

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	7599 W Springfield Way, Florence, AZ 85132	Order ID	6129472	Property ID	26304475
Inspection Date	04/05/2019	Date of Report	04/06/2019		
Loan Number	37445	APN	211-10-913		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	CITL_BPO_04.04.19	Tracking ID 1	CITL_BPO_04.04.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	BRANDON E & ASHLEY M TURNER	This property conforms to the neighborhood. Wood framed, stucco, painted neutral colors with shake shingle roof and desert landscaping. This is a very large sub-division and has a water park located inside the sub-division. They are currently still building homes in this sub-division.
R. E. Taxes	\$2,741	
Assessed Value	\$140,178	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Windows and dorrs closed)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Anthem Parkside 602-957-9191	
Association Fees	\$372 / Quarter (Pool,Greenbelt,Other: Water oark)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Currently our market is stable with more private sales than REO and Short sales. Homes built in this neighborhood are wood framed, stucco, painted neutral colors with tile roofs and attached garages. Water by private company and waste disposal by sewer. they are currently building in this sub-division. Community amenities include new schools, huge lap pool, water park, dog park, indoor basketball court, rock climbing gym, fitness center, fishing lake, tennis, volleyball and tons of organized community activities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$164,900 High: \$329,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7599 W Springfield Way	6142 W Montebello Way	3564 N Emerald Creek Dr	3608 N Emerald Creek Dr
City, State	Florence, AZ	Florence, AZ	Florence, AZ	Florence, AZ
Zip Code	85132	85132	85132	85132
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.20 ¹	1.26 ¹	1.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$314,900	\$322,000
List Price \$	--	\$289,900	\$309,900	\$322,000
Original List Date		02/13/2019	12/14/2018	02/06/2019
DOM · Cumulative DOM	-- · --	51 · 52	103 · 113	57 · 59
Age (# of years)	12	11	13	8
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 Cluster	2 Stories Cluster	2 Stories Cluster	2 Stories Cluster
# Units	1	1	1	1
Living Sq. Feet	2,268	3,774	3,209	4,111
Bdrm · Bths · ½ Bths	5 · 3	4 · 3 · 1	6 · 4	4 · 3 · 1
Total Room #	13	14	16	14
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	--	--	Pool - Yes	Pool - Yes
Lot Size	0.13 acres	0.20 acres	0.19 acres	0.17 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** This Splendor floor plan boasts a lot of UPGRADES including new AC system. Kitchen w/double ovens, GE profile stainless appliances, island, walk in pantry, upgraded cabinets w/soft close doors, desk area. Formal dining, living room, loft, den, master suite, guest master w/full bath & walk in closet. Huge master suite has garden tub, two vanities, walk in shower, toilet room, walk in closet. Beautiful high ceilings, upgraded banisters, ceiling fans, whole home filtration, flooring in attic, & newly painted including the garage & insulation in garage. Laundry room with sink & cabinets. Low maintenance desert landscape, large covered patio gas for BBQ.
- Listing 2** Home has many features including 6 bedrooms and 4 bathrooms. The main master bath has a separate tub and shower with double sinks. The walk in entry has very high vaulted ceilings with a family room area. Across from the kitchen there is another family area surrounded by tile. There is also a pool in the backyard with a rock slide feature. The pool is heated and the owner just put in a brand new heater and variable speed pump. Top of the line. The patio is large and covered perfect for parties and events.
- Listing 3** 4 bdrms with an office and a very large loft/game room area. Formal dining and Living Room, and a spacious kitchen that overlooks the Family Room. Pool with waterfalls a built in BBQ with mini frig. Mood lighting over the entire backyard. Pavers. Other key features : 3 car garage with built in cabinets, very large walk in pantry, SS appliances, all rooms are larger rooms.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7599 W Springfield Way	7537 W Springfield Way	7620 W Millerton Way	7524 W Millerton Way
City, State	Florence, AZ	Florence, AZ	Florence, AZ	Florence, AZ
Zip Code	85132	85132	85132	85132
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.14 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$219,900	\$245,000
List Price \$	--	\$200,000	\$219,900	\$234,000
Sale Price \$	--	\$203,000	\$219,900	\$237,000
Type of Financing	--	Fha	Cash	Va
Date of Sale	--	01/11/2019	02/26/2019	03/27/2019
DOM · Cumulative DOM	-- · --	34 · 77	14 · 25	47 · 86
Age (# of years)	12	12	11	10
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 Cluster	2 Stories Cluster	2 Stories Cluster	2 Stories Cluster
# Units	1	1	1	1
Living Sq. Feet	2,268	2,269	2,701	2,858
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 2 · 1	5 · 3
Total Room #	13	14	11	14
Garage (Style/Stalls)	Attached 2 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	--	--	--	Pool - Yes
Lot Size	0.13 acres	0.13 acres	0.22 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$5,000	+\$1,830	+\$600
Adjusted Price	--	\$208,000	\$221,730	\$237,600

* 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** Sold for more than final list price with and FHA loan and \$5000 in Seller concessions. 5 Bedroom, 3 Bath Home in Anthem at Merrill Ranch is move-in ready. Brand new updated tile flooring, new carpet and interior paint. Split Bedroom floor plan features a Downstairs Master and Guest Bedroom with 3 Bedrooms Upstairs. Private grassy back yard backs to open space. Adjusted for Seller concessions.
- Sold 2** Sold for cash and no Seller concessions. Symphony model with 4 bedrooms and 2.5 baths move-in-ready featuring downstairs master en suite with soaking tub highlighted by glass block and separate shower, large walk in closet a loft and 3 large bedrooms upstairs. Upon entering you have an open floor plan with 18' ceilings, upgraded carpet and plenty of windows. The family room and large open kitchen with raised panel extended cabinets, chef's island stainless appliances and granite countertops. The backyard boast a covered patio with ceiling fan, grass all on a large corner lot for extra privacy. Bonus this home has a tandem garage and leased solar for extra electric savings. Adjusted for GLA and garage.
- Sold 3** Sold for more than final listing price with a Va loan and \$6500 in Seller concessions. 5 bedroom and 3 bath "Rhapsody" model. heated, pebble sheen, salt water pool with built in table and seats; outdoor BBQ and bar area with built in gas fireplace; movie theater/bonus room added with projector, stereo and surround sound. carpet and pad; wood plank tile; all new kitchen appliances; exterior of home painted and solar installed with price fixed lease. 2017 installed new all wood blinds. 2018 all new toilets installed. Kitchen features gas stove; corian countertops; island with storage; backsplash; r.o. system and pantry. The sizable master bedroom has double vanities; soaking tub; shower; water closet and walk-in closet. 1st floor also has a bedroom and full bathroom. Adjusted for GLA and Seller concessions.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				04/01/2008 BRANDON E & ASHLEY M TURNER PULTE HOMES INC \$174,000			
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	\$220,000	\$220,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$213,400	--
Comments Regarding Pricing Strategy		
<p>This is a very large sub-division and the Community amenities include new schools, huge lap pool, water park, dog park, indoor basketball court, rock climbing gym, fitness center, fishing lake, tennis, volleyball and tons of organized community activities. They are currently still building homes in this sub-division. Currently there are no listings closer to the subject property, all comparisons are located in the same sub-division. I went back three months, out in the distance of the sub-division to find comparisons that fit the three month sold requirements. The ones used are the best possible currently available comps and the adjustments are sufficient for this area to account for the differences in the subject and comps. Currently our market is stable with more Fair Market Value Sales on the MLS. For Sale By Owner properties are starting to become available again. A concluded suggested list price of \$220,000 is considered reasonable and supported by comparisons.</p>		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 6142 W MONTEBELLO WAY
Florence, AZ 85132



Front

L2 3564 N EMERALD CREEK DR
Florence, AZ 85132



Front

L3 3608 N EMERALD CREEK DR
Florence, AZ 85132



Front

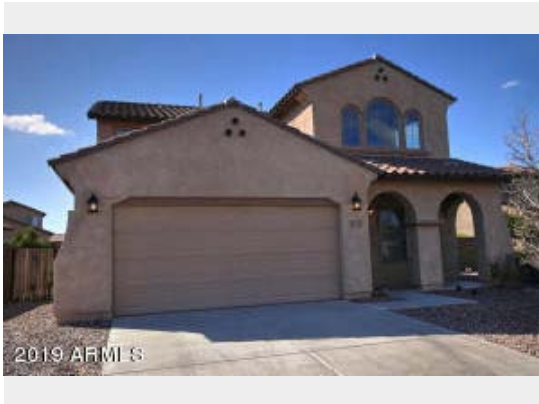
Sales Photos

S1 7537 W SPRINGFIELD WAY
Florence, AZ 85132



Front

S2 7620 W MILLERTON WAY
Florence, AZ 85132



Front

S3 7524 W MILLERTON WAY
Florence, AZ 85132



Front

ClearMaps Addendum

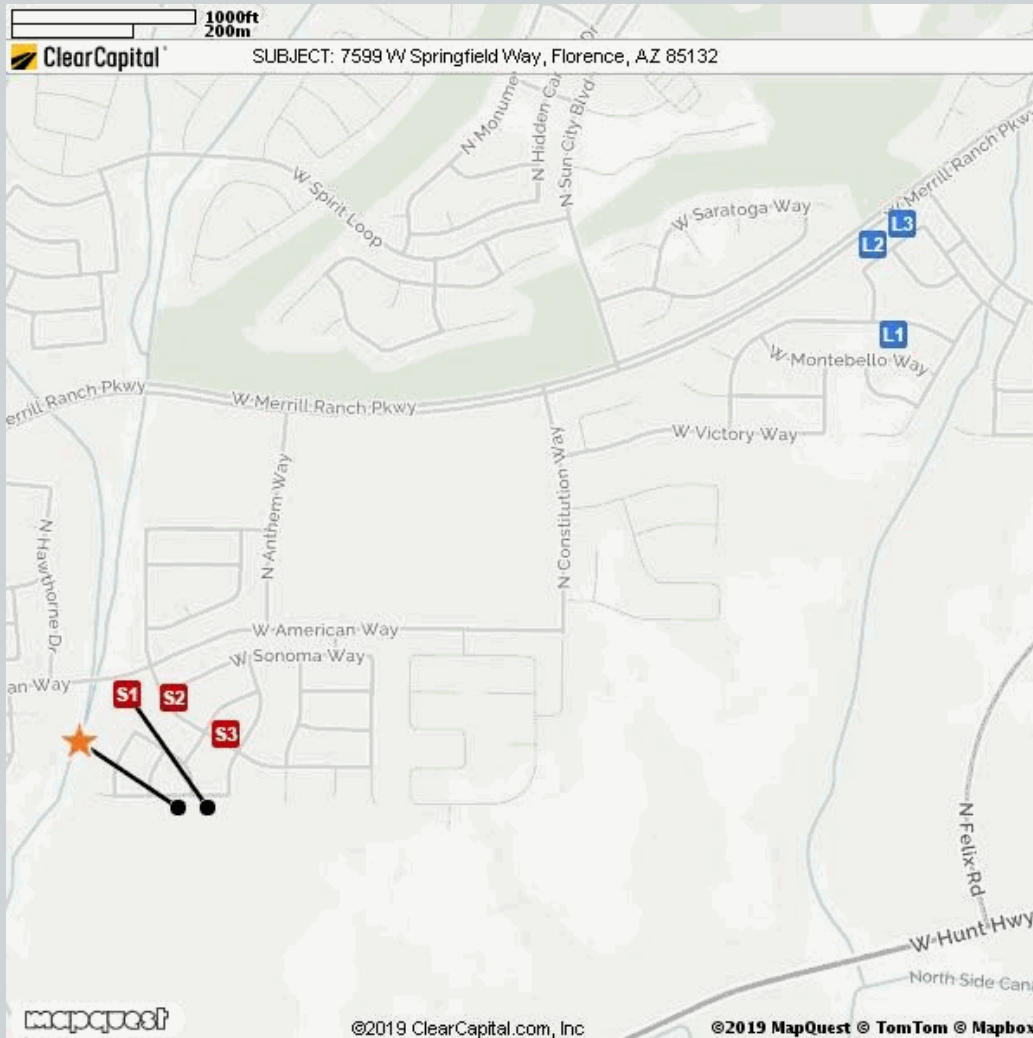
Address ★ 7599 W Springfield Way, Florence, AZ 85132

Loan Number 37445

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$220,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7599 W Springfield Way, Florence, AZ	--	Parcel Match
L1 Listing 1	6142 W Montebello Way, Florence, AZ	1.20 Miles ¹	Parcel Match
L2 Listing 2	3564 N Emerald Creek Dr, Florence, AZ	1.26 Miles ¹	Parcel Match
L3 Listing 3	3608 N Emerald Creek Dr, Florence, AZ	1.31 Miles ¹	Parcel Match
S1 Sold 1	7537 W Springfield Way, Florence, AZ	0.04 Miles ¹	Parcel Match
S2 Sold 2	7620 W Millerton Way, Florence, AZ	0.14 Miles ¹	Parcel Match
S3 Sold 3	7524 W Millerton Way, Florence, AZ	0.10 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	Sandy Bello	Company/Brokerage	Legendary Properties, LLC
License No	SA623016000	Address	5320 East Storey Road Coolidge AZ 85128
License Expiration	12/31/2019	License State	AZ
Phone	5208403413	Email	sandy.legendaryproperties@gmail.com
Broker Distance to Subject	11.13 miles	Date Signed	04/05/2019

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

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.