State	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
Zip Code	83815	83815	83815	83815
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.59 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$699,900	\$799,900	\$849,900
List Price \$	--	\$599,900	\$779,000	\$849,900
Original List Date		03/31/2022	04/01/2022	05/06/2022
DOM · Cumulative DOM	-- · --	41 · 42	39 · 41	4 · 6
Age (# of years)	56	51	44	51
Condition	Excellent	Excellent	Excellent	Excellent
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 Contemporary	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,592	1,192	1,452	1,313
Bdrm · Bths · ½ Bths	3 · 2	5 · 3	4 · 3	4 · 3
Total Room #	11	13	13	12
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%	100%	100%	60%
Basement Sq. Ft.	1,280	1,192	1,452	1,313
Pool/Spa	--	--	--	--
Lot Size	0.40 acres	0.24 acres	0.24 acres	0.57 acres
Other	--	--	--	--

* Listing 2 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 This listing is substantially smaller than the subject, on a smaller lot, and in a less desirable part of the subdivision, very close to the freeway. Although it is 5 years newer, it is inferior to the subject.

Listing 2 This home is newer than the subject but on a smaller lot. It is otherwise quite comparable in regards to renovations, size, location, etc.

Listing 3 This listing is newer than the subject and on a larger lot. Although it is a bit smaller, it is in a prime location and backs up to US forest service land. Because of this it is superior to the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3290 W Fairway Drive	503 W Vista Dr	3416 N Angie Cir	2557 W Canyon Dr
City, State	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
Zip Code	83815	83815	83815	83815
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.61 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$725,000	\$639,000	\$625,000
List Price \$	--	\$725,000	\$599,900	\$625,000
Sale Price \$	--	\$730,000	\$582,500	\$585,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	09/07/2021	11/15/2021	11/22/2021
DOM · Cumulative DOM	-- · --	35 · 35	108 · 108	34 · 34
Age (# of years)	56	53	45	54
Condition	Excellent	Good	Good	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 Contemporary	1 Story Traditional	1 Story Daylight Rancher	1 Story Daylight Rancher
# Units	1	1	1	1
Living Sq. Feet	1,592	1,508	1,344	1,350
Bdrm · Bths · ½ Bths	3 · 2	5 · 2 · 1	6 · 3	5 · 3
Total Room #	11	16	12	13
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%	50%	100%	100%
Basement Sq. Ft.	1280	1,508	1,344	1,350
Pool/Spa	--	--	--	--
Lot Size	0.40 acres	0.25 acres	0.25 acres	0.41 acres
Other	--	--	--	--
Net Adjustment	--	-\$65,000	+\$72,000	+\$58,000
Adjusted Price	--	\$665,000	\$654,500	\$643,000

* 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** Although this home is on a smaller lot than the subject, it is larger, has more bedrooms and an additional half bath and a backyard that overlooks the fairway. It is superior to the subject. A market adjustment is necessary to account for the market increase following the sale date.
- Sold 2** This home is smaller than the subject and on a smaller lot, but is 11 years newer. It is otherwise quite comparable in regards to renovations, location, garage stalls, etc. A market adjustment is necessary to account for the market increase following the sale date.
- Sold 3** This home is also a bit smaller than the subject, however it is otherwise quite comparable in regards to lot size, age, renovations, location, etc. A market adjustment is necessary to account for the market increase following the sale date.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home was first listed on the Coeur d Alene MLS in July of 2007 for \$249,500 and sold in October of that same year for \$229,000. It was next listed in May of 2019 for \$285,000 and sold the following month for \$280,000. It was then most recently listed in May of 2021 for \$649,900 and following a price reduction, sold the following month for \$540,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/07/2021	\$649,900	06/02/2021	\$599,900	Sold	06/02/2021	\$540,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$650,000	\$650,000
Sales Price	\$650,000	\$650,000
30 Day Price	\$625,000	--
Comments Regarding Pricing Strategy		
The current market value of the subject rests around \$650,000. In this market, when priced correctly, we can expect it to sell for full list price within 60 days in this subdivision. For a 30 day sale, pricing within \$625k the search margin will attract more potential buyers, and should still likely sell for at least \$635,000 (above the 30-day list price)		

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

Listing Photos

L2 4561 W Fairway Dr
Coeur D Alene, ID 83815



Front

L3 2391 W Canyon Dr
Coeur D Alene, ID 83815



Front

Sales Photos

S1 503 W Vista Dr
Coeur D Alene, ID 83815



Front



Front

S3 2557 W Canyon Dr
Coeur D Alene, ID 83815



Front

ClearMaps Addendum

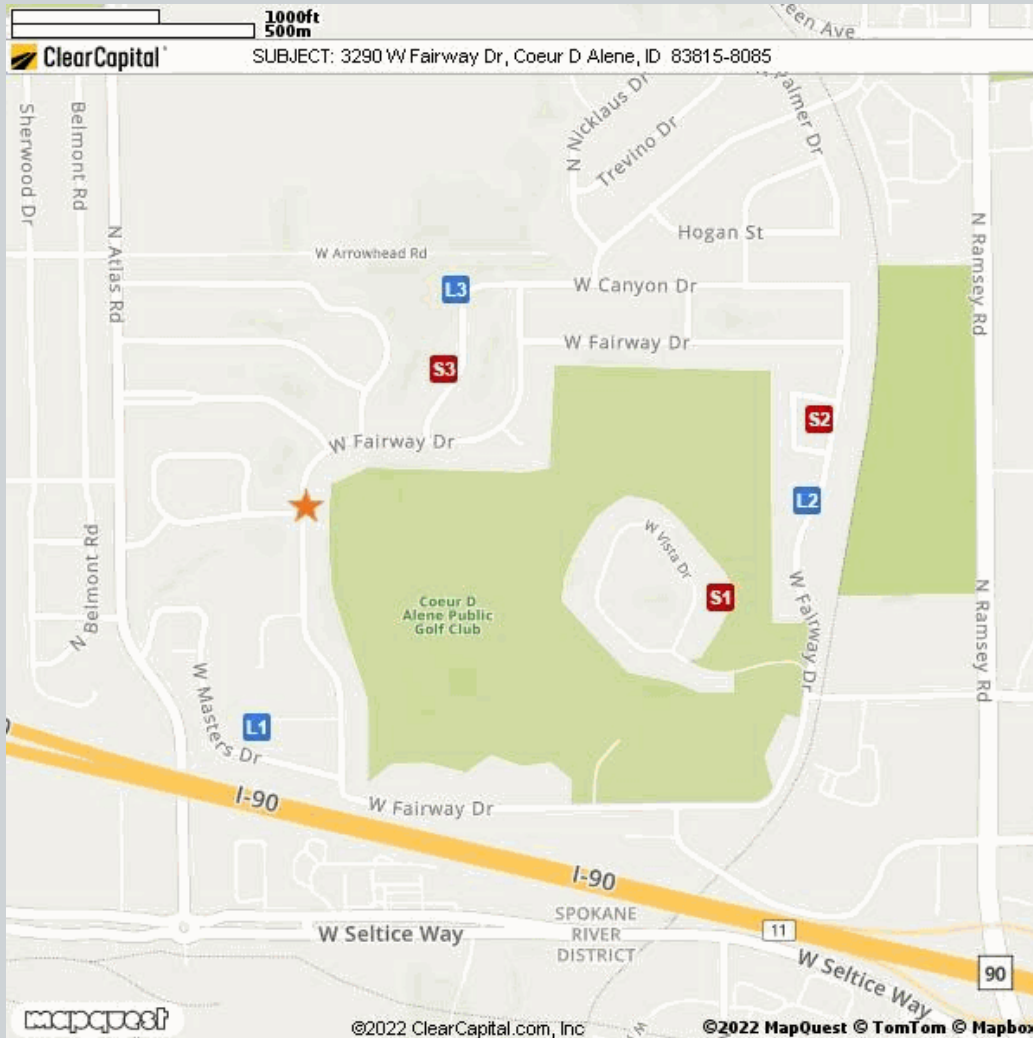
Address ★ 3290 W Fairway Drive, Coeur D Alene, ID 83815

Loan Number 45150

Suggested List \$650,000

Suggested Repaired \$650,000

Sale \$650,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3290 W Fairway Drive, Coeur D Alene, ID 83815	--	Parcel Match
L1 Listing 1	2841 W Masters Dr, Coeur D Alene, ID 83815	0.25 Miles ¹	Parcel Match
L2 Listing 2	4561 W Fairway Dr, Coeur D Alene, ID 83815	0.59 Miles ¹	Parcel Match
L3 Listing 3	2391 W Canyon Dr, Coeur D Alene, ID 83815	0.31 Miles ¹	Parcel Match
S1 Sold 1	503 W Vista Dr, Coeur D Alene, ID 83815	0.50 Miles ¹	Parcel Match
S2 Sold 2	3416 N Angie Cir, Coeur D Alene, ID 83815	0.61 Miles ¹	Parcel Match
S3 Sold 3	2557 W Canyon Dr, Coeur D Alene, ID 83815	0.24 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	Krista Parks	Company/Brokerage	eXp Realty
License No	SP41180	Address	409 Coeur d' Alene Ave. STE C Coeur d' Alene ID 83814
License Expiration	05/31/2023	License State	ID
Phone	2082901313	Email	krista.parks@outlook.com
Broker Distance to Subject	3.03 miles	Date Signed	05/11/2022

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.