

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	17454 E North Shore Lane, Bayview, ID 83803	Order ID	8215561	Property ID	32766757
Inspection Date	05/20/2022	Date of Report	05/21/2022		
Loan Number	50002	APN	B199900A999C		
Borrower Name	Hollyvale Rental Holdings LLC	County	Kootenai		

Tracking IDs					
Order Tracking ID	05.19.22 BPO	Tracking ID 1	05.19.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	ROBERT E BOLKCOM	The home appeared to be in average condition. The roof is shake and looks good. The siding could possibly be asbestos. The yard and property was somewhat cluttered. Some of the clutter on the deck could be materials for a remodel.
R. E. Taxes	\$3,514	
Assessed Value	\$293,040	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(all doors and windows were closed)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Some of the homes are older like this one, but some are much newer. Most homes have a fabulous view of the lake. This road only goes a bit further and ends. This is a fabulous area even though it is a bit remote. It is within a couple miles of Farragut State Park.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$475,000 High: \$1,599,999	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	17454 E North Shore Lane	17906 E Duwamish Dr.	17293 E Hudson Bay Rd	16162 E Schaeffer
City, State	Bayview, ID	Bayview, ID	Bayview, ID	Bayview, ID
Zip Code	83803	83803	83803	83803
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.68 ¹	0.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,550,000	\$1,195,000	\$475,000
List Price \$	--	\$1,550,000	\$995,000	\$449,000
Original List Date		04/04/2022	04/04/2022	04/15/2022
DOM · Cumulative DOM	-- · --	46 · 47	46 · 47	35 · 36
Age (# of years)	68	2	28	38
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Waterfront	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Daylight basement	1 Story daylight basement	1.5 Stories multi level	2 Stories multi story
# Units	1	1	1	1
Living Sq. Feet	1,672	2,936	2,196	1,192
Bdrm · Bths · ½ Bths	2 · 2	3 · 2 · 1	3 · 3	2 · 1 · 1
Total Room #	8	11	10	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	808	1,470	--	--
Pool/Spa	--	--	--	--
Lot Size	.38 acres	.42 acres	.26 acres	.18 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 This home is 2 years old (66 years newer) and about 40% larger GLA. Both are daylight ranchers. This lot is slightly larger than subject lot. Both have views of the lake.

Listing 2 This home is waterfront. Home is 40 years newer and just under 500sf larger GLA. The lot is approximately 2/3 size of subject lot. Lot includes 100ft of waterfront with a dock and boathouse.

Listing 3 This home does not have a view of the lake. The home is 30 years newer but almost 400sf smaller GLA. The lot is .20 smaller than subject with only 1 car garage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	17454 E North Shore Lane	19986 E Clipper Ln	635 Glacier Loop	16827 E Pier Rd
City, State	Bayview, ID	Bayview, ID	Bayview, ID	Bayview, ID
Zip Code	83803	83803	83803	83803
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.57 ¹	2.31 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$725,000	\$599,000	\$4,620,000
List Price \$	--	\$725,000	\$599,000	\$460,000
Sale Price \$	--	\$775,000	\$599,000	\$475,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	05/09/2022	09/03/2021	03/28/2022
DOM · Cumulative DOM	-- · --	39 · 39	49 · 49	33 · 33
Age (# of years)	68	46	25	26
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water
Style/Design	1 Story Daylight basement	1 Story Daylight rancher	1.5 Stories multi level	2 Stories multi level
# Units	1	1	1	1
Living Sq. Feet	1,672	2,645	1,716	1,656
Bdrm · Bths · ½ Bths	2 · 2	4 · 3	3 · 2	3 · 1 · 1
Total Room #	8	11	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	808	1,372	--	--
Pool/Spa	--	--	--	--
Lot Size	.38 acres	.28 acres	.48 acres	.35 acres
Other	--	--	--	--
Net Adjustment	--	-\$100,000	-\$70,000	\$0
Adjusted Price	--	\$675,000	\$529,000	\$475,000

* Sold 3 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** This home is almost 1000sf larger GLA and 22 years newer. The lot is .10 acre smaller, and also has views of the lake. I subtracted \$50,000 for the larger GLA and \$50,000 for the newer age.
- Sold 2** This home is 43 years newer and 44sf larger GLA. The lot is .10 acre larger and has no garage. This lot also has views of the lake. I subtracted \$70,000 for the newer and \$20,000 for the much larger lot and added \$20,000 for no garage.
- Sold 3** This home is 42 years newer and only 16sf smaller than subject home. The lot is slightly smaller but has zero landscape. It does have a view of the lake. Lot has no garage. I subtracted \$70,000 for the newer age and added \$50,000 for no landscape and \$20,000 for no garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS shows this home as listed one time 6/1/2011 and expired after 152 days.			
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	\$550,000	\$550,000
Sales Price	\$550,000	\$550,000
30 Day Price	\$530,000	--
Comments Regarding Pricing Strategy		
I would value this home in between solds 2 and 3. Sold 2 is a waterfront home and sold 3 has absolutely no landscape. Also our market is going up as we speak.		

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.
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Subject Photos



Front



Front



Front



Front



Address Verification



Side

Subject Photos



Side



Side



Street



Garage



Other

Listing Photos

L1 17906 E Duwamish Dr.
Bayview, ID 83803



Front

L2 17293 E Hudson Bay Rd
Bayview, ID 83803



Front

L3 16162 E Schaeffer
Bayview, ID 83803



Front

Sales Photos

S1 19986 E Clipper Ln
Bayview, ID 83803



Front

S2 635 Glacier Loop
Bayview, ID 83803



Front

S3 16827 E PIER RD
Bayview, ID 83803



Front

ClearMaps Addendum

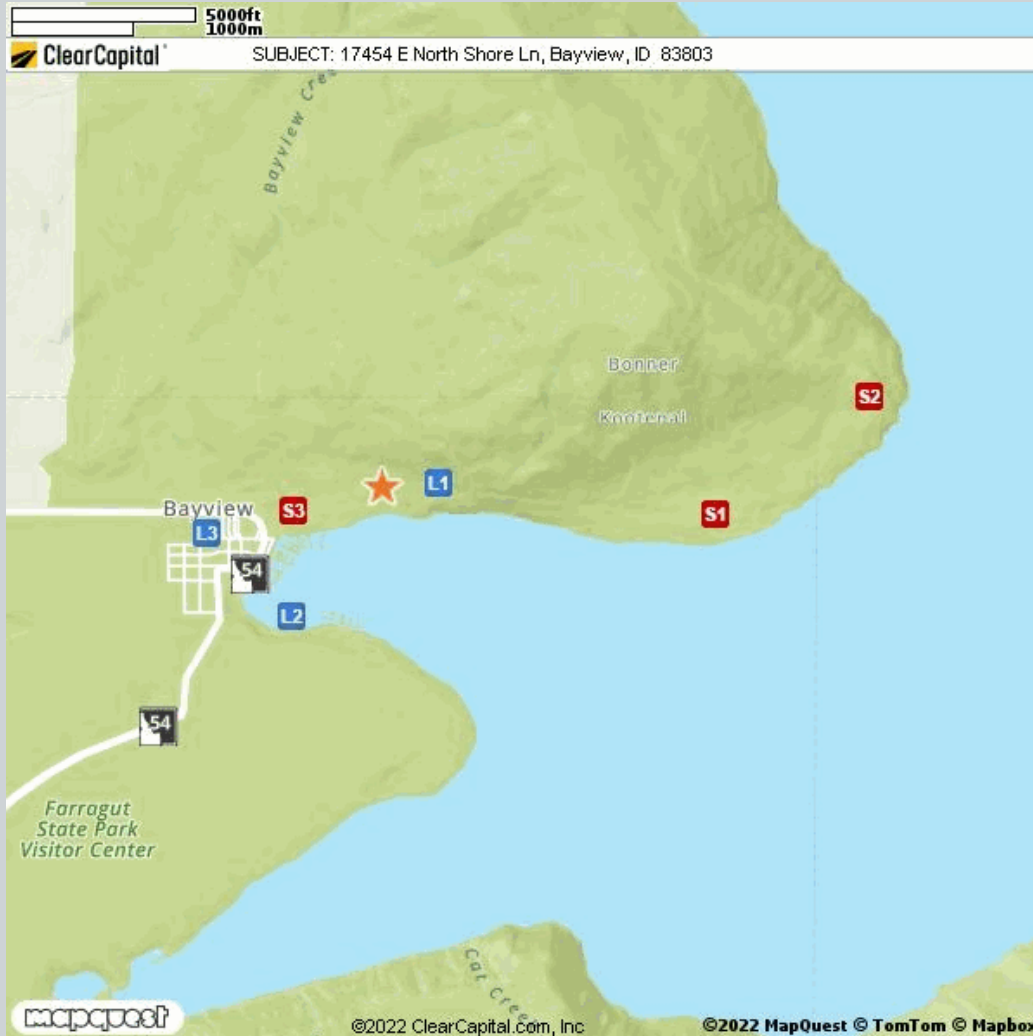
Address ★ 17454 E North Shore Lane, Bayview, ID 83803

Loan Number 50002

Suggested List \$550,000

Suggested Repaired \$550,000

Sale \$550,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17454 E North Shore Lane, Bayview, ID 83803	--	Parcel Match
L1	17906 E Duwamish Dr., Bayview, ID 83803	0.30 Miles ¹	Parcel Match
L2	17293 E Hudson Bay Rd, Bayview, ID 83803	0.68 Miles ¹	Parcel Match
L3	16162 E Schaeffer, Bayview, ID 83803	0.79 Miles ¹	Parcel Match
S1	19986 E Clipper Ln, Bayview, ID 83803	1.57 Miles ¹	Parcel Match
S2	635 Glacier Loop, Bayview, ID 83803	2.31 Miles ¹	Parcel Match
S3	16827 E Pier Rd, Bayview, ID 83803	0.38 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.

*** 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

Broker Name	Nancy Kleinknecht	Company/Brokerage	Century 21 Beutler and Associates
License No	SP17370	Address	6050 W Harbor Dr. Coeur D Alene ID 83814
License Expiration	11/30/2022	License State	ID
Phone	2087557940	Email	nankleinknecht@yahoo.com
Broker Distance to Subject	24.81 miles	Date Signed	05/20/2022

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.