

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	1535 E Irene Drive, Casa Grande, AZ 85122	Order ID	6215229	Property ID	26694842
Inspection Date	06/18/2019	Date of Report	06/19/2019		
Loan Number	37781	APN	505-15-093		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

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	WAYNE SMITH	This property conforms to the neighborhood. Wood framed, stucco, painted neutral colors with tile roof and desert landscaping.
R. E. Taxes	\$1,473	
Assessed Value	\$108,003	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Highland Manor Home Owners Ass, 602-954-9252	
Association Fees	\$33 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Currently our market is improving with more Fair Market Value Sales on the MLS. For Sale By Owner properties are starting to become available again. 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. Trash is also picked up twice a week by the City, which is included in the sewer bill. Casa Grande sits between Interstate 8 and Interstate 10 and two major cities Phoenix and Tucson.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$145,000 High: \$295,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1535 E Irene Drive	1802 N Desert Willow St	1775 N Agave St	1541 E Elaine Dr
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.14 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$236,000	\$238,000	\$249,900
List Price \$	--	\$223,500	\$229,900	\$249,900
Original List Date		04/26/2019	10/24/2018	05/09/2019
DOM · Cumulative DOM	-- · --	50 · 54	223 · 238	40 · 41
Age (# of years)	16	13	16	16
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	2,106	1,847	2,126	2,126
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	9	10	9	10
Garage (Style/Stalls)	Attached 2 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	--	--	--	Pool - Yes
Lot Size	0.18 acres	0.16 acres	0.16 acres	0.16 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** Interior decor features sophisticated shades of gray and dramatic gunmetal. These colors are complimented with aqua tints borrowed from the Sea of Cortez. The kitchen features an island with a built-in wine cooler. Great room, the backyard includes a large extended pergola with pavers, a built-in BBQ and water fountain. The home backs to a common area. Bonus room may be utilized as formal dining or office.
- Listing 2** Upgraded single level split floor plan, wood flooring in foyer continues into spacious eat in kitchen. Large family room off kitchen. Master suite has bay window, en suite with his/her sinks, separate shower/tub and huge walk in closet. Former model, home features many upgrades including speakers w/ controls thru out, sink in laundry room, upgraded flooring, water filtration system. Formal dining area can easily convert to den/office/bonus room. 3 car garage w/ Single stall set up as work shop with built in cabinets.
- Listing 3** 4 bedroom home with many custom additions and a 3 car garage and a pool! Kitchen has granite counter tops and an island for extra space. Master bathroom has been nicely upgraded and master bedroom is split from the other bedrooms. Solar is included and grandfathered in for 17 more years @ the original rate schedule.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1535 E Irene Drive	1589 E Jahns Dr	1536 E Viola Dr	1761 N Agave St
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.08 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$214,900	\$239,000
List Price \$	--	\$205,000	\$214,900	\$239,000
Sale Price \$	--	\$206,000	\$210,000	\$235,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	03/20/2019	05/17/2019	06/14/2019
DOM · Cumulative DOM	-- · --	5 · 39	25 · 56	32 · 53
Age (# of years)	16	13	15	15
Condition	Average	Average	Average	Good
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	2,106	1,843	1,797	2,191
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	9	9	8	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	--	--
Lot Size	0.18 acres	0.16 acres	0.21 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,630	+\$3,090	-\$20,000
Adjusted Price	--	\$208,630	\$213,090	\$215,000

* 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** Sold for more than listing price with a Conventional loan and \$5,150 in Seller concessions. Turn Key ready 3Bd/2Ba Plus office/Den with Pool on a corner lot. Spacious floor plan, Granite counter tops, New carpet in bedrooms, fresh Paint interior, Tile in all wet areas. Large Master bedroom with large master bath, separate shower & tub, double sinks. Professionally landscaped front and back yard. Skylights, ceiling fans throughout. Extended covered patio, Beautiful pool next to a grass . Adjusted for GLA.
- Sold 2** Sold with a Conventional loan and \$300 in Seller concessions. upgraded single level split floor plan. Great room with entertainment niche that opens up to kitchen with newer Stainless appliances,upgraded cabinetry, island & cozy breakfast nook overlooking backyard. Master suite has bay windows , custom tiled shower that is also handicapped accessible. More features include newer wood tile & carpet flooring, window treatment, new hot water heater, new elastomeric exterior paint, full size double back covered patio with North/South exposure. Oversized garage with epoxy flooring & shelving. Artsy back yard with an organic lemon & tangelo tree. Huge lot complete with RV gate. Adjusted for GLA.
- Sold 3** Sold with a FHA loan and \$2,000 in Seller concessions. newly renovated home, split floor plan, 3 Car Garage, 4 bed, 2 bath, interior features front room with dining area. Large open Kitchen/Dining/Family Room with new granite counters, kitchen island, freshly painted walls & painted white cabinets. Includes technology nook and new stainless steel kitchen appliances. Wood look laminate flooring in all the living areas and new carpet in bedrooms with new baseboards, new cordless window blinds and new ceiling fans. Master bedroom includes full master bath with dual sink vanity and spacious walk-in closet. Exterior has new paint and low maintenance landscaping. Adjusted for condition, extra garage and GLA

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold 05/12/2014 for \$135,000			
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	\$215,000	\$215,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$208,550	--
Comments Regarding Pricing Strategy		
<p>The sale and listing search... all sales and listings are located in the same sub-division and within one mile of subject property, and all sales and listings have the same design/appeal as the subject. A concluded suggested list price of \$215,000 is considered reasonable and supported by comparisons. Subject property conforms to the neighborhood. Neighborhood and Marketing information is within one mile of the subject property</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.27 miles and the sold comps
Notes closed within the last 3 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1802 N DESERT WILLOW ST
Casa Grande, AZ 85122



Front

L2 1775 N Agave ST
Casa Grande, AZ 85122



Front

L3 1541 E ELAINE DR
Casa Grande, AZ 85122



Front

Sales Photos

S1 1589 E JAHNS DR
Casa Grande, AZ 85122



Front

S2 1536 E VIOLA DR
Casa Grande, AZ 85122



Front

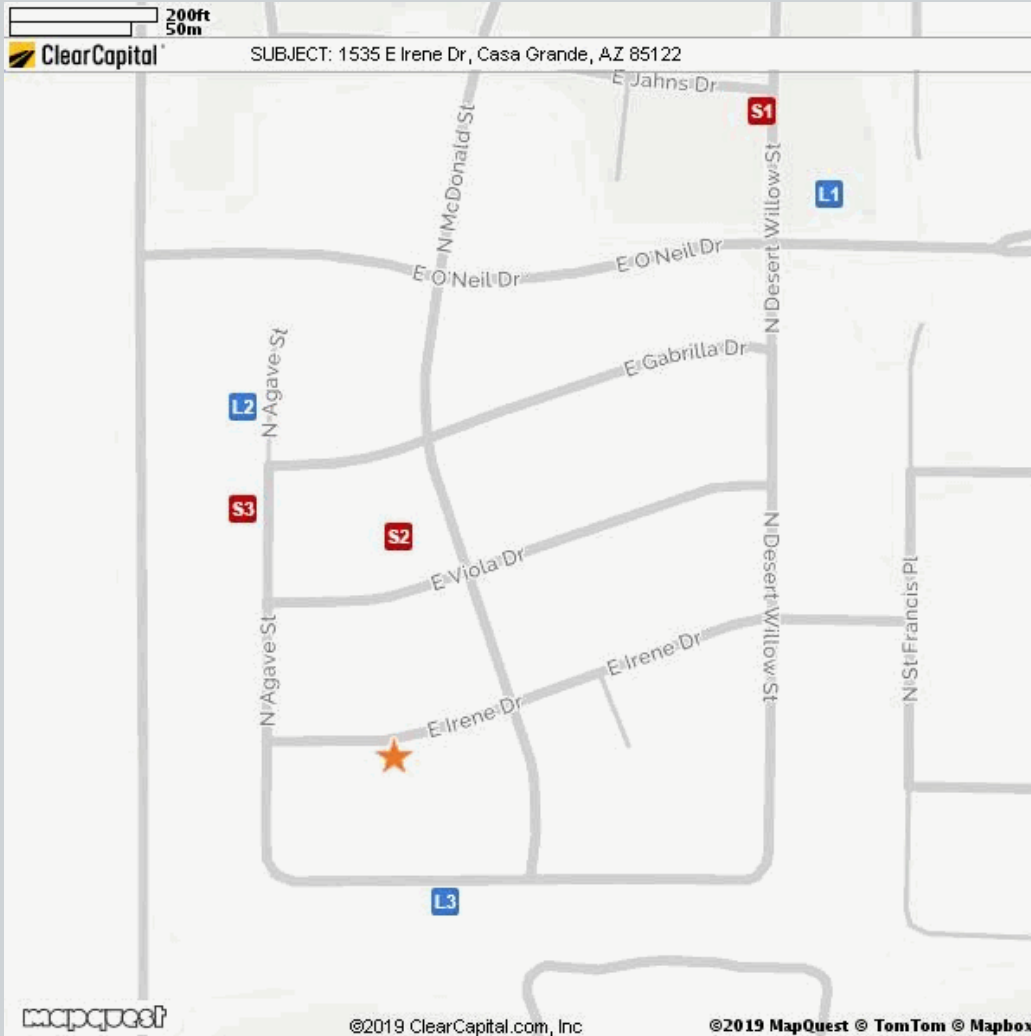
S3 1761 N AGAVE ST
Casa Grande, AZ 85122



Front

ClearMaps Addendum

Address ★ 1535 E Irene Drive, Casa Grande, AZ 85122
Loan Number 37781 **Suggested List** \$215,000 **Suggested Repaired** \$215,000 **Sale** \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1535 E Irene Dr, Casa Grande, AZ	--	Parcel Match
L1 Listing 1	1802 N Desert Willow St, Casa Grande, AZ	0.26 Miles ¹	Parcel Match
L2 Listing 2	1775 N Agave St, Casa Grande, AZ	0.14 Miles ¹	Parcel Match
L3 Listing 3	1541 E Elaine Dr, Casa Grande, AZ	0.05 Miles ¹	Parcel Match
S1 Sold 1	1589 E Jahns Dr, Casa Grande, AZ	0.27 Miles ¹	Parcel Match
S2 Sold 2	1536 E Viola Dr, Casa Grande, AZ	0.08 Miles ¹	Parcel Match
S3 Sold 3	1761 N Agave St, Casa Grande, 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	12.26 miles	Date Signed	06/18/2019

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.