

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	20018 N Painted Sky Drive, Surprise, AZ 85374	Order ID	6215229	Property ID	26694834
Inspection Date	06/19/2019	Date of Report	06/19/2019		
Loan Number	37723	APN	232-32-180		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	CITL_BPO_06.18.19	Tracking ID 1	CITL_BPO_06.18.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	It is a 1-story home with wood frame construction, stucco finish, concrete tile roof, block fencing, landscaping and attached garage. The home appears well maintained with no damage observed.
R. E. Taxes	\$2,163	
Assessed Value	\$20,370	
Zoning Classification	PAD	
Property Type	PUD	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	CAM 623-546-7444	
Association Fees	\$1425 / Year (Greenbelt,Other: Golf Course Community)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood consists of homes with similar appeal. The subject neighborhood provides all normal amenities and services, recreational .The subject conforms to the neighborhood in terms of age, design and appeal and is quite typical of subject sites in this particular area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$230,000 High: \$386,000	
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	20018 N Painted Sky Drive	15524 W Sky Hawk Dr	15524 W Sky Hawk Dr	15736 W Eucalyptus Ct
City, State	Surprise, AZ	Sun City West, AZ	Sun City West, AZ	Surprise, AZ
Zip Code	85374	85375	85375	85374
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.91 ¹	0.79 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$285,900	\$319,000	\$348,900
List Price \$	--	\$285,900	\$319,000	\$348,900
Original List Date		05/24/2019	06/10/2019	05/10/2019
DOM · Cumulative DOM	-- · --	25 · 26	6 · 9	39 · 40
Age (# of years)	22	27	22	20
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	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,712	1,966	1,772	1,850
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	0.22 acres	0.19 acres	0.25 acres	0.21 acres
Other	None	None	None	None

* Listing 2 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** Unit Style: All on One Level; No Common Walls; Ground Level; Street Facing Const - Finish: Painted Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration; Ceiling Fan(s) Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Private; Sewer in & Cnctd Services: County Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Eat-in Kitchen; Dining in FR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: 9+ Flat Ceilings #5930977
- Listing 2** Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated; Property Description: Cul-De-Sac Lot Landscaping: Desert Front; Desert Back Exterior Features: Covered Patio(s) Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile #5938525
- Listing 3** Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration; Ceiling Fan(s) Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room #5924539

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	20018 N Painted Sky Drive	20424 N Palm Canyon Dr	15838 W Silver Breeze Dr	15479 W Moonlight Way
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85374	85374	85374	85374
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.62 ¹	0.42 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$324,000	\$345,900	\$349,800
List Price \$	--	\$299,000	\$324,900	\$349,800
Sale Price \$	--	\$293,000	\$315,000	\$348,800
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	03/25/2019	03/19/2019	02/14/2019
DOM · Cumulative DOM	-- · --	45 · 94	67 · 87	34 · 40
Age (# of years)	22	22	19	18
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,712	1,934	1,934	1,874
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.22 acres	0.21 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$293,000	\$315,000	\$348,800

* Sold 2 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** Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room
- Sold 2** Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room
- Sold 3** Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Cooling: Refrigeration; Ceiling Fan(s) Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Private Technology: Cable TV Avail; HighSpd Intrnt Aval; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y; Landscaping: Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			05/21/2019 CATAMOUNT PROPERTIES 2018 LLC DAVID S & KRISTIN L CRANE \$218,000 \$0 \$0 Trustees 3Rd Party 20190371035 Doc #				
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	\$330,000	\$330,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
Best available comparable utilized. Comparable property of similar value. Similar attributes to subject property. Similar size, age and condition. Adjustments made accordingly.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 15524 W SKY HAWK DR
Sun City West, AZ 85375



Front

L2 15524 W SKY HAWK DR
Sun City West, AZ 85375



Front

L3 15736 W EUCALYPTUS CT
Surprise, AZ 85374



Front

Sales Photos

S1 20424 N PALM CANYON DR
Surprise, AZ 85374



Front

S2 15838 W Silver Breeze DR
Surprise, AZ 85374



Front

S3 15479 W MOONLIGHT WAY
Surprise, AZ 85374



Front

ClearMaps Addendum

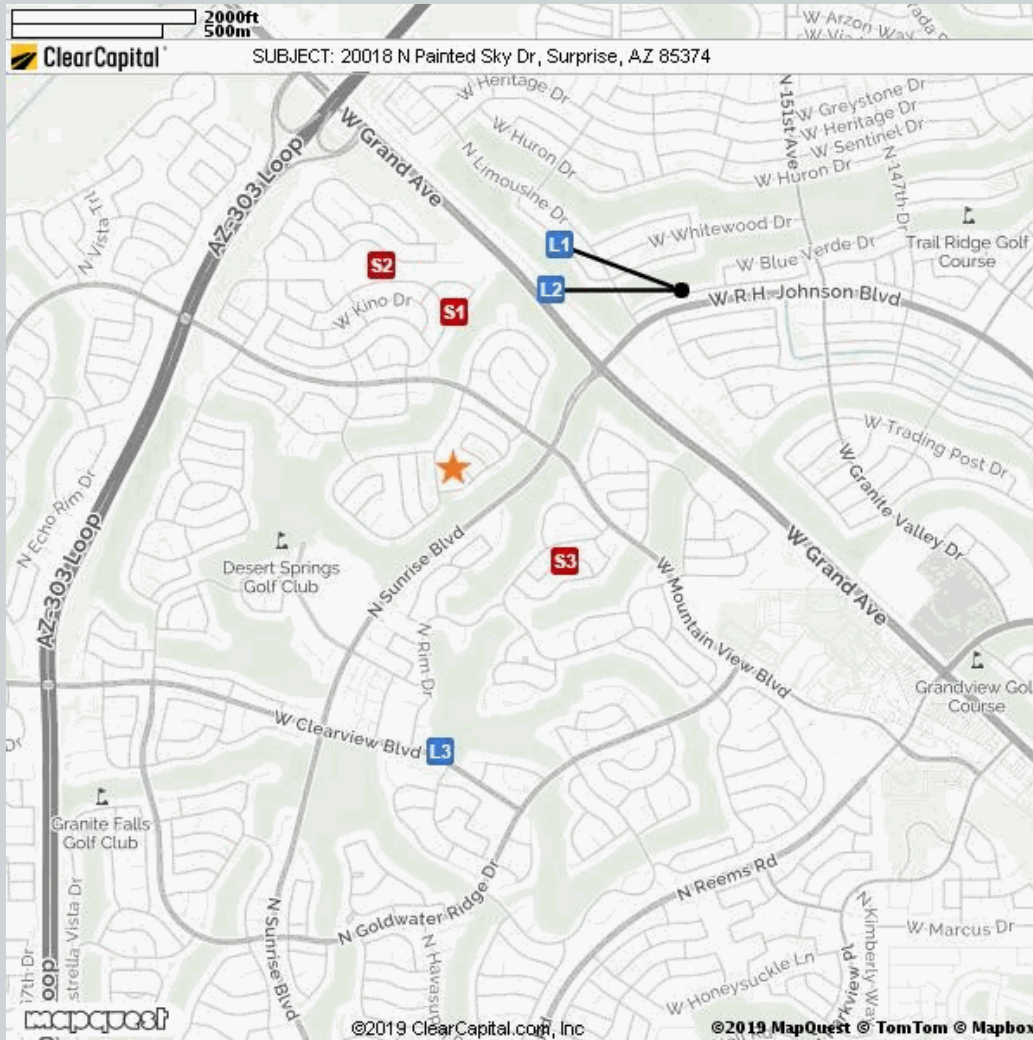
Address ★ 20018 N Painted Sky Drive, Surprise, AZ 85374

Loan Number 37723

Suggested List \$330,000

Suggested Repaired \$330,000

Sale \$320,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	20018 N Painted Sky Dr, Surprise, AZ	--	Parcel Match
L1	Listing 1	15524 W Sky Hawk Dr, Surprise, AZ	0.91 Miles ¹	Parcel Match
L2	Listing 2	15524 W Sky Hawk Dr, Surprise, AZ	0.91 Miles ¹	Parcel Match
L3	Listing 3	15736 W Eucalyptus Ct, Surprise, AZ	0.79 Miles ¹	Parcel Match
S1	Sold 1	20424 N Palm Canyon Dr, Surprise, AZ	0.46 Miles ¹	Parcel Match
S2	Sold 2	15838 W Silver Breeze Dr, Surprise, AZ	0.62 Miles ¹	Parcel Match
S3	Sold 3	15479 W Moonlight Way, Surprise, AZ	0.42 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	Belinda Sacca	Company/Brokerage	BK REALTY & INVESTMENTS
License No	BR520276000	Address	18833 N Welk Drive Sun City AZ 85373
License Expiration	12/31/2019	License State	AZ
Phone	6235441333	Email	belindasaccaaz@gmail.com
Broker Distance to Subject	6.41 miles	Date Signed	06/19/2019

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.