

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>	1938 N 7th Street, Coeur D Alene, ID 83814	<b>Order ID</b>	8418392	<b>Property ID</b>	33273390
<b>Inspection Date</b>	09/08/2022	<b>Date of Report</b>	09/09/2022		
<b>Loan Number</b>	48618	<b>APN</b>	C0810004009A		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kootenai		

<b>Tracking IDs</b>					
<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>	The subject has been updated since purchased, conforms to the area and no noted major repairs. The main difference in the properties in the area are the updates. Many older homes in the area. The MLS states that the home did need some TLC before when last purchase. MLS sheets uploaded. The MLS combines the Basement and the above ground GLA for the total shown on the MLS.
<b>R. E. Taxes</b>	\$1,292		
<b>Assessed Value</b>	\$268,459		
<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>	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>	The area has shown a little slow down and many homes are staying on the market longer than before. Located within 1 mile of schools, shopping, and services.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$365,000 High: \$1,300,000		
<b>Market for this type of property</b>	Increased 25 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1938 N 7th Street	1412 N 7th St	702 N 20th St	842 N 22nd Pl.
City, State	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
Zip Code	83814	83814	83814	83814
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 <sup>1</sup>	1.40 <sup>1</sup>	1.33 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$559,000	\$575,000
List Price \$	--	\$464,900	\$559,000	\$575,000
Original List Date		07/22/2022	07/29/2022	09/05/2022
DOM · Cumulative DOM	-- · --	48 · 49	41 · 42	3 · 4
Age (# of years)	70	66	66	52
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,042	1,000	1,223	894
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	7	7	8
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,042	680	1,223	864
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	.18 acres	.19 acres	.22 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** Comp has been updated, conforms to the area and the main difference maybe the inside upgrades. Located on the same street.

**Listing 2** Comp is larger, has been updated, conforms to the area and no noted major repairs, the main difference maybe inside upgrades.

**Listing 3** Comp is smaller, has been updated, conforms to the area and there are no noted major repairs. The main difference maybe inside upgrades.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1938 N 7th Street	1328 E Pennsylvania Ave	1024 W Mill Ave	1808 N 7th St
<b>City, State</b>	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
<b>Zip Code</b>	83814	83814	83814	83814
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.16 <sup>1</sup>	1.12 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$560,000	\$575,000	\$599,000
<b>List Price \$</b>	--	\$560,000	\$575,000	\$599,000
<b>Sale Price \$</b>	--	\$490,000	\$499,500	\$513,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	08/17/2022	08/08/2022	08/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	83 · 83	49 · 49	71 · 71
<b>Age (# of years)</b>	70	69	53	68
<b>Condition</b>	Good	Good	Good	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>	1,042	936	936	1,000
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	8	7	7	7
<b>Garage (Style/Stalls)</b>	None	Detached 2 Car(s)	Carport 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	1042	936	936	850
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.13 acres	.15 acres	.23 acres	.22 acres
<b>Other</b>	none	carport	none	none
<b>Net Adjustment</b>	--	+\$5,360	+\$4,360	+\$5,020
<b>Adjusted Price</b>	--	\$495,360	\$503,860	\$518,020

\* 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** Comp has been updated, smaller, conforms to the area and like the subject, no noted major repairs. Adjustments: GLA 3180, bathroom 3000, garage -4000, basement 3180.
- Sold 2** Comp has been updated, conforms to the area and seems to be well maintained. No noted major repairs. Adjustments: GLA 3180, garage -2000, basement 3180.
- Sold 3** Comp has been updated, conforms to the area and there are no noted major repairs. Located on the same street. Adjustments: GLA 1260. garage -2000, basement 5760.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	EXP realty	The subject is currently listed and sold in the last 12 months.					
<b>Listing Agent Name</b>	Todd Tondee						
<b>Listing Agent Phone</b>	208-640-3446						
<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>
02/22/2022	\$400,000	08/23/2022	\$569,900	Sold	03/08/2022	\$421,000	MLS
08/23/2022	\$569,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$525,000	\$525,000
<b>Sales Price</b>	\$518,000	\$518,000
<b>30 Day Price</b>	\$500,000	--
<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 Notes** The value variance is due to a 6.2% market increase 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

## Listing Photos

**L1** 1412 N 7th St  
Coeur D Alene, ID 83814



Front

**L2** 702 N 20th St  
Coeur D Alene, ID 83814



Front

**L3** 842 N 22nd Pl.  
Coeur D Alene, ID 83814



Front



## Sales Photos

**S1** 1328 E Pennsylvania Ave  
Coeur D Alene, ID 83814



Front

**S2** 1024 W Mill Ave  
Coeur D Alene, ID 83814



Front

**S3** 1808 N 7th St  
Coeur D Alene, ID 83814



Front

## ClearMaps Addendum

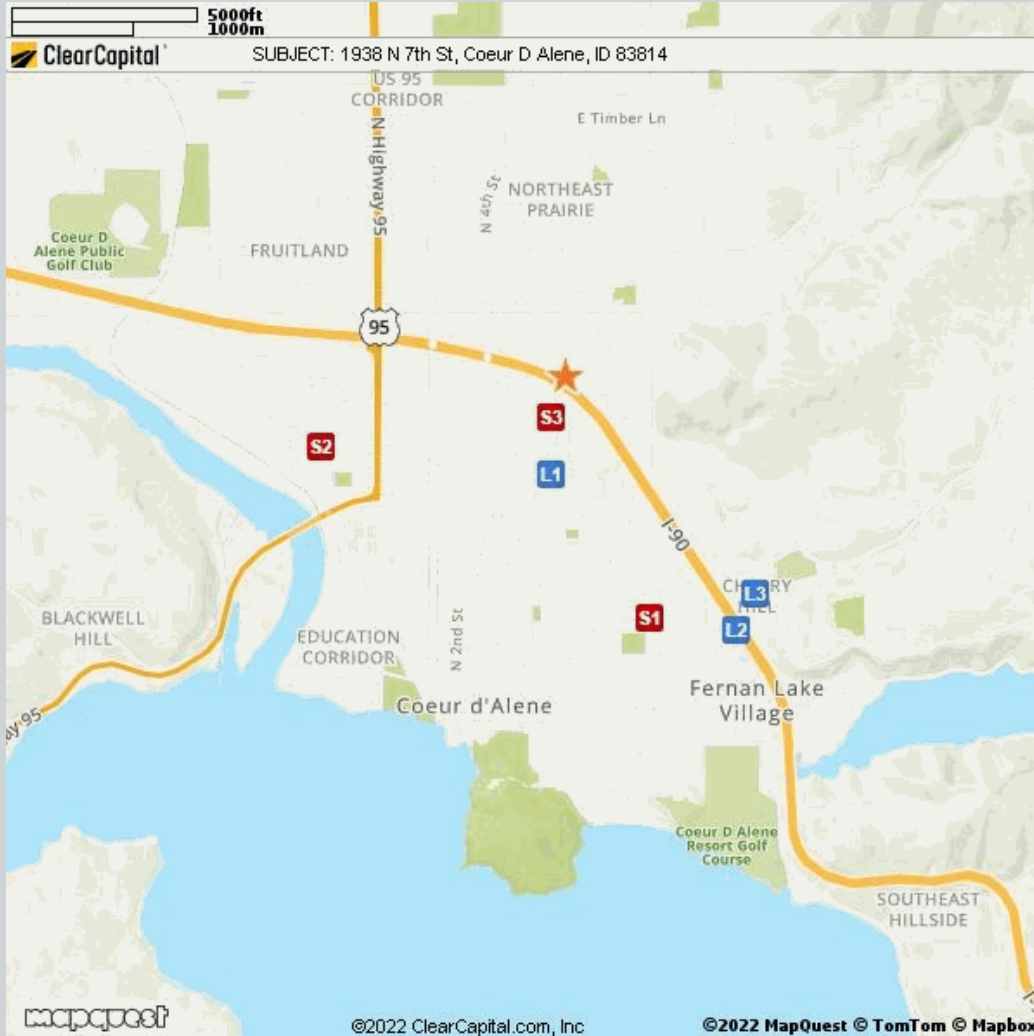
**Address** ★ 1938 N 7th Street, Coeur D Alene, ID 83814

**Loan Number** 48618

**Suggested List** \$525,000

**Suggested Repaired** \$525,000

**Sale** \$518,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1938 N 7th Street, Coeur D Alene, ID 83814	--	Parcel Match
L1 Listing 1	1412 N 7th St, Coeur D Alene, ID 83814	0.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	702 N 20th St, Coeur D Alene, ID 83814	1.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	842 N 22nd Pl., Coeur D Alene, ID 83814	1.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1328 E Pennsylvania Ave, Coeur D Alene, ID 83814	1.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1024 W Mill Ave, Coeur D Alene, ID 83814	1.12 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1808 N 7th St, Coeur D Alene, ID 83814	0.16 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>	janratzloff@gmail.com
<b>Broker Distance to Subject</b>	5.33 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:**

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