

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>	5581 E Parks Road, Athol, ID 83801	<b>Order ID</b>	8011406	<b>Property ID</b>	32263877
<b>Inspection Date</b>	03/03/2022	<b>Date of Report</b>	03/04/2022		
<b>Loan Number</b>	47983	<b>APN</b>	53N03W212900		
<b>Borrower Name</b>	Hollyvale Rental Holdings LLC	<b>County</b>	Kootenai		

### Tracking IDs

<b>Order Tracking ID</b>	03.01.22_BPOa	<b>Tracking ID 1</b>	03.01.22_BPOa
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Nafe Thomas Lee Sr	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,979	Had to drive up the neighbor driveway to see the subject through the trees	
<b>Assessed Value</b>	\$328,051		
<b>Zoning Classification</b>	County-RUR - Rura		
<b>Property Type</b>	Manuf. Home		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$15,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$15,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Not Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	gravel road not maintained MFG on 5 acre lots. Commercial property at the start of the street both sides	
<b>Sales Prices in this Neighborhood</b>	Low: \$425,000 High: \$850,000		
<b>Market for this type of property</b>	Increased 20 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5581 E Parks Road	1970 N Paradise Rd	11974 N Bruss Rd	9221 E Howard Rd
<b>City, State</b>	Athol, ID	Rathdrum, ID	Rathdrum, ID	Athol, ID
<b>Zip Code</b>	83801	83858	83858	83801
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	15.00 <sup>2</sup>	15.57 <sup>1</sup>	3.07 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$425,000	\$665,000	\$825,000
<b>List Price \$</b>	--	\$425,000	\$665,000	\$825,000
<b>Original List Date</b>		11/08/2021	01/12/2022	01/18/2022
<b>DOM · Cumulative DOM</b>	-- · --	116 · 116	51 · 51	45 · 45
<b>Age (# of years)</b>	26	19	26	17
<b>Condition</b>	Average	Average	Average	Average
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story MFG	1 Story MFG	1 Story MFG	1 Story MFG
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,848	1,566	2,128	2,680
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	10. acres	2.89 acres	10.18 acres	5. acres
<b>Other</b>	NONE	NONE	new 30x50 shop	40 x 30 shop

\* 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.

### Current Listings - Cont.

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

- Listing 1** SUPERIOR TO SUBJECT SUBJECT HAS 2 BLUE TARPS AT BOTH ENDS OF THE HOME NO SHOP INSIDE CONDITION IS UNKNOWN totally remodeled home sits on nearly 3 parked out and private acres. home was just totally remodeled and has a new roof, new paint in and out, new carpet, and all new stainless steel appliances: sale pending
- Listing 2** SUPERIOR TO SUBJECT SUBJECT HAS 2 BLUE TARPS AT BOTH ENDS OF THE HOME NO SHOP INSIDE CONDITION IS UNKNOWN 2,128 SF with 4 bedrooms, 2 baths, vaulted ceilings,new 30x50 shop with a 20x30 second story above, a new 12x16 gazebo on a concrete slab, 12x20 garden shed with fenced in garden, 8x12 chicken coop : sale pending
- Listing 3** SUPERIOR TO SUBJECT SUBJECT HAS 2 BLUE TARPS AT BOTH ENDS OF THE HOME NO SHOP INSIDE CONDITION IS UNKNOWN 140 x 30 shop includes 3 fenced dog kennels. Interior amenities include huge pantry, 2 hot water heaters, pellet stove, backup generator that's hard-wired to the house.: sale pending

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5581 E Parks Road	15150 W Stub Ave	30593 N Red Fir Rd	9569 E Howard Rd
<b>City, State</b>	Athol, ID	Rathdrum, ID	Athol, ID	Athol, ID
<b>Zip Code</b>	83801	83858	83801	83801
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	16.18 <sup>1</sup>	2.96 <sup>1</sup>	3.24 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Other	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$523,000	\$620,000	\$550,000
<b>List Price \$</b>	--	\$523,000	\$620,000	\$550,000
<b>Sale Price \$</b>	--	\$523,000	\$620,000	\$550,000
<b>Type of Financing</b>	--	Cash	Cash	Conventional Loan
<b>Date of Sale</b>	--	11/17/2021	09/09/2021	09/03/2021
<b>DOM · Cumulative DOM</b>	-- · --	20 · 20	94 · 94	43 · 43
<b>Age (# of years)</b>	26	26	27	23
<b>Condition</b>	Average	Average	Average	Average
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story MFG	1 Story MFG	1 Story MFG	1 Story MFG
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,848	1,792	1,680	1,860
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	8	7	7
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	10. acres	7.7 acres	10 acres	12.16 acres
<b>Other</b>	NONE	Shop Size: 25x25	Shop Size: 24'x60	Barn
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$523,000	\$620,000	\$550,000

\* Sold 1 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** SUPERIOR TO SUBJECT SUBJECT HAS 2 BLUE TARPS AT BOTH ENDS OF THE HOME NO SHOP INSIDE CONDITION IS UNKNOWN Sold within days of listing no info on home
- Sold 2** SUPERIOR TO SUBJECT SUBJECT HAS 2 BLUE TARPS AT BOTH ENDS OF THE HOME NO SHOP INSIDE CONDITION IS UNKNOWN 1680 square foot Marlette mobile home, built in 1995, has two masters & an office/den off the dining room. Living room, dining & kitchen feature open floorplan, vaulted ceilings, solid oak cabinets through home with 4 lazy-Susan's & breakfast bar in the kitchen. Laundry room opens onto 12'x22' concrete patio in back yard. Water feature. Separate 24'x60' insulated garage/shop. Has 3 tall roll-up doors, work benches, 220 power & large woodstove. Has no photo in MLS
- Sold 3** SUPERIOR TO SUBJECT SUBJECT HAS 2 BLUE TARPS AT BOTH ENDS OF THE HOME NO SHOP INSIDE CONDITION IS UNKNOWN Features 2 shops, a 60' x 40' with lean-to and a 20' x 40' and a riding arena and partial fencing for horses. Also has separate covered RV parking

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no history			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$523,000	\$540,000
<b>Sales Price</b>	\$523,000	\$540,000
<b>30 Day Price</b>	\$523,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>our inventory is very low on this type of property and values are up due to the lack of inventory and out of state buyers Inside condition is unknown but looks to need a roof. Our listing are not lasting 30 days on the market at this time. If the powerline run the back of the property or cross the back of the property value could be less as you can not build back there. Most the value is in the land as 10 ac is very hard to find</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



Address Verification



Side



Side



Street



Street



### Subject Photos



Street



Other



Other



Other

## Listing Photos

**L1** 1970 N PARADISE RD  
Rathdrum, ID 83858



Front

**L2** 11974 N BRUSS RD  
Rathdrum, ID 83858



Front

**L3** 9221 E HOWARD RD  
Athol, ID 83801



Front

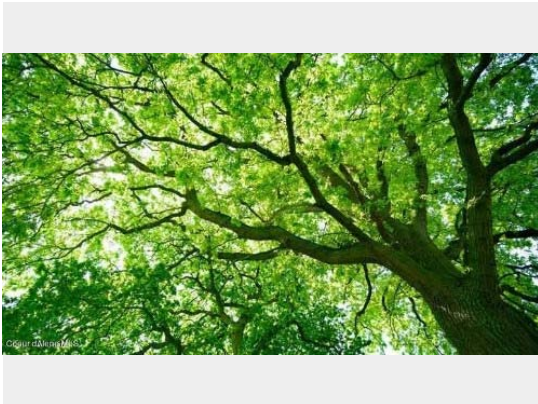
## Sales Photos

**S1** 15150 W STUB AVE  
Rathdrum, ID 83858



Front

**S2** 30593 N RED FIR RD  
Athol, ID 83801



Front

**S3** 9569 E HOWARD RD  
Athol, ID 83801



Front

### ClearMaps Addendum

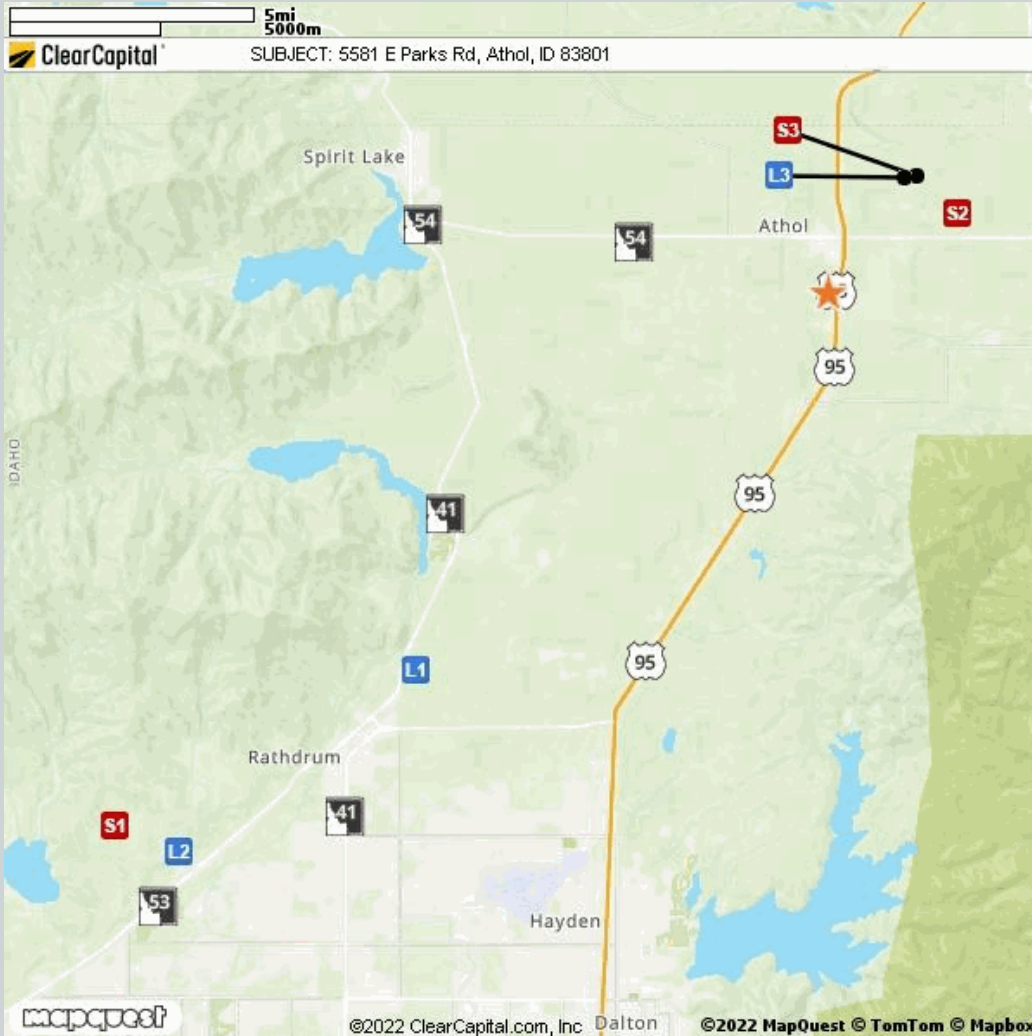
**Address** ★ 5581 E Parks Road, Athol, ID 83801

**Loan Number** 47983

**Suggested List** \$523,000

**Suggested Repaired** \$540,000

**Sale** \$523,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5581 E Parks Road, Athol, ID 83801	--	Parcel Match
L1 Listing 1	1970 N Paradise Rd, Rathdrum, ID 83858	15.00 Miles <sup>2</sup>	Unknown Street Address
L2 Listing 2	11974 N Bruss Rd, Rathdrum, ID 83858	15.57 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9221 E Howard Rd, Athol, ID 83801	3.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	15150 W Stub Ave, Rathdrum, ID 83858	16.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	30593 N Red Fir Rd, Athol, ID 83801	2.96 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9569 E Howard Rd, Athol, ID 83801	3.24 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Kristen Red Vozza	<b>Company/Brokerage</b>	Kelly Right /Real Estate By RED Inc.
<b>License No</b>	SP27606	<b>Address</b>	1212 W Dolan Rd Rathrum ID 83858
<b>License Expiration</b>	04/30/2023	<b>License State</b>	ID
<b>Phone</b>	2088182369	<b>Email</b>	realestatebyred208@gmail.com
<b>Broker Distance to Subject</b>	7.47 miles	<b>Date Signed</b>	03/04/2022

*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.**