

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	6434 E Corrine Drive, Scottsdale, AZ 85254	Order ID	7103671	Property ID	29548588
Inspection Date	02/16/2021	Date of Report	02/25/2021		
Loan Number	41434	APN	175-07-029		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

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

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Address is removed from siding; appear to be painting. Subject verified by tax map location and surrounding homes. The subject appears to be undergoing some repairs/updating. Conforms in general appearances to other properties in the area, although landscaping and curb appeal below the average for homes in the neighborhood. The subject is larger than the average size home in this immediate neighborhood.
R. E. Taxes	\$5,028	
Assessed Value	\$509,300	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Workers at home, appear to be doing some repairs/remodeling.)		
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 The subject is located in a sought after area with low inventory levels. Most properties in this area have been remodeled/renovated. Most homes in the surrounding area on smaller lot sizes than the subject neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$425,000 High: \$1,938,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6434 E Corrine Drive	5832 E Windrose Dr	6031 E Friess Dr	6401 E Redfield Rd
City, State	Scottsdale, AZ	Scottsdale, AZ	Scottsdale, AZ	Scottsdale, AZ
Zip Code	85254	85254	85254	85254
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.91 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$675,000	\$815,000	\$965,000
List Price \$	--	\$675,000	\$815,000	\$849,000
Original List Date		01/27/2021	02/05/2021	01/19/2021
DOM · Cumulative DOM	-- · --	6 · 29	5 · 20	17 · 37
Age (# of years)	51	45	42	44
Condition	Average	Average	Good	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	3,052	2,304	2,513	3,321
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2	4 · 3	4 · 3 · 1
Total Room #	10	8	10	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	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.57 acres	.44 acres	.35 acres	.58 acres
Other	none	none	none	none

* Listing 3 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.

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

Listing 1 Located within the same market area as the subject property; similar in general appeal. Interior is in lower average condition overall. Inferior for size and at low end of condition rating.

Listing 2 Located in the same general market area as the subject; similar in general location and appeal. Interior has been upgraded; above "average" condition. Nicely landscaped. Inferior for size, superior for condition.

Listing 3 Located within the same general market area; similar in overall appeal. Interior is clean with some upgrades noted. Superior to the subject for size and at higher end of "average" condition rating.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6434 E Corrine Drive	7034 E Sweetwater Ave	6722 E Ludlow Dr	13436 N 60th St
City, State	Scottsdale, AZ	Scottsdale, AZ	Scottsdale, AZ	Scottsdale, AZ
Zip Code	85254	85254	85254	85254
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.79 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$798,500	\$820,000	\$850,000
List Price \$	--	\$765,000	\$820,000	\$850,000
Sale Price \$	--	\$765,000	\$820,000	\$810,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	02/12/2021	10/13/2020	10/16/2020
DOM · Cumulative DOM	-- · --	75 · 89	42 · 47	43 · 43
Age (# of years)	51	44	43	43
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	3,052	2,553	3,557	3,300
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2	5 · 3 · 1	5 · 3
Total Room #	10	9	11	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.57 acres	.56 acres	.62 acres	.55 acres
Other	none	2 car detached	none	none
Net Adjustment	--	+\$30,000	-\$23,000	-\$16,000
Adjusted Price	--	\$795,000	\$797,000	\$794,000

* 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** Located in a different phase of the same overall subdivision as the subject property; similar in appeal. Interior has some upgrades; average condition overall for the area. SC1 positive adjust for inferior size \$37,500 and baths \$7,500; negative adjust for additional detached garage \$15,000.
- Sold 2** Located within the same general market area as the subject property; similar in overall neighborhood and appeal. Interior has some updating, average condition overall. SC2 negative adjust for superior size \$38,000; positive adjust for inferior for no garage \$15,000.
- Sold 3** Located in the same general market area as the subject property; similar neighborhood and appeal. Interior is in average condition for this area; some updating. SC3 negative adjust for superior size \$18,500; positive adjust for inferior baths \$2,500.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has not been recently listed.			
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	\$810,000	\$810,000
Sales Price	\$795,000	\$795,000
30 Day Price	\$750,000	--
Comments Regarding Pricing Strategy		
<p>Very limited listing data on the market; with no properties in the immediate neighborhood currently listed. Also, there is a wide range of home values; from "average" condition properties to remodeled homes. Most properties in the area are remodeled. Subject is assumed to be in average condition with lack of evidence otherwise. Thus, listing 2 is overvalued for the subject's assumed condition and had to expand size parameters for second average condition listing in the area (list 1), but used due to lack of other listing data available. Used three recent sales for similar size properties on similar lot sizes and in average condition for homes in this market area.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes To explain the duplicate variance, market changes since the prior was completed played a large part in this variance. Furthermore, differences in gla between the subjects and comps added to the inaccuracy of the prior.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 5832 E Windrose Dr
Scottsdale, AZ 85254



Front

L2 6031 E Friess Dr
Scottsdale, AZ 85254



Front

L3 6401 E Redfield Rd
Scottsdale, AZ 85254



Front

Sales Photos

S1 7034 E Sweetwater Ave
Scottsdale, AZ 85254



Front

S2 6722 E Ludlow Dr
Scottsdale, AZ 85254



Front

S3 13436 N 60th St
Scottsdale, AZ 85254



Front

ClearMaps Addendum

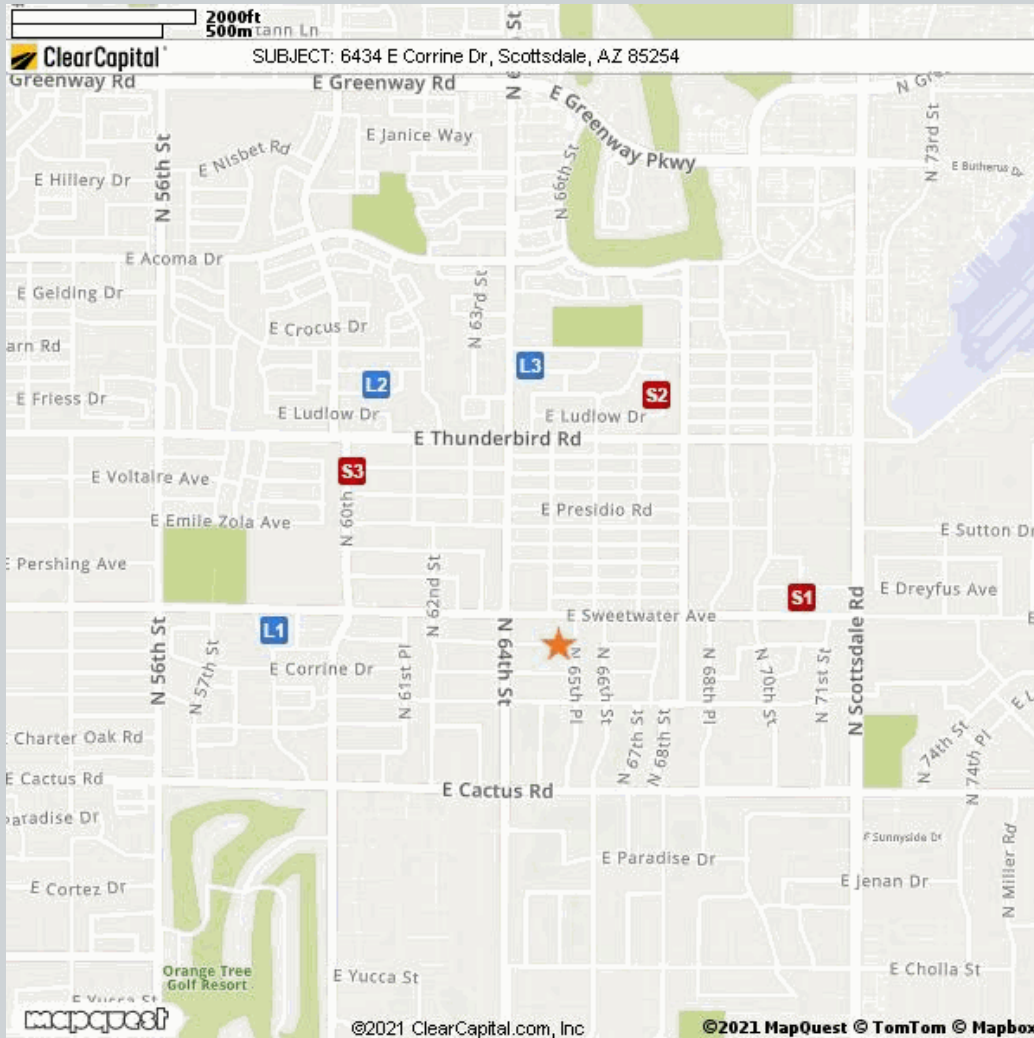
Address ★ 6434 E Corrine Drive, Scottsdale, AZ 85254

Loan Number 41434

Suggested List \$810,000

Suggested Repaired \$810,000

Sale \$795,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6434 E Corrine Drive, Scottsdale, AZ 85254	--	Parcel Match
L1 Listing 1	5832 E Windrose Dr, Scottsdale, AZ 85254	0.79 Miles ¹	Parcel Match
L2 Listing 2	6031 E Friess Dr, Scottsdale, AZ 85254	0.91 Miles ¹	Parcel Match
L3 Listing 3	6401 E Redfield Rd, Scottsdale, AZ 85254	0.82 Miles ¹	Parcel Match
S1 Sold 1	7034 E Sweetwater Ave, Scottsdale, AZ 85254	0.73 Miles ¹	Parcel Match
S2 Sold 2	6722 E Ludlow Dr, Scottsdale, AZ 85254	0.79 Miles ¹	Parcel Match
S3 Sold 3	13436 N 60th St, Scottsdale, AZ 85254	0.77 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	Eugene Hastings	Company/Brokerage	Eugene Hastings PLLC
License No	BR531883000	Address	5537 E Voltaire Ave Scottsdale AZ 85254
License Expiration	07/31/2021	License State	AZ
Phone	6155877119	Email	foxtrotterj@gmail.com
Broker Distance to Subject	1.24 miles	Date Signed	02/16/2021

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.