

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	716 E Dobbins Road, Phoenix, AZ 85042	Order ID	7042479	Property ID	29347195
Inspection Date	01/14/2021	Date of Report	01/20/2021		
Loan Number	41241	APN	300-76-051-A		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	0113BPO_Update	Tracking ID 1	0113BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition.
R. E. Taxes	\$716	
Assessed Value	\$23,100	
Zoning Classification	LOT 17 COUNTRY CLUB	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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 COUNTRY CLUB VILLA GARDEN HOMES AMD Subdivision which has 12 similar homes.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$499,000	
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	716 E Dobbins Road	315 W Desert Dr	47 E Beautiful Ln	131 W Desert Ln
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85042	85041	85042	85041
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.87 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$219,000	\$219,900	\$260,000
List Price \$	--	\$219,000	\$219,900	\$260,000
Original List Date		12/13/2020	12/05/2020	01/13/2021
DOM · Cumulative DOM	-- · --	31 · 38	39 · 46	0 · 7
Age (# of years)	50	51	35	4
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 Spanish	1 Story Spanish	1 Story Spanish	1 Story Spanish
# Units	1	1	1	1
Living Sq. Feet	1,050	999	1,252	1,299
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	4 · 3	3 · 2
Total Room #	5	6	8	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 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	0.10 acres	0.14 acres	0.13 acres	0.10 acres
Other	--	--	--	--

* 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** 3 Bedroom, 2 Bath Home with Large Backyard. Kitchen leads out to Great Room with Tile Floors and Large Picture Window. Master Bedroom has Walk-in Closet and Tile Floors the Master Bath has New Cabinets and Tile Bathtub Surround. The Home has New Dual Pane Windows
- Listing 2** 4 bedrooms and three bathrooms with mother-in-law quarters included (196 Sq Ft). Home features a nice size kitchen with all SS appliances including refrigerator. Hard surface floors throughout as well as ceiling fans. As a bonus, slip off to the back patio which is completely covered and there is an additional bonus space with bathroom and living quarters that would also be great for a hobby shop and/or art studio.
- Listing 3** 3 bedroom, 2 bath, single level Home nestled in a quiet master planned community. Walk through the front door and it's much larger than you would imagine with 9 ft ceilings, large great room and formal dining. The kitchen is the center of the Home featuring modern neutral countertops, smooth cooktop range with double oven, rich shaker style cabinetry and pantry. ALL the attention to detail in ALL the right places.. fresh paint, tile flooring

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	716 E Dobbins Road	107 W Caldwell St	114 E Piedmont Rd	728 E Dobbins Rd
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85042	85041	85042	85042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.43 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$214,000	\$208,000
List Price \$	--	\$225,000	\$214,000	\$215,000
Sale Price \$	--	\$200,000	\$206,000	\$210,000
Type of Financing	--	Fixed	Fixed	Fixed
Date of Sale	--	12/11/2020	07/23/2020	07/27/2020
DOM · Cumulative DOM	-- · --	70 · 70	44 · 44	84 · 84
Age (# of years)	50	48	38	49
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 Spanish	1 Story Spanish	1 Story Spanish	1 Story Spanish
# Units	1	1	1	1
Living Sq. Feet	1,050	1,134	1,064	1,197
Bdrm · Bths · ½ Bths	2 · 1	4 · 1	3 · 2	2 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.14 acres	0.24 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$200,000	\$206,000	\$210,000

* 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** 4 BEDROOMS, LARGE BACKYARD WITH REAR VEHICLE OR RV GATE. LOT OF ROOM FOR CHILDRENS PLAY AREA AND BAR-B-QUE WITH FRIENDS AND FAMILY. NICE EAT IN KITCHEN. DISHWASHER DOES NOT WORK. WATER HEATER IS NEW. CEILING FANS IN ALL ROOMS.
- Sold 2** 3 Bedroom 1.75 Bathroom Home MLS photos indicate Clean average mostly original condition. Not remodeled or updated.
- Sold 3** Over 1,000 sqft, 2 bedroom, 2 bath, recently remodeled. Large family room with fireplace adjoins kitchen with ample cabinet space. All appliances included. Backyard boasts large patio and freshly trimmed palms. Carport includes attached storage shed and walk through breezeway.

Subject Sales & Listing History

Current Listing Status	Currently Listed			Listing History Comments			
Listing Agency/Firm	Superstars Realty			Public Remarks: Move in ready! Perfect for a first time buyer or investor! Recently refreshed with new paint, appliances and fixtures throughout! Featuring 2 bedrooms, 1 bathroom and inside laundry the space is very open and usable! The exterior has plenty of storage and easy to maintain desert landscaping with great mountain views! Very close to downtown and easy access to freeways, this one is a must see! Schedule a showing today! More...			
Listing Agent Name	Arthur Welch						
Listing Agent Phone	623-298-0926						
# 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
10/23/2020	\$219,900	12/03/2020	\$209,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$209,900	\$209,900
Sales Price	\$205,000	\$205,000
30 Day Price	\$200,000	--
Comments Regarding Pricing Strategy		
The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition. 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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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



Other

Listing Photos

L1 315 W Desert Dr
Phoenix, AZ 85041



Front

L2 47 E Beautiful Ln
Phoenix, AZ 85042



Front

L3 131 W DESERT LN
Phoenix, AZ 85041



Front

Sales Photos

S1 107 W Caldwell St
Phoenix, AZ 85041



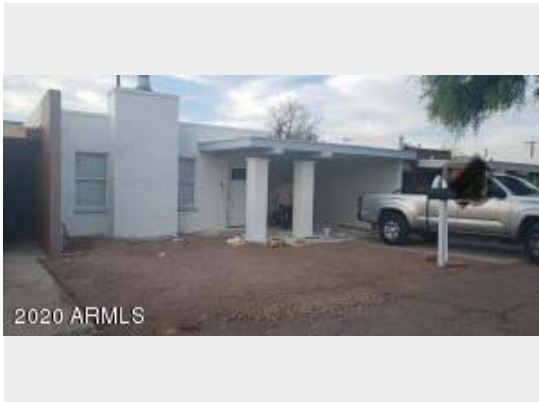
Front

S2 114 E Piedmont Rd
Phoenix, AZ 85042



Front

S3 728 E Dobbins Rd
Phoenix, AZ 85042



Front

ClearMaps Addendum

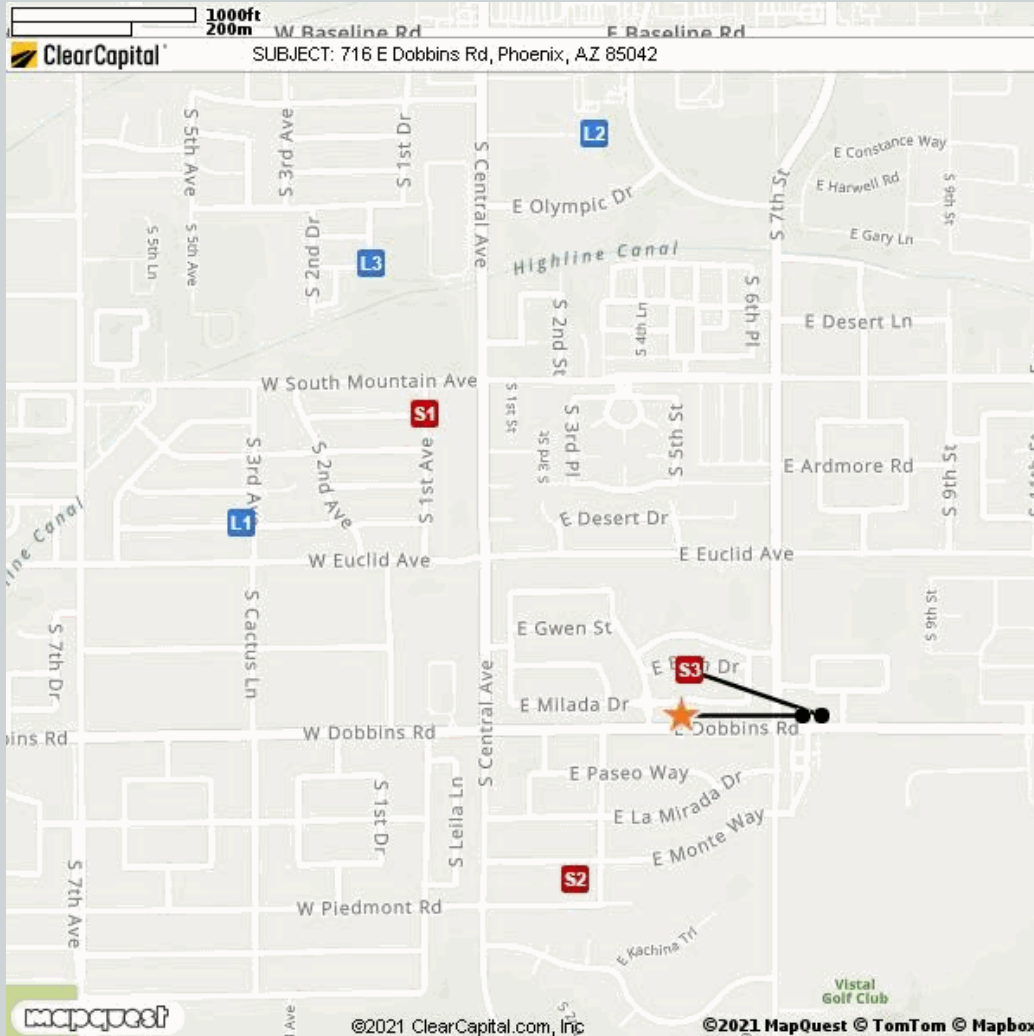
Address ★ 716 E Dobbins Road, Phoenix, AZ 85042

Loan Number 41241

Suggested List \$209,900

Suggested Repaired \$209,900

Sale \$205,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	716 E Dobbins Road, Phoenix, AZ 85042	--	Parcel Match
L1	315 W Desert Dr, Phoenix, AZ 85041	0.86 Miles ¹	Parcel Match
L2	47 E Beautiful Ln, Phoenix, AZ 85042	0.87 Miles ¹	Parcel Match
L3	131 W Desert Ln, Phoenix, AZ 85041	0.89 Miles ¹	Parcel Match
S1	107 W Caldwell St, Phoenix, AZ 85041	0.70 Miles ¹	Parcel Match
S2	114 E Piedmont Rd, Phoenix, AZ 85042	0.43 Miles ¹	Parcel Match
S3	728 E Dobbins Rd, Phoenix, AZ 85042	0.03 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	05/31/2022	License State	AZ
Phone	6022955100	Email	sstonebpo@gmail.com
Broker Distance to Subject	10.69 miles	Date Signed	01/14/2021

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:

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.