

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>	2827 W Fairway Place, Coeur D Alene, ID 83815	<b>Order ID</b>	8418392	<b>Property ID</b>	33273392
<b>Inspection Date</b>	09/08/2022	<b>Date of Report</b>	09/08/2022		
<b>Loan Number</b>	47852	<b>APN</b>	C27000020050		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kootenai		

### 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>	LEONARD B MYERS	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,723	no address on home, located with GPS, Google maps, and Plat. old notice on door, and seems to not have been updated, has an extra garage.	
<b>Assessed Value</b>	\$494,576		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (locked doors.)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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	older area with many different types of homes. Located within 1 mile of schools, shopping, and services. Conforms to the area.	
<b>Sales Prices in this Neighborhood</b>	Low: \$440,000 High: \$825,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2827 W Fairway Place	2863 W Masters Dr	2856 W Masters Dr	3290 W Fairway Dr
<b>City, State</b>	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
<b>Zip Code</b>	83815	83815	83815	83815
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.09 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$565,000	\$675,000	\$774,900
<b>List Price \$</b>	--	\$565,000	\$675,000	\$774,900
<b>Original List Date</b>		05/12/2022	08/05/2022	07/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	119 · 119	34 · 34	69 · 69
<b>Age (# of years)</b>	48	47	48	56
<b>Condition</b>	Average	Average	Average	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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,272	1,210	1,152	1,216
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	4 · 2	5 · 3	3 · 3
<b>Total Room #</b>	7	8	9	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 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>	1,032	1,210	1,152	1,216
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.22 acres	.29 acres	.28 acres	.4 acres
<b>Other</b>	extra garage	none	extra garage	none

\* Listing 1 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** Comp is smaller, conforms to the area, less bathrooms, and the main difference may be inside upgrades. no noted major repairs.

**Listing 2** Comp is smaller, conforms to the area, more maintained, and more updated, has an extra garage and the lot is well maintained.

**Listing 3** Comp is more updated. conforms to the area and seems to be updated, no noted major repairs. The main difference may be inside upgrades.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2827 W Fairway Place	2882 W Masters Pl	2462 W Canyon Dr	2391 W Canyon Dr
<b>City, State</b>	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
<b>Zip Code</b>	83815	83815	83815	83815
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.48 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$565,000	\$539,900	\$849,900
<b>List Price \$</b>	--	\$565,000	\$539,900	\$849,900
<b>Sale Price \$</b>	--	\$500,000	\$575,000	\$750,000
<b>Type of Financing</b>	--	Fha	Conventional	Cash
<b>Date of Sale</b>	--	08/01/2022	03/07/2022	07/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	48 · 48	67 · 67	70 · 70
<b>Age (# of years)</b>	48	48	48	51
<b>Condition</b>	Average	Average	Average	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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,272	1,348	1,188	1,313
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	6 · 4	4 · 2	4 · 3
<b>Total Room #</b>	7	10	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	1032	1,348	1,188	1,313
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.22 acres	.36 acres	.33 acres	.57 acres
<b>Other</b>	extra garage	none	none	none
<b>Net Adjustment</b>	--	-\$760	+\$10,840	-\$29,660
<b>Adjusted Price</b>	--	\$499,240	\$585,840	\$720,340

\* 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** Comp is larger, more bathrooms, conforms to the area and about the same condition. No extra garage. Adjustments: GLA -2280, bathroom -3000, garage 4000, basement -9480, shop 10000.
- Sold 2** comp is about the same size, seems to be maintained, some updates have been completed, the main difference maybe inside upgrades. Adjustments: GLA 2520, bathroom 3000, basement -4680, shop 10000.
- Sold 3** Comp is larger, conforms to the area, more updated and more maintained, the main difference may be the inside upgrades. Adjustments: GLA -1230, basement -8430, extra garage 10000, condition -30000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			no other MLS data other than the one sold in the last 12 months.				
<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>
01/14/2022	\$585,000	01/15/2022	\$585,000	Sold	03/03/2022	\$580,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$595,000	\$595,000
<b>Sales Price</b>	\$590,000	\$590,000
<b>30 Day Price</b>	\$585,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject is an older built home and no noted major repairs, the main difference in the area may be inside upgrades. Due to the season few listings in the area to compare. The search of the area was conducted of 20% GLA, 10 miles, 180 DOM, and 10 Years. Needed to expand the search. The comps used in this order are the most like the subject. The pandemic is affecting the listings in the area, with few listings to compare, however, the sold comps are staying steady. Many homes are selling for more than the list price due to the lack of comps in the area listed. Due to the lack of comps may of not been able to bracket the listing values. This is a non-disclosure state, and the land value is set by the county assessment information.</p>		

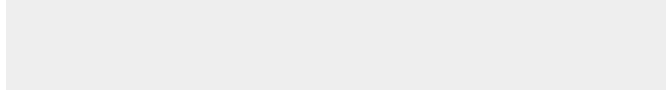
### Clear Capital Quality Assurance Comments Addendum

**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.

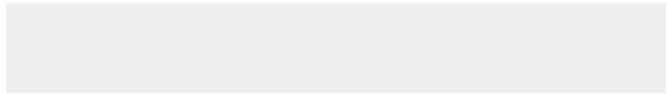
### Subject Photos



Front



No address on the home, new home. located with GPS, Google, and plat.



Address Verification



Side



Side



Street



Other

## Subject Photos



Other



## Listing Photos

**L1** 2863 W Masters Dr  
Coeur D Alene, ID 83815



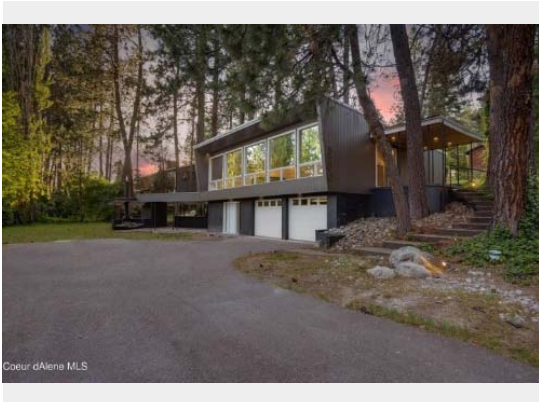
Front

**L2** 2856 W Masters Dr  
Coeur D Alene, ID 83815



Front

**L3** 3290 W Fairway Dr  
Coeur D Alene, ID 83815



Front

## Sales Photos

**S1** 2882 W Masters Pl  
Coeur D Alene, ID 83815



Front

**S2** 2462 W Canyon Dr  
Coeur D Alene, ID 83815



Front

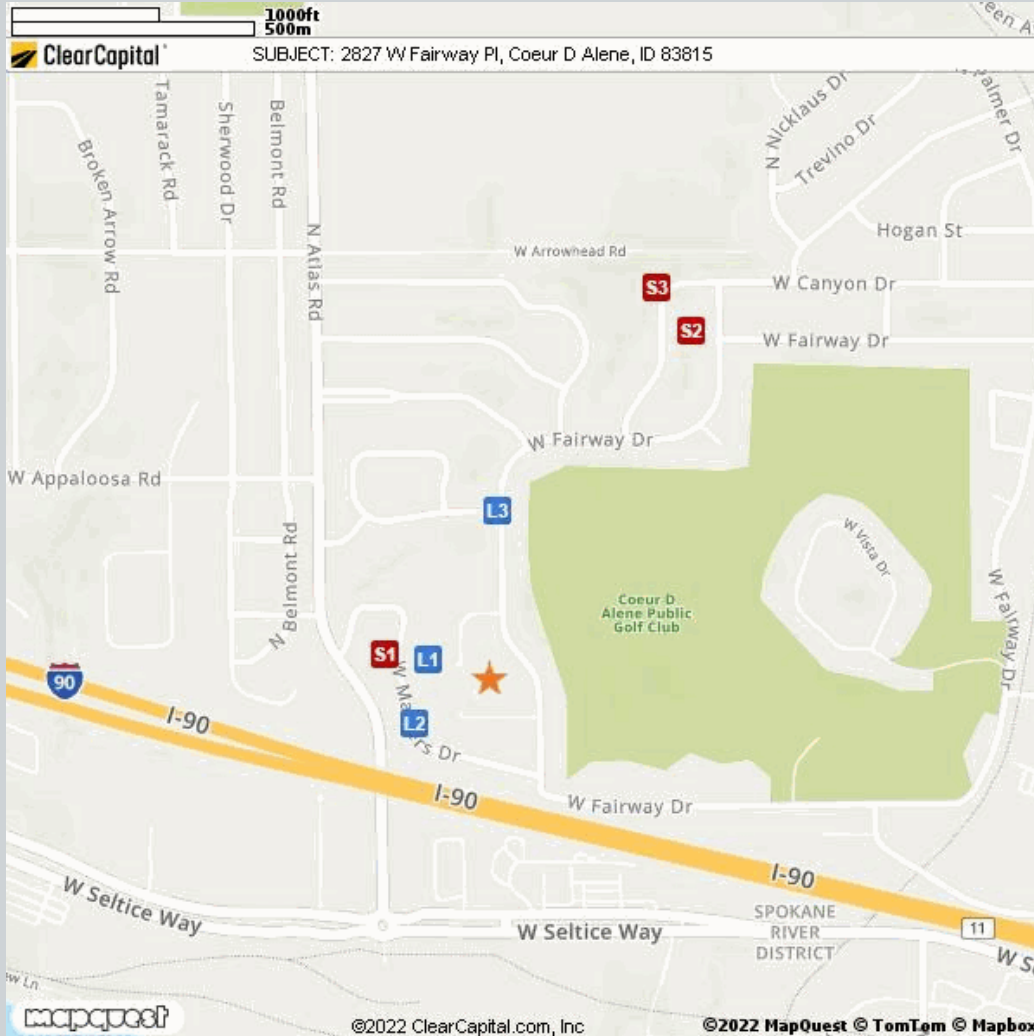
**S3** 2391 W Canyon Dr  
Coeur D Alene, ID 83815



Front

### ClearMaps Addendum

**Address** ★ 2827 W Fairway Place, Coeur D Alene, ID 83815  
**Loan Number** 47852      **Suggested List** \$595,000      **Suggested Repaired** \$595,000      **Sale** \$590,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2827 W Fairway Place, Coeur D Alene, ID 83815	--	Parcel Match
L1 Listing 1	2863 W Masters Dr, Coeur D Alene, ID 83815	0.07 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2856 W Masters Dr, Coeur D Alene, ID 83815	0.09 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3290 W Fairway Dr, Coeur D Alene, ID 83815	0.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2882 W Masters Pl, Coeur D Alene, ID 83815	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2462 W Canyon Dr, Coeur D Alene, ID 83815	0.48 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2391 W Canyon Dr, Coeur D Alene, ID 83815	0.50 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>	Janet Ratzlaff	<b>Company/Brokerage</b>	Ratzlaff Investment Estates
<b>License No</b>	AB42864	<b>Address</b>	4879 E 16Th Post Falls ID 83854
<b>License Expiration</b>	10/31/2022	<b>License State</b>	ID
<b>Phone</b>	2087554699	<b>Email</b>	janratzlaff@gmail.com
<b>Broker Distance to Subject</b>	2.92 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.**