

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	7208 N 36th Avenue, Phoenix, AZ 85051	Order ID	6647034	Property ID	28153658
Inspection Date	03/09/2020	Date of Report	03/09/2020		
Loan Number	38625	APN	151-17-008		
Borrower Name	NA	County	Maricopa		

Tracking IDs

Order Tracking ID	Aged BPO CITI	Tracking ID 1	Aged BPO CITI
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Current MLS photos indicate recently remodeled and updated.
R. E. Taxes	\$1,335	
Assessed Value	\$138,000	
Zoning Classification	[R1-6] Single Family	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(MLS indicates vacant on lockbox)		
Ownership Type	Fee Simple	
Property Condition	Good	
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	Suburban	Neighborhood Comments Subject is located in the SUNGOLD Subdivision which has 85 similar homes.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$179,000 High: \$299,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7208 N 36th Avenue	3237 W Stella Ln	3107 W Maryland Ave	4131 W Tuckey Ln
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85051	85017	85017	85019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.99 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$249,995	\$275,000
List Price \$	--	\$239,400	\$249,995	\$269,000
Original List Date		10/16/2019	10/17/2019	02/21/2020
DOM · Cumulative DOM	-- · --	142 · 145	141 · 144	14 · 17
Age (# of years)	61	62	62	60
Condition	Good	Good	Good	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	1,969	1,746	1,914	1,730
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.15 acres	0.17 acres
Other	--	--	--	--

* 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** Fully remodeled home with tile floors throughout, brick built 1958 home is spacious and nicely remodeled ready to move in * Updates include new roof, interior paint, remodeled master bath, tile flooring, copper piping, water heater, side RV gate, kitchen, kitchen appliances, lighting fixtures, professionally installed 7.2 surround sound, whole house cat5 wiring and cable coax, new drain line * Landscaping is grass front and back surrounded by a private block wall on South and East side * No HOA allowing your toys to be stored behind the RV gate * Front has security screen door * 4th bedroom with separate entrance from the carport & an Arizona room in back * Located within walking distance to Walmart Supercenter and 2 miles from Grand Canyon University
- Listing 2** single level home has been remodeled and has 4 bedrooms, 2 bathrooms with 1914 sq ft. One of the secondary bedrooms can be used as guest quarters with separate exit to the front of the house. Can be also used as a home office. Home has new white cabinets, quartz countertops, beautiful tile backsplash in kitchen with NEW stainless steel appliances. New carpeting in the bedrooms. Ceiling fans in every room. North/South exposure and grass in front and backyard.
- Listing 3** This beautiful full remodel was just finished and features all new upgrades! The owners took their time to update this home and bring it back to life and the special touches they added really make it shine! It's ready to turn the key and move right in. The stunning new kitchen sparkles with its recessed lighting and features upgraded stainless steel appliances with subway tile backsplash and a breakfast bar. This kitchen also has a built-in microwave and a garbage disposal, brand new cabinets and granite countertops! As we move into the bathrooms you will find brand new completely rebuilt modern tile showers, custom raised glass sinks with waterfall faucets More...

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7208 N 36th Avenue	3402 W Tuckey Ln	3838 W Morten Ave	3519 W Lamar Rd
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85051	85017	85051	85019
Datasource	Tax Records	Public Records	Public Records	MLS
Miles to Subj.	--	0.67 ¹	0.49 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$249,999	\$289,900
List Price \$	--	\$232,999	\$249,999	\$288,799
Sale Price \$	--	\$227,000	\$236,000	\$270,000
Type of Financing	--	Cash	Fixed	Fixed
Date of Sale	--	10/17/2019	10/02/2019	12/20/2019
DOM · Cumulative DOM	-- · --	70 · 108	55 · 49	61 · 61
Age (# of years)	61	63	53	61
Condition	Good	Good	Good	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	1,969	1,739	1,658	1,986
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	5 · 2
Total Room #	6	7	6	8
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.15 acres	0.20 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$227,000	\$236,000	\$270,000

* 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** fully remodeled house in a much desired Phoenix neighborhood. Gorgeous grey wood tile through main living areas & new carpet in rooms. Walk into a spacious living room area, leading into an open NEW white kitchen with lots of cabinet space! Lovely backsplash & stainless steel appliances! 4 bedrooms / 2 baths, all rooms are LARGE! Backyard features a big covered patio area, you'll love to entertain guest in this back yard! The curb appeal alone will make you fall in love! Close to shopping, freeways, + MUCH MORE!!!
- Sold 2** remodeled single family home in convenient Phoenix location, priced right. Close to shopping, schools, GCU university, freeways, golf and fine dining. This spacious 3 bedroom, 2 bath, 2 car garage, Living room, family room, huge backyard home has all new tile, new granite, new bathrooms, new appliances, new everything - completely updated ...move-in ready. Just bring your suitcase.
- Sold 3** Fully updated and upgraded 5 bed/2 full bath Phoenix home! ALL NEW: neutral paint throughout, tile floors, carpet and upgraded pad, baseboards, XL white cabinets, quartz countertops, Stainless Steel appliances, wood blinds, ceiling fans, toilets, showers, and more! Master bedroom has a HUGE walk-in closet!! No HOA! Large covered patio in the backyard, mature trees in the front and backyard and TWO storage sheds! Don't miss out on this one- schedule a private showing today!

Subject Sales & Listing History

Current Listing Status	Currently Listed			Listing History Comments			
Listing Agency/Firm	West USA Realty			Public Remarks: Fully updated 3 bed 2 bath plus large bonus room, home in Phoenix! Featuring designer picked finished throughout! New interior and exterior paint, flooring and bathroom tile! Brand new kitchen cabinetry and back splash with stainless steel appliances! This home has the WOW factor and is move in ready! It will go quick in this hot market so schedule your showing today!			
Listing Agent Name	Lauren Rosin						
Listing Agent Phone	623-512-6221						
# 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
03/06/2020	\$264,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$264,900	\$264,900
Sales Price	\$245,000	\$245,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
Subject is located in high demand area with rising values and short market times. There are few if any distressed properties which are having zero impact on the market. All available comparables were reviewed, the most similar and proximate to the subject were selected.		

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



Street



Street

Subject Photos



Other

Listing Photos

L1 3237 W Stella Ln
Phoenix, AZ 85017



Front

L2 3107 W Maryland Ave
Phoenix, AZ 85017



Front

L3 4131 W Tuckey Ln
Phoenix, AZ 85019



Front

Sales Photos

S1 3402 W Tuckey Ln
Phoenix, AZ 85017



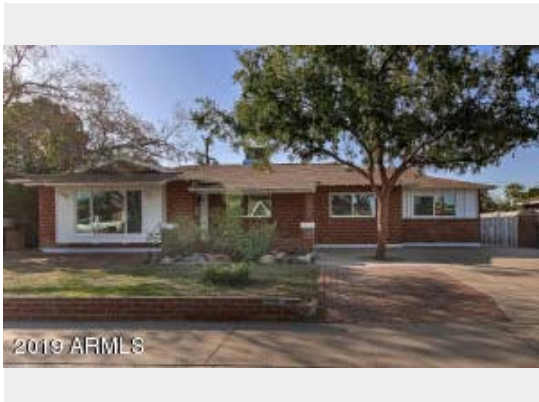
Front

S2 3838 W Morten Ave
Phoenix, AZ 85051



Front

S3 3519 W Lamar Rd
Phoenix, AZ 85019



Front

ClearMaps Addendum

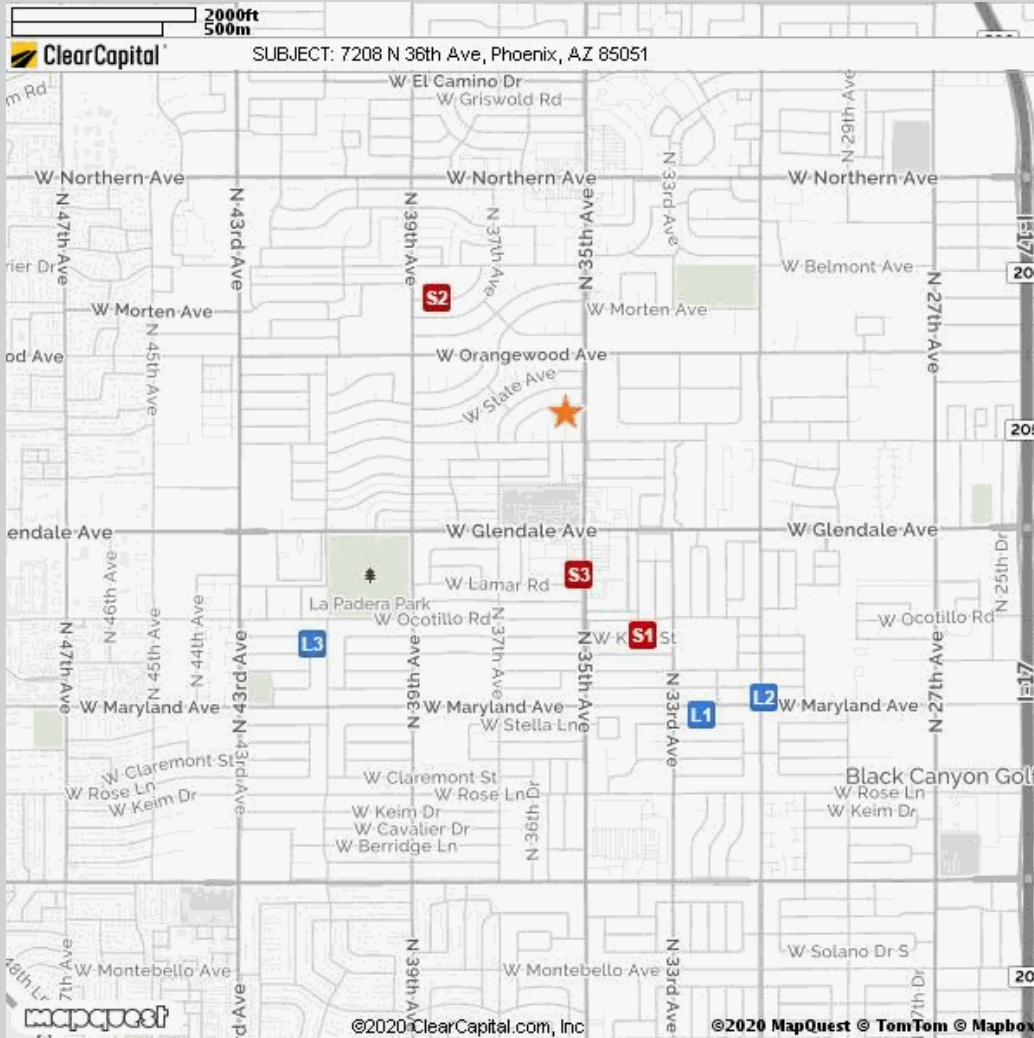
Address ★ 7208 N 36th Avenue, Phoenix, AZ 85051

Loan Number 38625

Suggested List \$264,900

Suggested Repaired \$264,900

Sale \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7208 N 36th Ave, Phoenix, AZ	--	Parcel Match
L1 Listing 1	3237 W Stella Ln, Phoenix, AZ	0.94 Miles ¹	Parcel Match
L2 Listing 2	3107 W Maryland Ave, Phoenix, AZ	0.99 Miles ¹	Parcel Match
L3 Listing 3	4131 W Tuckey Ln, Phoenix, AZ	0.95 Miles ¹	Parcel Match
S1 Sold 1	3402 W Tuckey Ln, Phoenix, AZ	0.67 Miles ¹	Parcel Match
S2 Sold 2	3838 W Morten Ave, Phoenix, AZ	0.49 Miles ¹	Parcel Match
S3 Sold 3	3519 W Lamar Rd, Phoenix, AZ	0.45 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	Scott Stone	Company/Brokerage	SStone PLLC
License No	SA510681000	Address	1776 North Scottsdale Road Scottsdale AZ 85257
License Expiration	05/31/2020	License State	AZ
Phone	6022955100	Email	sstonebpo@gmail.com
Broker Distance to Subject	13.14 miles	Date Signed	03/09/2020

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.