

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.

<b>Address</b>	1500 N Overfield Road, Casa Grande, AZ 85194	<b>Order ID</b>	7103671	<b>Property ID</b>	29548570
<b>Inspection Date</b>	02/15/2021	<b>Date of Report</b>	02/17/2021		
<b>Loan Number</b>	40118	<b>APN</b>	401-01-046B		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pinal		

### Tracking IDs

<b>Order Tracking ID</b>	BPO_Update	<b>Tracking ID 1</b>	BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Property	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,436	Subject has been maintained and is showing no signs of immediate repairs needed.	
<b>Assessed Value</b>	\$316,658		
<b>Zoning Classification</b>	GR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Property is locked)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Neighborhood is acreage lots and few neighbors. No HOA.	
<b>Sales Prices in this Neighborhood</b>	Low: \$195,000 High: \$815,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1500 N Overfield Road	9777 N Chemehlevi Dr	10940 W Ironwood Hills Dr	10554 W Mallow Rd
<b>City, State</b>	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
<b>Zip Code</b>	85194	85122	85194	85194
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	9.56 <sup>1</sup>	5.52 <sup>1</sup>	2.29 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$555,000	\$589,900	\$609,999
<b>List Price \$</b>	--	\$555,000	\$579,900	\$609,999
<b>Original List Date</b>		01/20/2021	08/21/2020	02/03/2021
<b>DOM · Cumulative DOM</b>	-- · --	23 · 28	175 · 180	9 · 14
<b>Age (# of years)</b>	17	15	16	15
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,045	2,792	2,687	3,555
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	5 · 2 · 1	3 · 2 · 1	6 · 3 · 1
<b>Total Room #</b>	8	9	7	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	4.96 acres	1.00 acres	3.19 acres	1.28 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** 2800 sqft desert oasis on large 1 acre lot with TONS OF UPGRADES!! This premier home and lot features 5 bedrooms plus den, 2.5 baths, granite counter tops, custom paint, and tile and hard wood flooring throughout ( carpet in bedrooms recently updated to hard wood floors). Exterior features include meticulous landscaping, fully fenced lot with large storage shed, heated Pebbletech pool with travertine decking, and built in BBQ.

**Listing 2** 3 bedrooms, 2.5 baths, plus den & bonus room. Open living area has beautiful built-in cabinet, lovely stone corner fireplace & views of the mountains.

**Listing 3** 6 bedrooms, 4 bath home located just minutes away from I-10, shopping & down town. Situated on 1.27 acre lot surrounded by a block/wrought iron wall and gates. Inferior in lot size.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1500 N Overfield Road	3581 S Tweedy Rd	8066 N Bel Air Rd	11675 W Waverly Dr
<b>City, State</b>	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
<b>Zip Code</b>	85194	85194	85194	85194
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.98 <sup>1</sup>	4.61 <sup>1</sup>	6.65 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$499,900	\$560,000	\$665,000
<b>List Price \$</b>	--	\$499,900	\$560,000	\$665,000
<b>Sale Price \$</b>	--	\$480,000	\$560,000	\$615,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	12/23/2020	02/05/2021	02/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	140 · 139	33 · 33	105 · 110
<b>Age (# of years)</b>	17	17	25	20
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,045	2,161	2,691	2,944
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 2	3 · 2 · 1	5 · 2 · 1
<b>Total Room #</b>	8	8	7	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 5+ Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	4.96 acres	3.27 acres	2.45 acres	4.47 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$71,719	+\$83,584	+\$8,607
<b>Adjusted Price</b>	--	\$551,719	\$643,584	\$623,607

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** 4 bedroom 2 bath site built home is almost 2200 sq ft and will not disappoint. Sitting on 3.27 acres with irrigation rights there's enough room to bring all the animals and toys. Rusted metal roof is complemented perfectly with the fully covered front and back porch featuring tongue and groove stained ceilings.
- Sold 2** 3 bedrooms, 2.5 bath, split floor plan, library with built in book shelves, 10 ft ceilings, formal dining and living room for large gatherings, kitchen overlooks the family room and features granite counters, large kitchen island, gas stove, stainless steel appliances.
- Sold 3** Round horse pen. Water goes to pens. A/C in shop garage. Property has both a 50 amp power hookup and a 30 amp hookup for your RV/trailer. Entertainers dream backyard with mountain and desert views, built in grill, childrens playground, salt water pebble tec pool with in floor cleaning system, Ramada with water for a mist system and electric outlet by the pool and a full length covered patio. Newer top of the line variable speed Trane A/C units and a new roof with the past 2 years.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject was sold at a trustee sale on 2020-02-20 at a price of \$349,500			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	02/20/2020	\$349,500	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$620,000	\$620,000
<b>Sales Price</b>	\$609,900	\$609,900
<b>30 Day Price</b>	\$599,900	--
<b>Comments Regarding Pricing Strategy</b>		
Located within a stable market where there is little fluctuation to values. There is an even number of listing versus demand. There are very few REO's in the area. Seller concessions are typical for this market they are usually in the amount of 1-3% of the sales price.		

## 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

## Listing Photos

**L1** 9777 N Chemehlevi Dr  
Casa Grande, AZ 85122



Front

**L2** 10940 W Ironwood Hills Dr  
Casa Grande, AZ 85194



Front

**L3** 10554 W Mallow Rd  
Casa Grande, AZ 85194



Front

## Sales Photos

**S1** 3581 S Tweedy Rd  
Casa Grande, AZ 85194



Front

**S2** 8066 N Bel Air Rd  
Casa Grande, AZ 85194



Front

**S3** 11675 W Waverly Dr  
Casa Grande, AZ 85194



Front



### ClearMaps Addendum

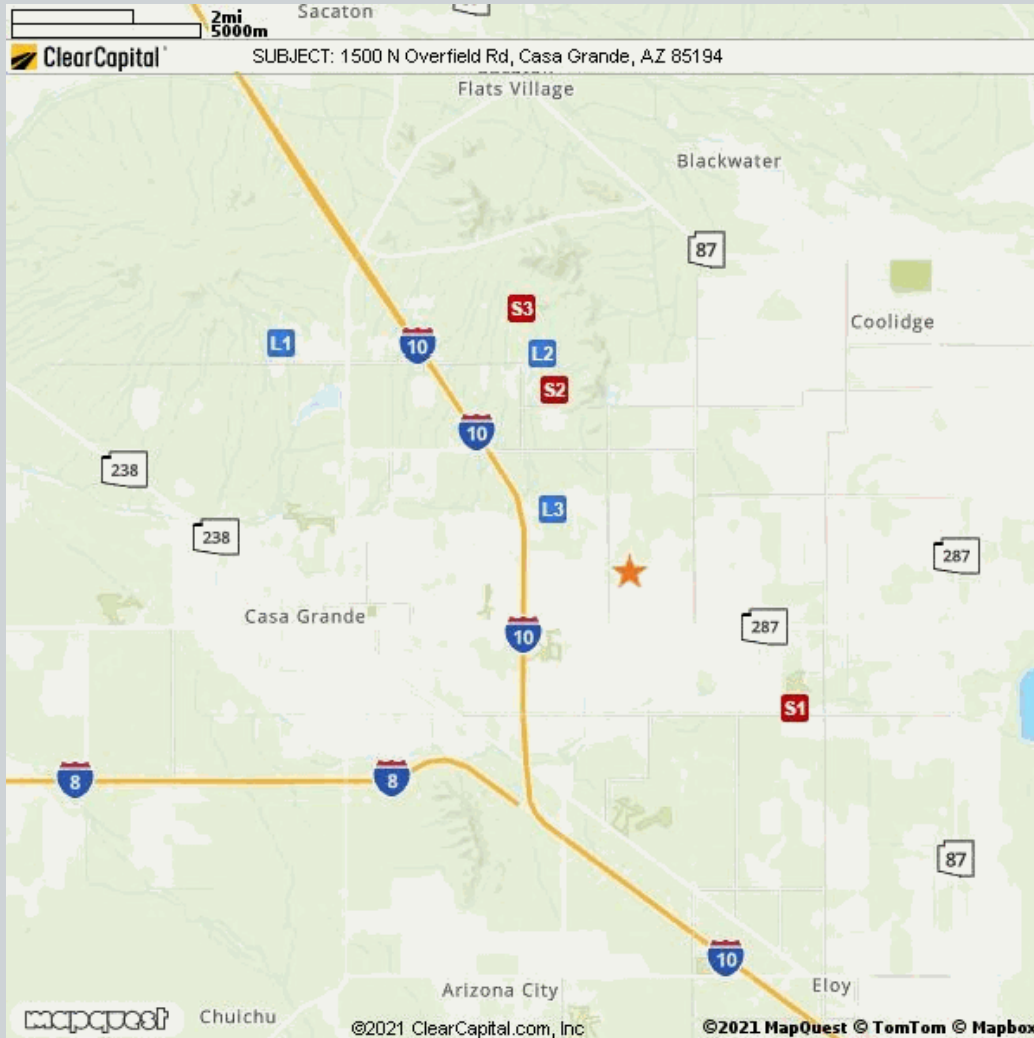
**Address** ★ 1500 N Overfield Road, Casa Grande, AZ 85194

**Loan Number** 40118

**Suggested List** \$620,000

**Suggested Repaired** \$620,000

**Sale** \$609,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1500 N Overfield Road, Casa Grande, AZ 85194	--	Parcel Match
L1 Listing 1	9777 N Chemehlevi Dr, Casa Grande, AZ 85122	9.56 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10940 W Ironwood Hills Dr, Casa Grande, AZ 85194	5.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10554 W Mallow Rd, Casa Grande, AZ 85194	2.29 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3581 S Tweedy Rd, Casa Grande, AZ 85194	4.98 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8066 N Bel Air Rd, Casa Grande, AZ 85194	4.61 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11675 W Waverly Dr, Casa Grande, AZ 85194	6.65 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Darrah Lannon	<b>Company/Brokerage</b>	Summit Real Estate Professionals
<b>License No</b>	BR558555000	<b>Address</b>	925 North Morrison Ave Casa Grande AZ 85122
<b>License Expiration</b>	02/28/2022	<b>License State</b>	AZ
<b>Phone</b>	5208400329	<b>Email</b>	darrah@summitrepros.com
<b>Broker Distance to Subject</b>	5.47 miles	<b>Date Signed</b>	02/17/2021

*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:**

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