

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	1127 Patriot Street, Billings, MT 59105	Order ID	8418392	Property ID	33273740
Inspection Date	09/16/2022	Date of Report	09/19/2022		
Loan Number	47928	APN	03103321312070000		
Borrower Name	Champery Rental REO LLC	County	Yellowstone		

Tracking IDs

Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY RENTAL REO LLC	Condition Comments	
R. E. Taxes	\$1,562	Property appears to be in decent condition, however there is some brush and debris piled on the side of the house. If that was cleaned, the overall condition would look much better.	
Assessed Value	\$200,104		
Zoning Classification	N3 Suburban		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Great heights location, quiet street. Big lots	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$450,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1127 Patriot Street	550 Alkali Creek Rd	83 W Antelope Trail	626 Constitution Ave
City, State	Billings, MT	Billings, MT	Billings, MT	Billings, MT
Zip Code	59105	59105	59105	59105
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.84 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$389,900	\$415,000
List Price \$	--	\$330,000	\$389,900	\$399,000
Original List Date		08/29/2022	09/08/2022	08/18/2022
DOM · Cumulative DOM	-- · --	18 · 21	8 · 11	29 · 32
Age (# of years)	43	46	42	37
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 Split Level	Split split level	Split bi level split	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,100	1,318	1,109	1,383
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 3	5 · 2
Total Room #	5	5	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	89%	0%	100%	75%
Basement Sq. Ft.	475	--	936	807
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	.25 acres	.20 acres	.22 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 Listing 1 is the most comparable in layout, size, area and lot size.

Listing 2 Listing is close to subject, similar in age, layout, size and lot sq ft.

Listing 3 Listing three is most unlike the subject, with just being a rancher. It is a little newer, but lot size and sq ft are similar.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1127 Patriot Street	1306 Paul Revere St	480 Declaration Ave	1175 Keno St
City, State	Billings, MT	Billings, MT	Billings, MT	Billings, MT
Zip Code	59105	59105	59105	59105
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.23 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$304,900	\$340,000
List Price \$	--	\$325,000	\$299,900	\$340,000
Sale Price \$	--	\$355,000	\$295,000	\$345,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/01/2022	11/12/2021	08/18/2022
DOM · Cumulative DOM	-- · --	3 · 44	14 · 60	2 · 36
Age (# of years)	43	39	39	43
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 Split Level	1 Story split level	Split tri level	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,100	1,044	1,100	1,212
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	5	6
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)	89%	75%	100%	100%
Basement Sq. Ft.	475	968	528	624
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	.22 acres	.22 acres	.22 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	\$0	\$0
Adjusted Price	--	\$350,000	\$295,000	\$345,000

* 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 Similar in age, area and lot size. Adjusting for bigger basement sq ft.

Sold 2 Most alike in layout, size, split sq ft, area, lot size. No adjustments deemed necessary

Sold 3 Similar in age, size, sq ft and location. No adjustments deemed necessary

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property appears to have been sold in the last 12 months off market. No data found on it.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$320,000	\$320,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
Believe this property will sell quickly. Property is in good location and in good condition, but could use the brush cleaned up outside.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.84 miles and the sold comps closed within the last 10 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Front



Address Verification



Side



Side



Street

Listing Photos

L1 550 Alkali Creek RD
Billings, MT 59105



Front

L2 83 W Antelope Trail
Billings, MT 59105



Front

L3 626 Constitution Ave
Billings, MT 59105



Front

Sales Photos

S1 1306 Paul Revere ST
Billings, MT 59105



Front

S2 480 Declaration AVE
Billings, MT 59105



Front

S3 1175 Keno ST
Billings, MT 59105



Front

ClearMaps Addendum

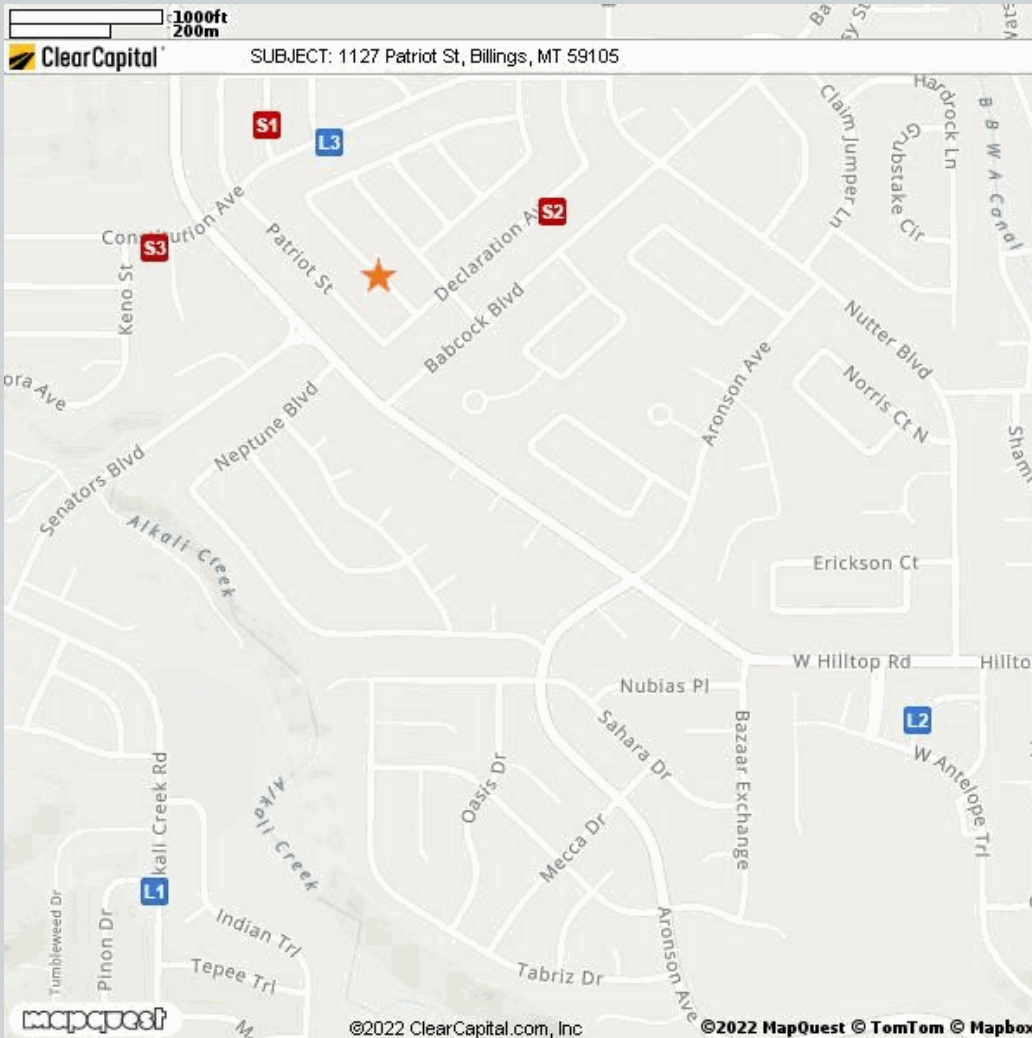
Address ★ 1127 Patriot Street, Billings, MT 59105

Loan Number 47928

Suggested List \$320,000

Suggested Repaired \$320,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1127 Patriot Street, Billings, MT 59105	--	Parcel Match
L1 Listing 1	550 Alkali Creek Rd, Billings, MT 59105	0.77 Miles ¹	Parcel Match
L2 Listing 2	83 W Antelope Trail, Billings, MT 59105	0.84 Miles ¹	Parcel Match
L3 Listing 3	626 Constitution Ave, Billings, MT 59105	0.17 Miles ¹	Parcel Match
S1 Sold 1	1306 Paul Revere St, Billings, MT 59105	0.22 Miles ¹	Parcel Match
S2 Sold 2	480 Declaration Ave, Billings, MT 59105	0.23 Miles ¹	Parcel Match
S3 Sold 3	1175 Keno St, Billings, MT 59105	0.26 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	Katie Klaus	Company/Brokerage	4 Seasons Real Estate
License No	REE-RBS-LIC-79358	Address	626 Avenue D Billings MT 59102
License Expiration	10/31/2022	License State	MT
Phone	4062200272	Email	katie@katieklaus.com
Broker Distance to Subject	2.67 miles	Date Signed	09/16/2022

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

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.