

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>	708 Spyglass Way, Eagle, ID 83616	<b>Order ID</b>	8418392	<b>Property ID</b>	33273391
<b>Inspection Date</b>	09/08/2022	<b>Date of Report</b>	09/09/2022		
<b>Loan Number</b>	46244	<b>APN</b>	R2024150665		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Ada		

### Tracking IDs

<b>Order Tracking ID</b>	09.07.22 CS-Citi Update	<b>Tracking ID 1</b>	09.07.22 CS-Citi Update
<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>	\$2,706	<p>The subject is well maintained with no deferred maintenance or repairs noted. The listing and listing photos indicate the subject has been updated with new windows, int/ext paint, carpet, plank flooring, lighting, remodeled bathrooms and kitchen. The subject is located on a corner lot and is not fenced. The mature landscaping is well maintained.</p>	
<b>Assessed Value</b>	\$450,500		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Doors and windows facing the street are closed.)			
<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	<p>Large established neighborhood with houses of varying styles and sizes on mostly standard sized lots. The subdivision is well maintained throughout and is situated on a golf course. Some properties back up to the golf course and others do not. The subject does not back up to or have a view of the golf course.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$450,000 High: \$722,500		
<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
Street Address	708 Spyglass Way	237 Northview	611 N Palmetto Dr	455 Pebble Beach Way
City, State	Eagle, ID	Eagle, ID	Eagle, ID	Eagle, ID
Zip Code	83616	83616	83616	83616
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 <sup>1</sup>	0.36 <sup>1</sup>	0.18 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$553,355	\$650,000	\$659,900
List Price \$	--	\$535,000	\$650,000	\$659,900
Original List Date		07/18/2022	08/19/2022	07/22/2022
DOM · Cumulative DOM	-- · --	52 · 53	20 · 21	48 · 49
Age (# of years)	44	46	38	41
Condition	Good	Good	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	Beneficial ; Mountain	Neutral ; Residential
Style/Design	Split Split-entry	1 Story Ranch	Split Split-entry	Split Tri-level
# Units	1	1	1	1
Living Sq. Feet	1,186	1,472	1,178	1,556
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	572	--	1,052	783
Pool/Spa	--	--	Spa - Yes	--
Lot Size	.25 acres	.18 acres	0.26 acres	0.19 acres
Other	None	None	None	None

\* Listing 2 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.

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

**Listing 1** Remodeled throughout. Adjusted for GLA and basement. It was necessary to use a single story due to the lack of available split-entry, tri-level, and single story with below grade properties.

**Listing 2** RV parking, fully fenced. Recent updates throughout including bathroom, hardwood flooring, HVAC, tankless water heater, overhead garage door, cedar fence, and new driveway and walk-way. Adjusted for basement, age, and view. Most similar due to GLA.

**Listing 3** Remodeled throughout with new counters, cabinets, appliances, flooring, remodeled bathrooms, new fence, interior/exterior paint, lighting, roof, HVAC, windows, lifetime siding. Located in the same subdivision as the subject.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	708 Spyglass Way	1182 N Eagle Hills Way	669 Spyglass Way	694 N Palmetto Dr
<b>City, State</b>	Eagle, ID	Eagle, ID	Eagle, ID	Eagle, ID
<b>Zip Code</b>	83616	83616	83616	83616
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.08 <sup>1</sup>	0.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$639,999	\$650,000	\$699,900
<b>List Price \$</b>	--	\$599,999	\$650,000	\$699,900
<b>Sale Price \$</b>	--	\$560,000	\$665,900	\$722,500
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/11/2022	08/23/2022	06/03/2022
<b>DOM · Cumulative DOM</b>	-- · --	62 · 62	33 · 33	57 · 57
<b>Age (# of years)</b>	44	43	44	38
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential
<b>Style/Design</b>	Split Split-entry	Split Split-entry	2 Stories Tri-level	2 Stories Tri-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,186	1,570	1,598	1,455
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	572	1,570	720	759
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.25 acres	0.23 acres	0.25 acres	0.21 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$87,000	-\$77,200	-\$65,500
<b>Adjusted Price</b>	--	\$473,000	\$588,700	\$657,000

\* Sold 3 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** Newer appliances, roof, HVAC, and exterior paint. Adjust for GLA, basement, garage, view, and condition. Located in the same subdivision as the subject.
- Sold 2** Granite counters, upgraded stainless steel appliances. Updated master bathroom Laminate wood flooring throughout. Wainscoting and shiplap accents. New roof in 2014. New water heater in 2020. Located in the same subdivision as the subject. Adjusted for GLA, basement and view.
- Sold 3** Recently renovated inside and out. LVP and tile flooring, solid surface counters, RV parking. Located in the subdivision attached to the subject's. Adjusted for GLA, basement, age, and depreciation. Indicated as the most similar due to GLA and updates even though the subject's indicated value is lower.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject has been listed twice. It sold 09/10/2021 MLS #98817268. It was recently listed and the listing was cancelled 09/07/2022 MLS #98832648.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		1					
<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>
08/31/2021	\$459,900	02/22/2022	\$589,900	Sold	09/10/2021	\$450,000	MLS
02/22/2022	\$650,000	--	--	Cancelled	09/07/2022	\$589,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$536,000	\$536,000
<b>Sales Price</b>	\$528,000	\$528,000
<b>30 Day Price</b>	\$512,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to the subject's split-entry design and a lack of similar available comps, it was necessary to expand parameters, including GLA and style to find properties. The inventory is increasing, and the demand is slowing. The days on market are increasing with price reductions, and concessions being offered. There is currently no REO activity. The market has decreased 5.2% since June 2022. This report is not intended to meet the Uniform Standards of Professional Appraisal Practice. This broker's price opinion is not intended to be an appraisal of the market value of the property, and that if an appraisal is desired, the services of a licensed or certified appraiser should be obtained by a licensee licensed under the Idaho real estate appraisers act, chapter 41 title 54 Idaho Code.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The value variance is due to a -1.3% market decrease over the last 6 months. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 237 Northview  
Eagle, ID 83616



Front

**L2** 611 N Palmetto Dr  
Eagle, ID 83616



Front

**L3** 455 Pebble Beach Way  
Eagle, ID 83616



Front



## Sales Photos

**S1** 1182 N Eagle Hills Way  
Eagle, ID 83616



Front

**S2** 669 Spyglass Way  
Eagle, ID 83616



Front

**S3** 694 N Palmetto Dr  
Eagle, ID 83616



Front

### ClearMaps Addendum

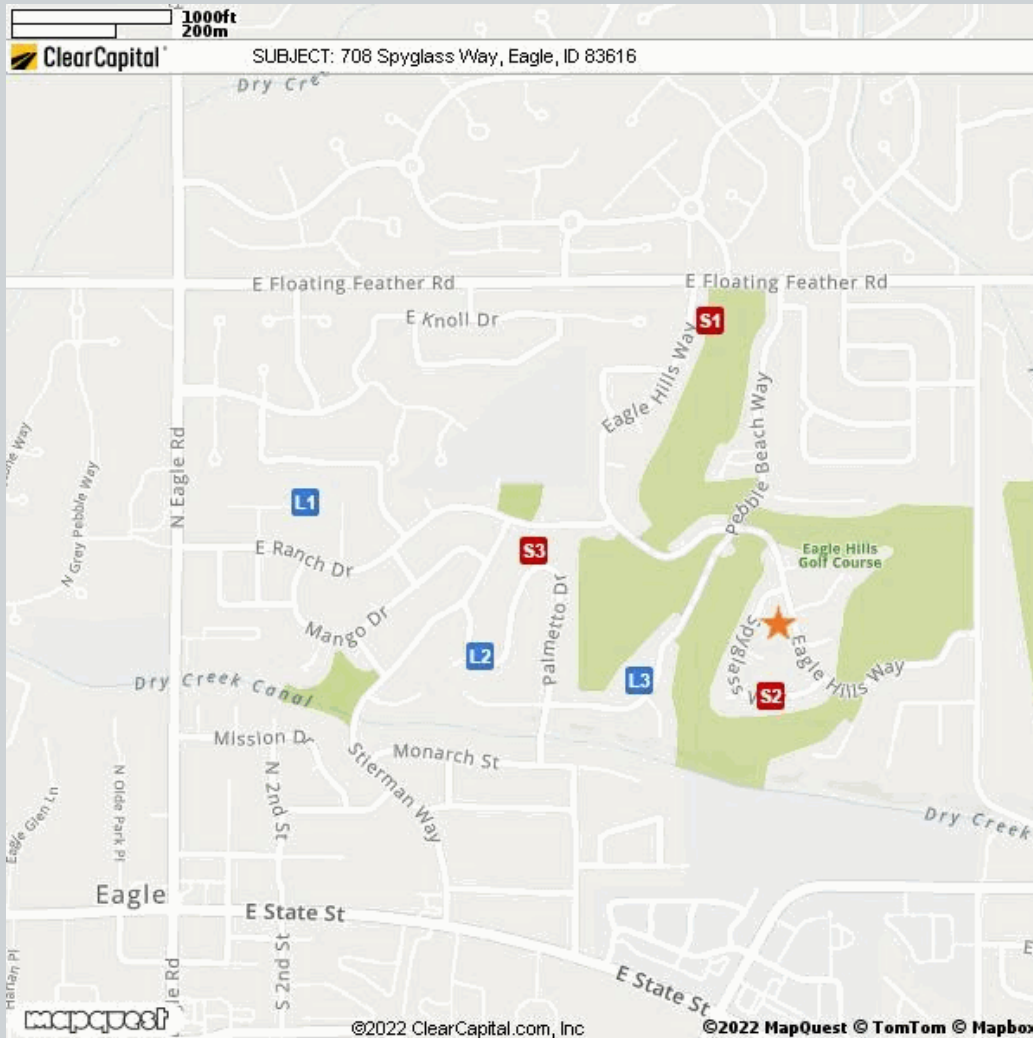
**Address** ★ 708 Spyglass Way, Eagle, ID 83616

**Loan Number** 46244

**Suggested List** \$536,000

**Suggested Repaired** \$536,000

**Sale** \$528,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	708 Spyglass Way, Eagle, ID 83616	--	Parcel Match
L1 Listing 1	237 Northview, Eagle, ID 83616	0.60 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	611 N Palmetto Dr, Eagle, ID 83616	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	455 Pebble Beach Way, Eagle, ID 83616	0.18 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1182 N Eagle Hills Way, Eagle, ID 83616	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	669 Spyglass Way, Eagle, ID 83616	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	694 N Palmetto Dr, Eagle, ID 83616	0.31 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>	Angela Gale	<b>Company/Brokerage</b>	A & R Enterprises LLC dba A & R Realty
<b>License No</b>	DB22965	<b>Address</b>	12000 W Fairview Ave #F202 Boise ID 83713
<b>License Expiration</b>	08/31/2023	<b>License State</b>	ID
<b>Phone</b>	2088672526	<b>Email</b>	angela.galere@gmail.com
<b>Broker Distance to Subject</b>	5.48 miles	<b>Date Signed</b>	09/08/2022

*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.**