

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	2624 N Presidential Drive, Florence, AZ 85132	Order ID	6631228	Property ID	28104415
Inspection Date	02/27/2020	Date of Report	02/27/2020		
Loan Number	40197	APN	211-10-225		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs

Order Tracking ID	Citi_BPO_02.26.20	Tracking ID 1	Citi_BPO_02.26.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JAMES V JOHNSON SR	Condition Comments This property conforms to the neighborhood. Wood framed, stucco, painted neutral colors with tile roof and desert landscaping.
R. E. Taxes	\$3,985	
Assessed Value	\$250,024	
Zoning Classification	General Rural Zoning	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Door and windows locked.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	ANTHEM AT MERRILL RANCH 602-957-9191	
Association Fees	\$279 / Quarter (Pool,Greenbelt,Other: Water park)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments Homes built in this sub-division are wood framed, stuccoed and painted in neutral colors with tile roofs and attached garages. Water by private company and waste disposal by sewer. The community also features a full scale activity center, outfitted with a full service gym, tennis and volleyball courts, and topped off with a resort style pool including water slides.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$160,000 High: \$430,000	
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	2624 N Presidential Drive	2764 N Monticello Dr	6066 W Montebello Way	3281 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.	--	0.16 ¹	1.19 ¹	1.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$331,000	\$344,990	\$325,000
List Price \$	--	\$315,000	\$329,990	\$347,777
Original List Date		08/27/2019	01/17/2020	10/27/2019
DOM · Cumulative DOM	-- · --	177 · 184	40 · 41	122 · 123
Age (# of years)	14	13	12	13
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	4,110	4,111	3,928	3,774
Bdrm · Bths · ½ Bths	5 · 4	5 · 4	5 · 4	5 · 4
Total Room #	16	16	16	15
Garage (Style/Stalls)	Attached 3 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	--	--
Lot Size	0.16 acres	0.18 acres	0.22 acres	0.23 acres
Other	None	None	None	Fireplace

* 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** 5 bedrooms and 4 full bathrooms, new flooring. Royal upgrades in the master bathroom. Formal living room and dining room with beautiful imported chadialier. A library/den/guest room just feet away from a full bathroom. Chef's kitchen equipped with a beautiful gas range, granite counter tops and tile backsplash. Oversize large granite island and walk-in pantry. Upstairs is the master and an additional suite with private bath. Pebble tec pool and spa.
- Listing 2** Home with carpet and large tile in all the right areas, offers huge kitchen, dining room, family room, den and bathroom, and second guest suite with bathroom, all on main level. Oak and metal railing staircase, large loft, owners suite with walk in closet, shower and separate soaking tub, double sinks. Kitchen with granite counter tops, includes Cherry cabinets, Stainless Steel Double ovens and appliances, all complimented with large pantry and butlers pantry. 3 car garage, backyard covered patio with natural grass, pavers and double gate. One brand new AC unit too.
- Listing 3** Currently listed for more than original listing price. Open on the Main Floor with Vaulted Ceilings in the Entrance, a Spiral Staircase and Banister with a Large Family Room and Fireplace, Kitchen with Stainless Steel Appliances Including Double Ovens, Island, Granite Countertops, Built-in Desk, Walk-in Pantry along with a Formal Dining and Living Room for Entertaining. Master Suite which Features a Sitting Area and Large Master Bath that includes Separate Vanities, Soaking Tub, and Shower.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2624 N Presidential Drive	6271 W Admiral Way	6671 W Victory Way	3270 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.	--	1.03 ¹	0.75 ¹	1.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$315,000	\$360,000
List Price \$	--	\$299,900	\$320,000	\$360,000
Sale Price \$	--	\$303,900	\$315,000	\$365,000
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	02/13/2020	12/02/2019	02/14/2020
DOM · Cumulative DOM	-- · --	50 · 85	56 · 97	39 · 38
Age (# of years)	14	13	15	13
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	4,110	4,111	3,775	3,932
Bdrm · Bths · ½ Bths	5 · 4	5 · 4	4 · 3 · 1	5 · 4 · 1
Total Room #	16	15	14	17
Garage (Style/Stalls)	Attached 3 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	0.16 acres	0.20 acres	0.19 acres	0.24 acres
Other	None	Solar	None	None
Net Adjustment	--	-\$16,700	-\$6,650	-\$24,832
Adjusted Price	--	\$287,200	\$308,350	\$340,168

* 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 listing price with a VA loan and \$6700 in Seller concessions. Situated on a spacious corner lot w/south-facing backyard. Versatile floorplan with 1 BR + 1 full BA downstairs, other BRs upstairs, incl 2 Masters. All BRs have walk-in closets! Gourmet kitchen with granite Ctops, stainless steel appliances, loads of cabinets. "Smart home" features incl WiFi garage door openers, thermostats, & refrigerator. New plank flooring. 3 car garage. Spacious backyard w/paver stone deck space, covered patio with roll-down shades, fountain, BBQ island, & plenty of space for a pool. Energy-saving solar home. Adjusted for Solor -\$10,000 and Seller concessions \$6,700.
- Sold 2** Sold with a Conventional loan and no Seller concessions. Former "Splendor" model home features all the options & upgrades, This 4 bedroom & 3.5 bath home sits on a large, private lot with mature landscaping, backs to the wash & no rear neighbors. Main floor has formal living & dining areas; office/den; family room; half bath; laundry room w/ sink & extra cabinets. Kitchen boasts hickory cabinets w/crown molding, granite counters, tile backsplash, double wall oven, pantry & gas cooktop. Upstairs has a sizeable loft, guest suite w/ private full bath & 2 more bedrooms. Master bedroom has crown molding; sitting area; double vanities; soaking tub; shower; water closet & walk-in closet. Private backyard has heated spool w/ fountains; built in BBQ; fire pit; turf yard; extended patio w/ fans & extensive travertine tile. Adjusted for GLA +\$ 3,350, and pool -\$10,000.
- Sold 3** Sold for more than listing price for cash and no Seller concessions. Resort style backyard, new exterior paint, a security system, surround sound, plantation shutters, & a custom security screen door. The homes north/south orientation, along with its many windows, allows in plenty of natural light throughout the house. The orientation & location is perfect for the backyard pool, allowing warmth for swimming, w/out overheating. Adjusted for GLA +\$168, pool -\$10,000, extra half bathroom -\$10,000 and Lot size -\$5,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Last sold for \$186,325					
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	\$305,000	\$305,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$295,850	--
Comments Regarding Pricing Strategy		
<p>The sale and listing search... all sales and listings are located in the same sub-division. Due to the lack of sold and listing properties in this large sub-division there was a need to go over one mile for comparisons. All sales and listings have the same design/appeal as the subject. A concluded suggested list price of \$305,000.00 is considered reasonable and supported by comparisons. Subject property conforms to the neighborhood. Neighborhood and Marketing information is within sub-division of the subject property.</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



Street



Street

Listing Photos

L1 2764 N MONTICELLO DR
Florence, AZ 85132



Front

L2 6066 W MONTEBELLO WAY
Florence, AZ 85132



Front

L3 3281 N EMERALD CREEK DR
Florence, AZ 85132



Front

Sales Photos

S1 6271 W ADMIRAL WAY
Florence, AZ 85132



Front

S2 6671 W VICTORY WAY
Florence, AZ 85132



Front

S3 3270 N EMERALD CREEK DR
Florence, AZ 85132



Front

ClearMaps Addendum

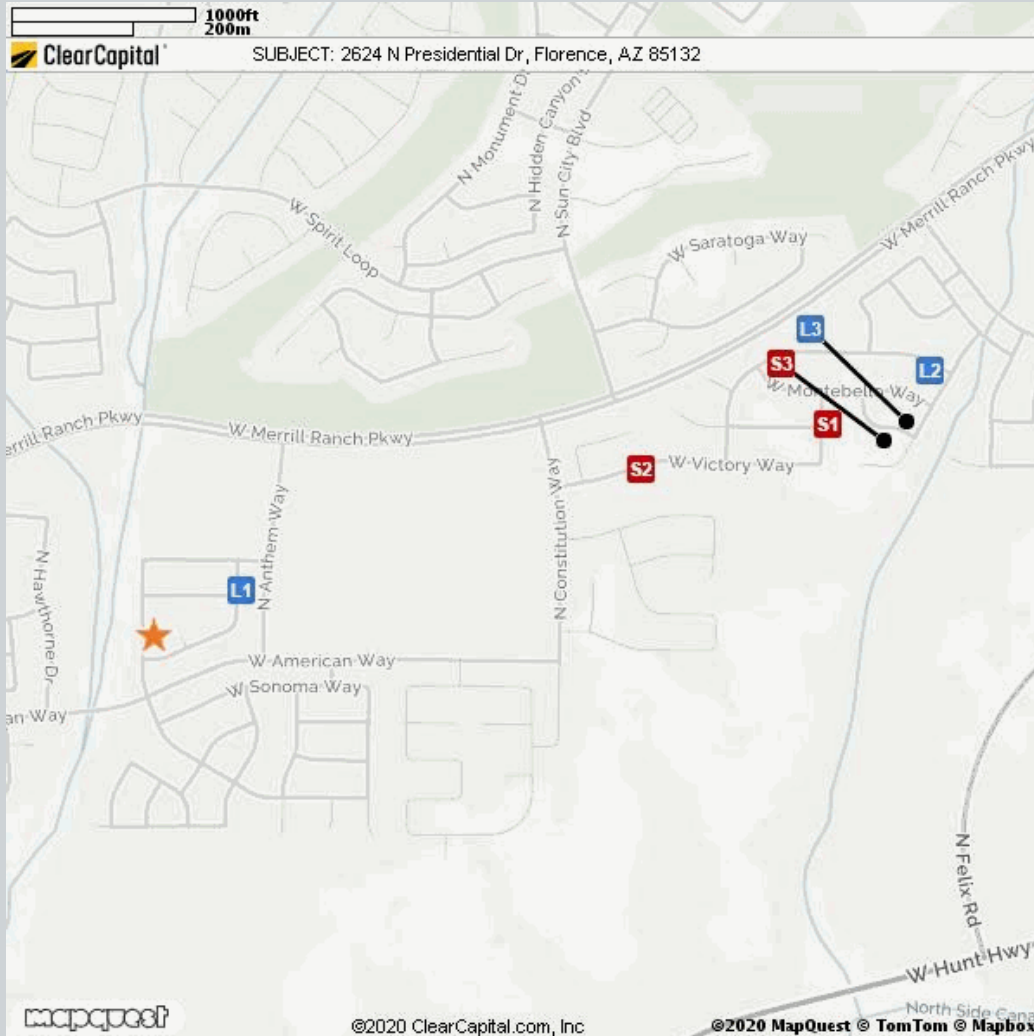
Address ★ 2624 N Presidential Drive, Florence, AZ 85132

Loan Number 40197

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2624 N Presidential Dr, Florence, AZ	--	Parcel Match
L1 Listing 1	2764 N Monticello Dr, Florence, AZ	0.16 Miles ¹	Parcel Match
L2 Listing 2	6066 W Montebello Way, Florence, AZ	1.19 Miles ¹	Parcel Match
L3 Listing 3	3281 N Emerald Creek Dr, Florence, AZ	1.16 Miles ¹	Parcel Match
S1 Sold 1	6271 W Admiral Way, Florence, AZ	1.03 Miles ¹	Parcel Match
S2 Sold 2	6671 W Victory Way, Florence, AZ	0.75 Miles ¹	Parcel Match
S3 Sold 3	3270 N Emerald Creek Dr, Florence, AZ	1.12 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	12/31/2021	License State	AZ
Phone	5208403413	Email	sandy.legendaryproperties@gmail.com
Broker Distance to Subject	11.38 miles	Date Signed	02/27/2020

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.