

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>	711 Broadway Avenue N, Buhl, ID 83316	<b>Order ID</b>	8153705	<b>Property ID</b>	32607131
<b>Inspection Date</b>	04/27/2022	<b>Date of Report</b>	05/02/2022		
<b>Loan Number</b>	49370	<b>APN</b>	RPB75210180030		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Twin Falls		

Tracking IDs					
<b>Order Tracking ID</b>	04.26.22 BPO	<b>Tracking ID 1</b>	04.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Frates Calvin P Frates Tonyalynn J	<b>Condition Comments</b> Trim needs painting. Chipping and peeling paint on trim.
<b>R. E. Taxes</b>	\$1,336	
<b>Assessed Value</b>	\$160,144	
<b>Zoning Classification</b>	Residential Lots/Tr	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$500	
<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> Located in the City of Buhl on Broadway Street AKA HWY 30. Subject is located in the original townsite of Buhl and all homes are from the 1900's to roughly 1950's. Most are smaller homes and dated.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$145000 High: \$310000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	711 Broadway Avenue N	210 11th Ave N	613 9th Ave	1700 Poplar St
City, State	Buhl, ID	Buhl, ID	Buhl, ID	Buhl, ID
Zip Code	83316	83316	83316	83316
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 <sup>1</sup>	0.10 <sup>1</sup>	0.50 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$195,000	\$259,000	\$259,900
List Price \$	--	\$190,000	\$259,000	\$259,900
Original List Date		02/11/2022	04/19/2022	03/18/2022
DOM · Cumulative DOM	-- · --	44 · 80	11 · 13	22 · 45
Age (# of years)	83	107	81	69
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Historical	1 Story Historical	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	928	788	1,108	896
Bdrm · Bths · ½ Bths	4 · 1	2 · 1	3 · 1	2 · 1
Total Room #	8	6	7	6
Garage (Style/Stalls)	Detached 1 Car	None	Detached 1 Car	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	828	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	.08 acres	.15 acres	.94 acres
Other	--	--	--	--

\* 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** Older dated home on smaller lot. Interior pics show nice and clean but low ceilings. Not as desirable.

**Listing 2** Home has been completely updated. It has a new roof on the house and garage, exterior and interior paint has been updated and refreshed, new carpet, new water heater and new flooring. Most like subject in location and size.

**Listing 3** Much larger lot, house is smaller with only 2 bedroom. Home has been well maintained.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	711 Broadway Avenue N	617 11th Ave N	527 9th	520 13th
City, State	Buhl, ID	Buhl, ID	Buhl, ID	Buhl, ID
Zip Code	83316	83316	83316	83316
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.15 <sup>1</sup>	0.23 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$175,000	\$195,000	\$218,000
List Price \$	--	\$175,000	\$195,000	\$218,000
Sale Price \$	--	\$170,000	\$183,000	\$226,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	11/05/2021	11/23/2021	12/20/2021
DOM · Cumulative DOM	-- · --	81 · 81	90 · 126	46 · 57
Age (# of years)	83	87	105	107
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Historical	1 Story Historical	1 Story Historical	1 Story Historical
# Units	1	1	1	1
Living Sq. Feet	928	970	892	864
Bdrm · Bths · ½ Bths	4 · 1	2 · 1	2 · 1	4 · 2
Total Room #	8	6	6	8
Garage (Style/Stalls)	Detached 1 Car	Carport 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	828	300	396	480
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	.149 acres	.149 acres	0.149 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,000	+\$5,000	-\$20,000
Adjusted Price	--	\$195,000	\$188,000	\$206,000

\* 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.

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

**Sold 1** Basement unfinished and very basic with low ceilings. Deferred maintenance, Kitchen very narrow, house very dated. Only 2 bedroom.

**Sold 2** Very dated home inside, small kitchen, only two bedroom. Home was sold as-is seller making no repairs.

**Sold 3** Has new kitchen, 2 baths vs 1, has two bedrooms down. newer roof, and furnace.

## Subject Sales & Listing History

**Current Listing Status** Not Currently Listed

**Listing Agency/Firm**

**Listing Agent Name**

**Listing Agent Phone**

**# of Removed Listings in Previous 12 Months** 0

**# of Sales in Previous 12 Months** 0

### Listing History Comments

Home last sold 3/12/2020 At the time of sale it had fresh paint and new carpet. A new roof (shingles) were included in the sale according to the listing. The basement has painted concrete walls and carpet on the floor. The home has a detached 1 car garage. The subject is located on Broadway Ave which is AKA HWY 30. Traffic is consistent but not heavy.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$188,000	\$195,000
<b>Sales Price</b>	\$188,000	\$195,000
<b>30 Day Price</b>	\$180,000	--

### Comments Regarding Pricing Strategy

Viewing only from the outside it appears some minor trim painting and basic yard work would make this home very desirable. Home sales in the area are moving at a fast pace. Also, being on Broadway, could be a deterrent for some buyers as the street has consist ant traffic.

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Other

## Sales Photos

**S1** 617 11th Ave N  
Buhl, ID 83316



Other

**S2** 527 9th  
Buhl, ID 83316



Other

**S3** 520 13th  
Buhl, ID 83316



Other

### ClearMaps Addendum

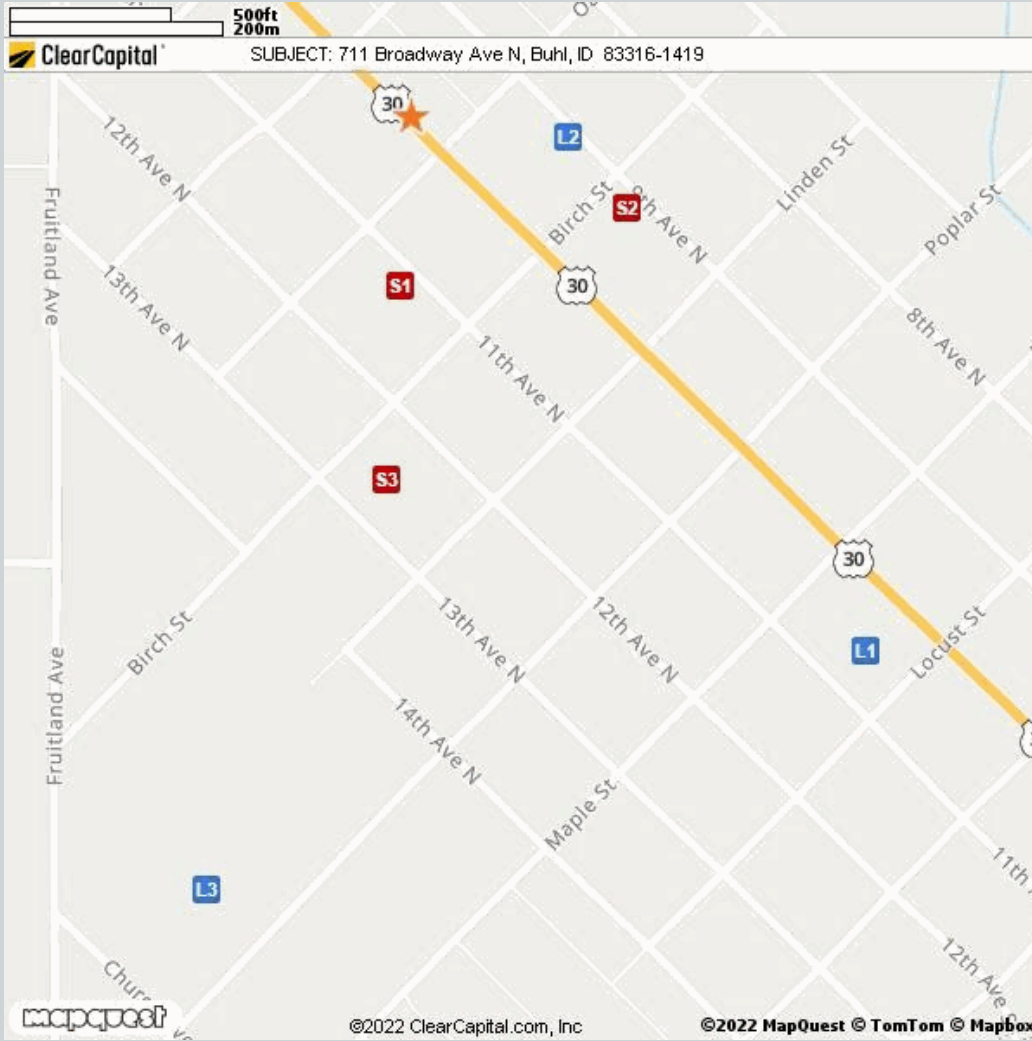
**Address** ★ 711 Broadway Avenue N, Buhl, ID 83316

**Loan Number** 49370

**Suggested List** \$188,000

**Suggested Repaired** \$195,000

**Sale** \$188,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	711 Broadway Avenue N, Buhl, ID 83316	--	Parcel Match
L1 Listing 1	210 11th Ave N, Buhl, ID 83316	0.44 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	613 9th Ave, Buhl, ID 83316	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1700 Poplar St, Buhl, ID 83316	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	617 11th Ave N, Buhl, ID 83316	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	527 9th, Buhl, ID 83316	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	520 13th, Buhl, ID 83316	0.23 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

### Report Instructions - cont.

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>	Ron Stevens	<b>Company/Brokerage</b>	Coldwell Banker Tomlinson
<b>License No</b>	AB31525	<b>Address</b>	827 GRACE DR W TWIN FALLS ID 83301
<b>License Expiration</b>	02/28/2023	<b>License State</b>	ID
<b>Phone</b>	2083405380	<b>Email</b>	ronstevens@ronstevensf.com
<b>Broker Distance to Subject</b>	13.77 miles	<b>Date Signed</b>	05/02/2022

*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.**