

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	800 Sw Independence, Mountain Home, IDAHO 83647	Order ID	8460098	Property ID	33411580
Inspection Date	10/08/2022	Date of Report	10/10/2022		
Loan Number	49409	APN	RPA02870080210A		
Borrower Name	Catamount Properties 2018 LLC	County	Elmore		

Tracking IDs

Order Tracking ID	10.05.22 BPO CS_Citi Update	Tracking ID 1	10.05.22 BPO CS_Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments Subject is a two-story 3 bedroom 2.5 bath with 2915 Sq. Ft. Subject exterior condition from visual drive-by inspection is in good condition and appears to be maintained. Subject is an over-improvement for the neighborhood. Homes range from 1300 sq ft up to 2500 Sq Ft and ours is close to 3000 asf. is approx 60% tenants and 40% owner occupied.
R. E. Taxes	\$297,800	
Assessed Value	\$33,124,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject neighborhood is centrally located and is minutes to downtown employment schools and recreation. Owner versus tenant occupancy is approximately 60% owner and 40% tenant occupied.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$264360 High: \$455540	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	800 Sw Independence	1100 Sw Colonial	600 Sw Portal St	665 Sw Nugget St
City, State	Mountain Home, IDAHO	Mountain Home, ID	Mountain Home, ID	Mountain Home, ID
Zip Code	83647	83647	83647	83647
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.61 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$420,000	\$399,900
List Price \$	--	\$419,900	\$399,900	\$399,900
Original List Date		09/09/2022	09/09/2022	09/22/2022
DOM · Cumulative DOM	-- · --	29 · 31	29 · 31	16 · 18
Age (# of years)	12	11	10	8
Condition	Average	Excellent	Excellent	Excellent
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	2 Stories Craftsman	2 Stories Craftsman	2 Stories Craftsman	2 Stories Craftsman
# Units	1	1	1	1
Living Sq. Feet	2,915	2,586	2,139	2,142
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	10	10	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.33 acres	0.23 acres	0.20 acres	0.21 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 Subject is inferior in GLA. Subject located in same sub. Rural area hard to find comps

Listing 2 Comp is superior in quality of construction, inferior in GLA. Had to out in parameters to find similar comps since low levels of inventory

Listing 3 Comp is superior in quality of construction, inferior in GLA. Had to out in parameters to find similar comps since low levels of inventory.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	800 Sw Independence	880 Sw Independence	1000 Sw Independence	110 Sw Gettysburg
City, State	Mountain Home, IDAHO	Mountain Home, ID	Mountain Home, ID	Mountain Home, ID
Zip Code	83647	83647	83647	83647
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.11 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$424,900	\$424,900
List Price \$	--	\$385,000	\$424,900	\$409,900
Sale Price \$	--	\$385,000	\$425,000	\$409,900
Type of Financing	--	All	All	All
Date of Sale	--	03/31/2022	06/16/2022	07/12/2022
DOM · Cumulative DOM	-- · --	44 · 44	33 · 33	57 · 57
Age (# of years)	12	13	6	7
Condition	Average	Average	Average	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	Neutral ; Residential
Style/Design	2 Stories Craftsman	2 Stories Craftsman	2 Stories Craftsman	2 Stories Craftsman
# Units	1	1	1	1
Living Sq. Feet	2,915	2,304	2,076	2,145
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	9	9	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	0.33 acres	0.25 acres	0.17 acres	0.23 acres
Other	--	RV PARKING	RV PARKING	RV PARKING
Net Adjustment	--	+\$16,875	+\$10,000	+\$9,000
Adjusted Price	--	\$401,875	\$435,000	\$418,900

* 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** Subject is inferior in GLA +10k, Seller concessions _6875.00 total adj +16875k. Subject located ins same sub. Had to go back in close date to find similar to subject. Rural area hard to find comps
- Sold 2** Subject is inferior in GLA +15k, superior in garage stall -5000 total adj +10. Subject located ins same sub. Had to go back in close date to find similar to subject. Rural area hard to find comps
- Sold 3** Subject is inferior in GLA +14k, superior in garage stall -5000 total adj +9k. Subject located ins same sub. Had to go back in close date to find similar to subject. Rural area hard to find comps

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property listed 5/17/2019 for \$285,000 and was on the market for 103 days before listing was cancelled in the MLS			
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	\$435,000	\$435,000
Sales Price	\$418,000	\$418,900
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
All sold comps are in the same subdivision as subject. Sales comparison approach used comps that are similar in size, bedrooms, bath, age, square footage and location being similar to subject. Subject exterior is maintained with no deferred damage or maintenance needed.		

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



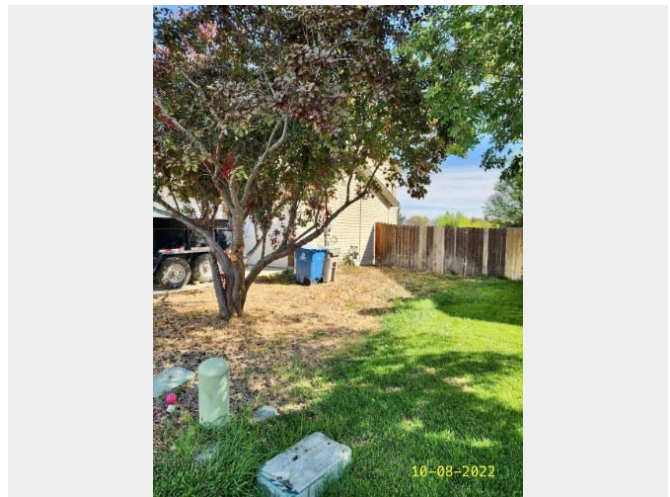
Front



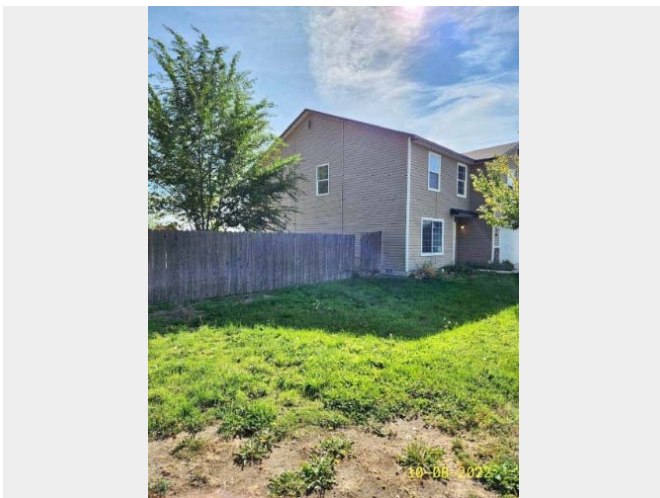
Address Verification



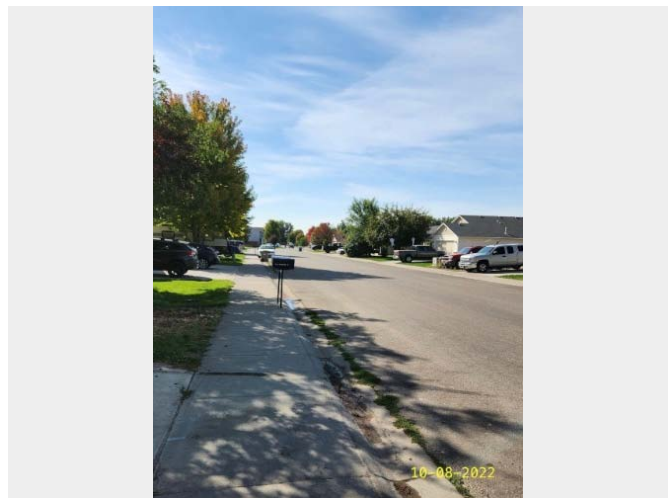
Side



Side

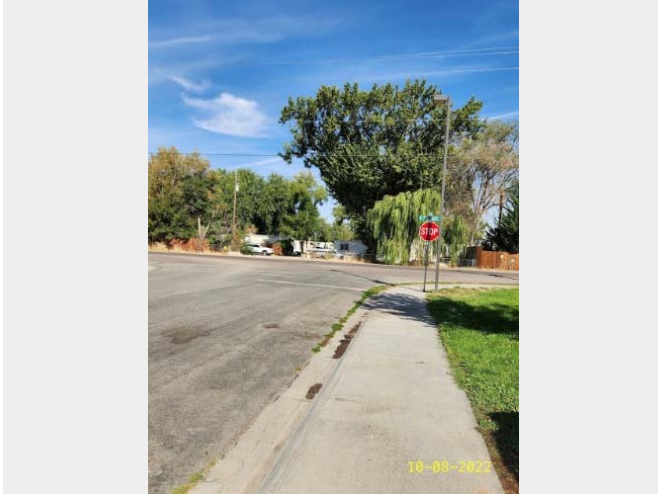


Side



Street

Subject Photos



Street



Other

Listing Photos

L1 1100 SW Colonial
Mountain Home, ID 83647



Front

L2 600 SW Portal St
Mountain Home, ID 83647



Front

L3 665 SW Nugget St
Mountain Home, ID 83647



Front

Sales Photos

S1 880 SW Independence
Mountain Home, ID 83647



Front

S2 1000 SW Independence
Mountain Home, ID 83647



Front

S3 110 SW Gettysburg
Mountain Home, ID 83647



Front

ClearMaps Addendum

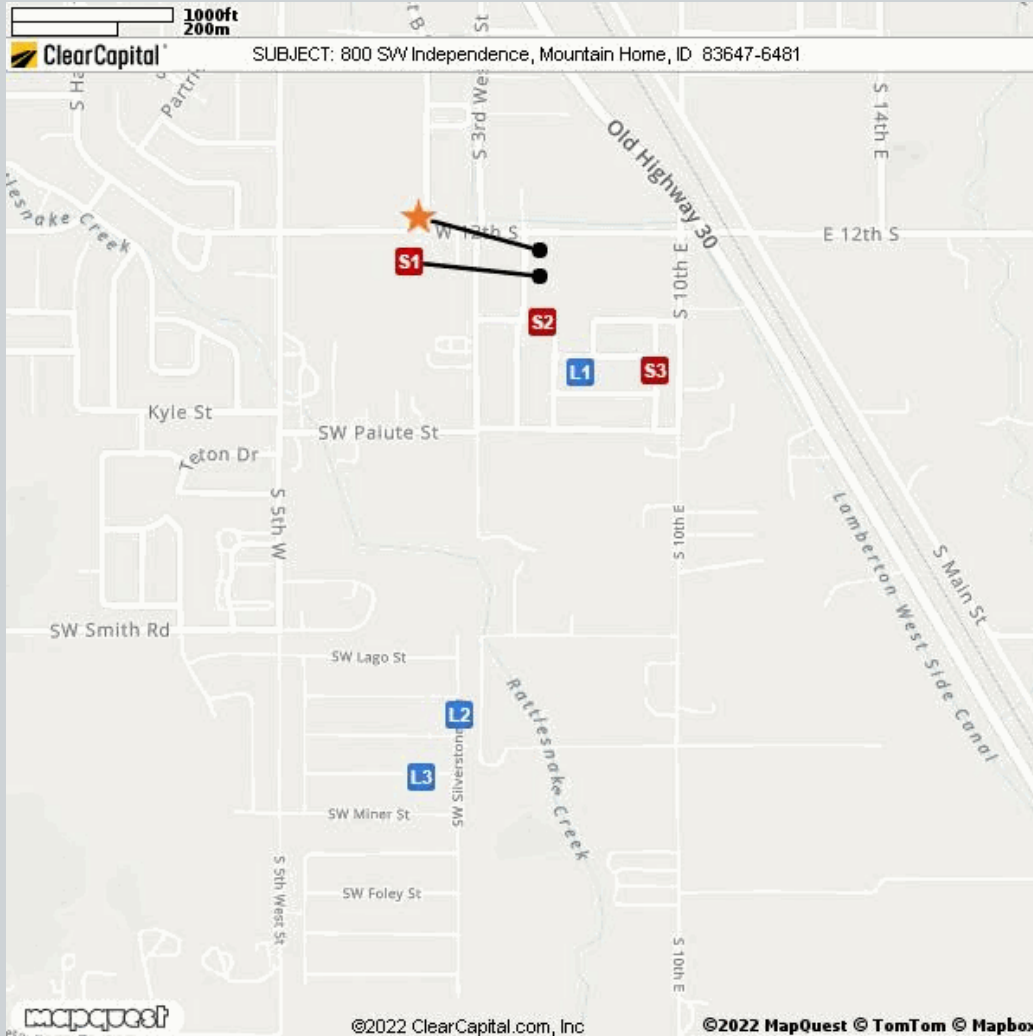
Address ★ 800 Sw Independence, Mountain Home, IDAHO 83647

Loan Number 49409

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$418,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	800 Sw Independence, Mountain Home, Idaho 83647	--	Parcel Match
L1 Listing 1	1100 Sw Colonial, Mountain Home, ID 83647	0.17 Miles ¹	Parcel Match
L2 Listing 2	600 Sw Portal St, Mountain Home, ID 83647	0.61 Miles ¹	Parcel Match
L3 Listing 3	665 Sw Nugget St, Mountain Home, ID 83647	0.70 Miles ¹	Parcel Match
S1 Sold 1	880 Sw Independence, Mountain Home, ID 83647	0.03 Miles ¹	Parcel Match
S2 Sold 2	1000 Sw Independence, Mountain Home, ID 83647	0.11 Miles ¹	Parcel Match
S3 Sold 3	110 Sw Gettysburg, Mountain Home, ID 83647	0.21 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	Elyse Allen	Company/Brokerage	Coldwell Banker Tomlinson Group
License No	DB47021	Address	516 S Capitol Blvd Boise ID 83702
License Expiration	02/28/2023	License State	ID
Phone	2083316386	Email	208reoidaho@gmail.com
Broker Distance to Subject	42.65 miles	Date Signed	10/10/2022

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.