

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	4000 E Florence Drive, Meridian, ID 83642	Order ID	8418392	Property ID	33273735
Inspection Date	09/08/2022	Date of Report	09/08/2022		
Loan Number	48748	APN	R1618810200		
Borrower Name	Catamount Properties 2018 LLC	County	Ada		

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	Cornforth Charles F Iv Family Revocable Trust	Condition Comments The subject is well maintained with no deferred maintenance or repairs noted. The lot is fully fenced, and the landscaping is nicely manicured. The neighboring properties are similar in condition and appeal as the subject. The subject's most recent listing indicates the subject has been updated with new interior paint, flooring, light fixtures, kitchen backsplash, and stainless steel appliances.
R. E. Taxes	\$2,390	
Assessed Value	\$336,700	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All the doors visible from the street are closed as are the windows.)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Crossroads 208-323-4022	
Association Fees	\$230 / Year (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Established neighborhood with houses of similar styles and sizes on mostly standard sized lots. The subdivision is well maintained throughout and includes community green spaces.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$419,500 High: \$515,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4000 E Florence Drive	11641 W Gabrielle Ct	985 N Stolle Pl	3591 E Florence Dr
City, State	Meridian, ID	Boise, ID	Meridian, ID	Meridian, ID
Zip Code	83642	83713	83642	83642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.30 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$409,000	\$450,000	\$430,000
List Price \$	--	\$409,000	\$425,000	\$430,000
Original List Date		08/03/2022	08/04/2022	04/28/2022
DOM · Cumulative DOM	-- · --	36 · 36	35 · 35	133 · 133
Age (# of years)	24	26	19	25
Condition	Good	Average	Good	Average
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	Beneficial ; Pastoral
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,426	1,419	1,405	1,549
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	0.16 acres	0.19 acres	0.19 acres
Other	None	None	None	None

* Listing 3 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 New water heater, garbage disposal, and microwave. Newer carpet in the living room. The second bathroom is fully updated. The master bathroom has a new tub. Fully fenced, garden, space, storage shed, RV parking, and mature landscaping. New roof in 2014.

Listing 2 Hardwood in the main areas and new carpet in the bedrooms. New interior paint. Granite counters in the kitchen. New water heater in 2021. Fully fenced, covered patio.

Listing 3 New roof in 2014. New exterior paint in 2019.. New water heater in 2021. Located in the same subdivision as the subject. Backs up to a common green space.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4000 E Florence Drive	994 N Caucus Way	1337 N Highwood Ave	3687 E Eisenhower Dr
City, State	Meridian, ID	Meridian, ID	Boise, ID	Meridian, ID
Zip Code	83642	83642	83713	83642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.27 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$517,750	\$439,000	\$490,000
List Price \$	--	\$439,500	\$439,000	\$490,000
Sale Price \$	--	\$419,500	\$443,000	\$460,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	08/08/2022	07/11/2022	05/27/2022
DOM · Cumulative DOM	-- · --	62 · 62	19 · 19	29 · 29
Age (# of years)	24	24	4	25
Condition	Good	Average	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	Beneficial ; Pastoral	Neutral ; Residential	Beneficial ; Pastoral
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,426	1,746	1,409	1,382
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	0.20 acres	0.01 acres	0.20 acres
Other	None	None	None	None
Net Adjustment	--	-\$27,300	-\$24,500	-\$16,000
Adjusted Price	--	\$392,200	\$418,500	\$444,000

* Sold 1 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Located in the same subdivision as the subject. Mature landscaping. Backs up to a neighborhood common green space.
- Sold 2** Quartz counters, subway tile backsplash, hardwood flooring. The sale includes the washer, dryer, refrigerator, and water softener.
- Sold 3** Located in the same subdivision as the subject. Hardwood flooring, granite counters in the kitchen and both bathrooms. New sprinkler system, New AC in 2020. New roof in 2021. Backs up to a neighborhood common green space.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject's listing was cancelled one day ago and the "for sale" sign is still in the yard. The most recent listing MLS #98846030. Listed 2/25/2022 \$455,000 sold for \$443,000. Original listed again on 6/8/2022for \$525,000 had multiple price drops. Price changed on 8/26/2022 to \$469,900			
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	\$425,000	\$425,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
The subject should be listed as is. 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. 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.		

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

Listing Photos

L1 11641 W Gabrielle Ct
Boise, ID 83713



Front

L2 985 N Stolle Pl
Meridian, ID 83642



Front

L3 3591 E Florence Dr
Meridian, ID 83642



Front

Sales Photos

S1 994 N Caucus Way
Meridian, ID 83642



Front

S2 1337 N Highwood Ave
Boise, ID 83713



Front

S3 3687 E Eisenhower Dr
Meridian, ID 83642



Front

ClearMaps Addendum

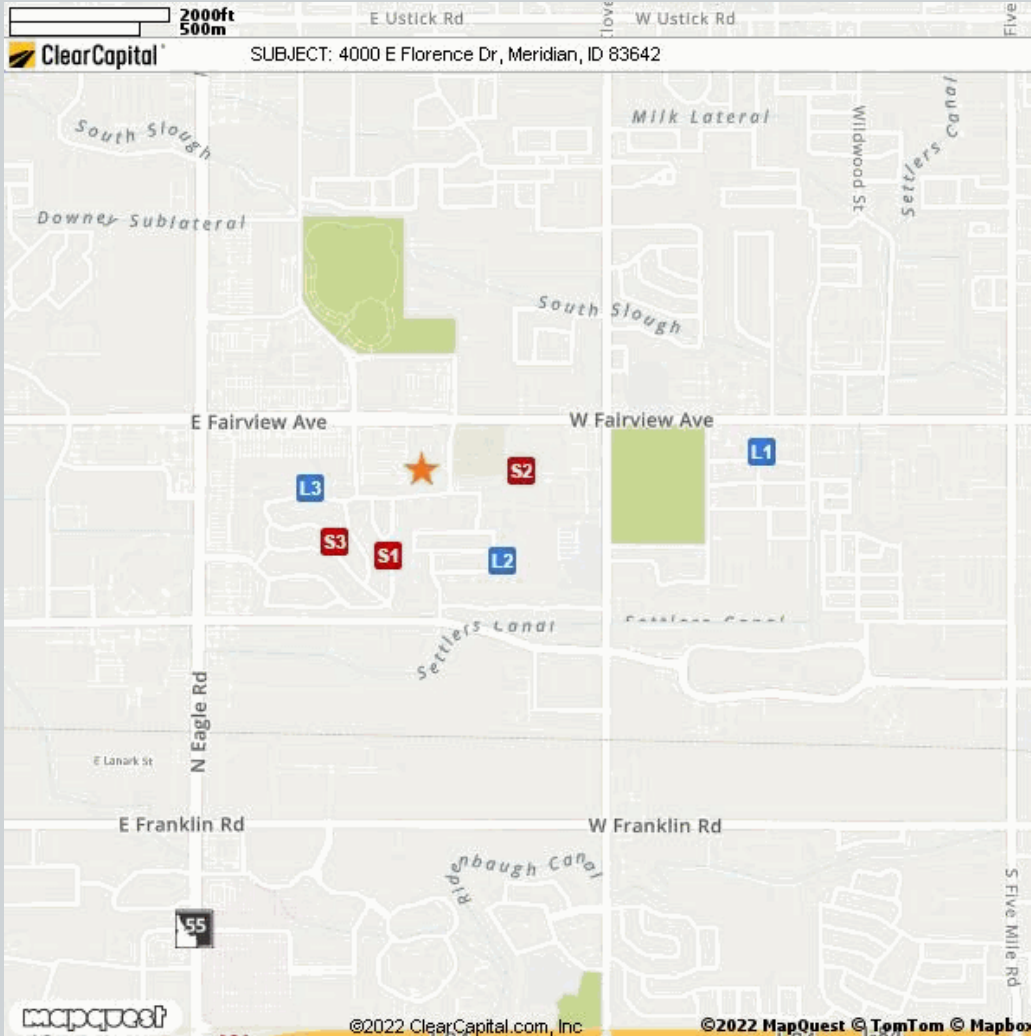
Address ★ 4000 E Florence Drive, Meridian, ID 83642

Loan Number 48748

Suggested List \$425,000

Suggested Repaired \$425,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4000 E Florence Drive, Meridian, ID 83642	--	Parcel Match
L1 Listing 1	11641 W Gabrielle Ct, Boise, ID 83713	0.87 Miles ¹	Parcel Match
L2 Listing 2	985 N Stolle Pl, Meridian, ID 83642	0.30 Miles ¹	Parcel Match
L3 Listing 3	3591 E Florence Dr, Meridian, ID 83642	0.26 Miles ¹	Parcel Match
S1 Sold 1	994 N Caucus Way, Meridian, ID 83642	0.21 Miles ¹	Parcel Match
S2 Sold 2	1337 N Highwood Ave, Boise, ID 83713	0.27 Miles ¹	Parcel Match
S3 Sold 3	3687 E Eisenhower Dr, Meridian, ID 83642	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	Angela Gale	Company/Brokerage	A & R Enterprises LLC dba A & R Realty
License No	DB22965	Address	12000 W Fairview Ave #F202 Boise ID 83713
License Expiration	08/31/2023	License State	ID
Phone	2088672526	Email	angela.galere@gmail.com
Broker Distance to Subject	0.67 miles	Date Signed	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.