

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	5175 E Valley Avenue, Athol, ID 83801	Order ID	7793381	Property ID	31743789
Inspection Date	12/06/2021	Date of Report	12/07/2021		
Loan Number	45256	APN	187326		
Borrower Name	Catamount Properties 2018 LLC	County	Kootenai		

Tracking IDs

Order Tracking ID	1203BPO_update	Tracking ID 1	1203BPO_update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,014	Good condition, recently updated throughout	
Assessed Value	\$259,385		
Zoning Classification	res		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Lockbox)		
Ownership Type	Other		
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	Rural neighborhood of homes, large lots	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$550,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5175 E Valley Avenue	29655 N 7th	16277 E 4th	32550 N 5th
City, State	Athol, ID	Athol, ID	Bayview, ID	Spirit Lake, ID
Zip Code	83801	83801	83803	83869
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	7.19 ¹	7.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$525,000	\$375,000
List Price \$	--	\$399,999	\$460,000	\$365,000
Original List Date		10/21/2021	08/23/2021	11/11/2021
DOM · Cumulative DOM	-- · --	46 · 47	105 · 106	25 · 26
Age (# of years)	27	40	1	1
Condition	Good	Good	Excellent	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Neutral ; Residential
Style/Design	1 Story Rancher	1 Story rancher	1 Story rancher	1 Story Rancher
# Units	1	1	1	1
Living Sq. Feet	1,200	1,222	1,200	1,200
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.43 acres	.33 acres	.11 acres	.16 acres
Other	--	--	--	--

* 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.

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

Listing 1 This home is in town on large lot. inferior to subject in year built, but otherwise same type of location.

Listing 2 I had to expand out further to come up with active listing comps, this one is near Pend Orielle Lake in a little town a few miles away. New home, superior in everything except lot size.

Listing 3 This comp is also in another city near by, I had to expand out to use like homes.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5175 E Valley Avenue	30150 N 2nd	30550 N Meadow St	30570 N Meadow St
City, State	Athol, ID	Athol, ID	Athol, ID	Athol, ID
Zip Code	83801	83801	83801	83801
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.14 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,900	\$410,000	\$325,000
List Price \$	--	\$425,000	\$410,000	\$325,000
Sale Price \$	--	\$415,000	\$415,000	\$325,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	11/05/2021	06/21/2021	02/18/2021
DOM · Cumulative DOM	-- · --	136 · 136	41 · 41	33 · 33
Age (# of years)	27	55	27	17
Condition	Good	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 Rancher	1 Story Rancher	1 Story rancher	1 Story rancher
# Units	1	1	1	1
Living Sq. Feet	1,200	1,497	1,092	1,421
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.43 acres	.61 acres	.37 acres	.38 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,000	\$0	\$0
Adjusted Price	--	\$425,000	\$415,000	\$325,000

* Sold 2 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 This comp is inferior in year built, but has a larger lot, no garage.

Sold 2 This comp is in the same neighborhood, equal type comp.

Sold 3 This comp is perfect, but it also appreciated 100k from the time of sale to this point, because we have lack of inventory, and many homes sold with multiple offers and way above sales price this year.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	EXP	Listed June 6 2021, sold cash 17 DOM 06/21/2021 it got updated and put back on the market 3 days ago. I					
Listing Agent Name	Anthony Patterson						
Listing Agent Phone	208-890-7776						
# 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
12/03/2021	\$379,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$380,000	\$380,000
Sales Price	\$380,000	\$380,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
Subject home does have multiple offers on it and mls notes say place highest and best offer with no escalation clauses.		
Sorry about missing the address situation, the house did not have any numbers on it. It is on the market. I USED THE STREET SIGN BECAUSE THERE WERE NO NUMBERS, i also took a pic of the neighbors address too.		

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



Back

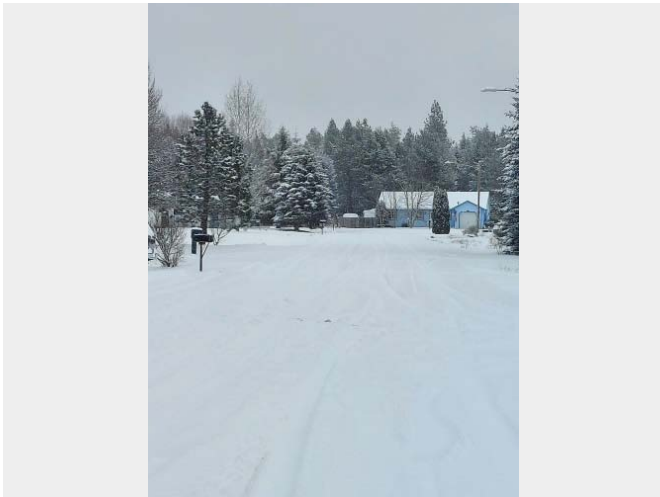
Subject Photos



Street



Street



Street



Other

Listing Photos

L1 29655 N 7th
Athol, ID 83801



Front

L2 16277 E 4th
Bayview, ID 83803



Front

L3 32550 N 5th
Spirit Lake, ID 83869



Front

Sales Photos

S1 30150 N 2nd
Athol, ID 83801



Front

S2 30550 N Meadow St
Athol, ID 83801



Front

S3 30570 N Meadow St
Athol, ID 83801



Front

ClearMaps Addendum

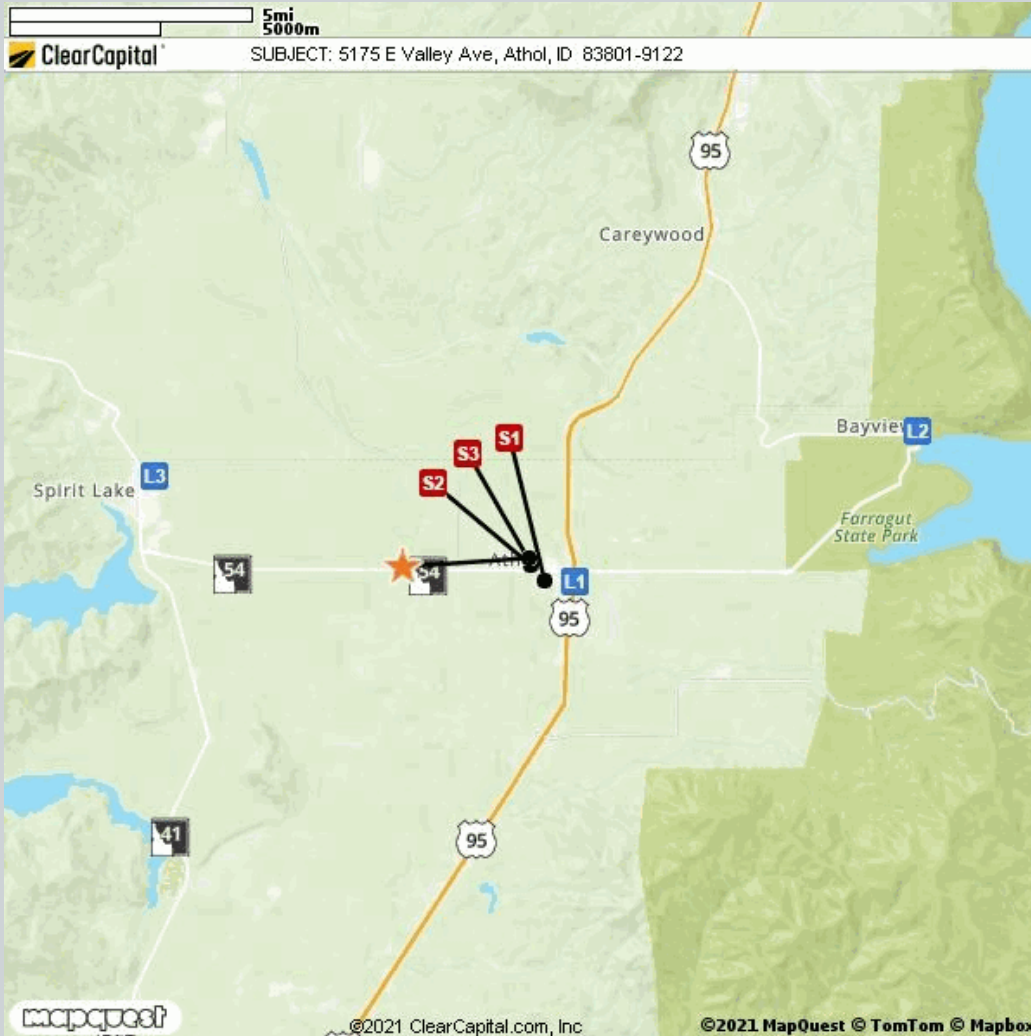
Address ★ 5175 E Valley Avenue, Athol, ID 83801

Loan Number 45256

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5175 E Valley Avenue, Athol, ID 83801	--	Parcel Match
L1 Listing 1	29655 N 7th, Athol, ID 83801	0.90 Miles ¹	Parcel Match
L2 Listing 2	16277 E 4th, Bayview, ID 83803	7.19 Miles ¹	Parcel Match
L3 Listing 3	32550 N 5th, Spirit Lake, ID 83869	7.25 Miles ¹	Parcel Match
S1 Sold 1	30150 N 2nd, Athol, ID 83801	0.52 Miles ¹	Parcel Match
S2 Sold 2	30550 N Meadow St, Athol, ID 83801	0.14 Miles ¹	Parcel Match
S3 Sold 3	30570 N Meadow St, Athol, ID 83801	0.12 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	Theresa Waldo	Company/Brokerage	Kelly Right Real Estate
License No	SP26251	Address	8044 W. Post St. RATHDRUM ID 83858
License Expiration	04/30/2022	License State	ID
Phone	2086918315	Email	theresawaldo@gmail.com
Broker Distance to Subject	12.84 miles	Date Signed	12/07/2021

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.