

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>	3415 W Zuni Brave Trail, Phoenix, AZ 85086	<b>Order ID</b>	6818355	<b>Property ID</b>	28736011
<b>Inspection Date</b>	08/28/2020	<b>Date of Report</b>	08/31/2020		
<b>Loan Number</b>	41720	<b>APN</b>	203-27-022		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Maricopa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200827_BPOs	<b>Tracking ID 1</b>	20200827_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	SUSIE HARPER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,986	Drive by inspection revealed the front yard landscaping has been neglected. It may be assumed that the interiors may have also been negelected.	
<b>Assessed Value</b>	\$356,300		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(occupancy unknown - subject was foreclosed 8/26/2020 - property appears secured.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$1,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,000		
<b>HOA</b>	Tramonto 602-606-4940		
<b>Association Fees</b>	\$52 / Month (Pool,Greenbelt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is in the Tramonto subdivision in north Phoenix. It conforms to the neighborhood and is within a 10 minute drive to all amenities.	
<b>Sales Prices in this Neighborhood</b>	Low: \$282,000 High: \$425,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3415 W Zuni Brave Trail	3319 W Zuni Brave Trl	3236 W Caravaggio Ln	3427 W Darien Way
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85086	85086	85086	85086
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.38 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$425,000	\$375,000	\$379,900
<b>List Price \$</b>	--	\$425,000	\$375,000	\$379,900
<b>Original List Date</b>		08/20/2020	07/11/2020	08/05/2020
<b>DOM · Cumulative DOM</b>	-- · --	7 · 11	47 · 51	22 · 26
<b>Age (# of years)</b>	16	16	16	14
<b>Condition</b>	Average	Good	Good	Good
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,230	2,230	2,299	2,212
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 3
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 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>	0.14 acres	0.14 acres	0.19 acres	0.12 acres
<b>Other</b>	solar	--	fireplace	--

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** Stunning single-level home w/ a private pool in the North Valley! Nestled in the amenity rich Tramonto Community. Immaculate Pebble Tec Pool! This is not a flip project, this is a homeowner loved and cared for home. Natural light w/ desirable split floor plan, showcases beautiful floors, plantation shutters and neutral grey paint tones. Upgraded kitchen boasts SS appliances, granite counters, tile backsplash. Large/ private master suite features spacious closet, double vanity, soaking tub, large walk-in shower. Master bathroom - custom work with beautiful imported tile from Italy. Covered back patio/ private oasis, pool, waterfall feature, built in gas BBQ, and nice/ clean turf play area. Oversized 2.5 garage, epoxy floors! Great location, parks, shopping, schools, 117/ 303. Owner/ Agent.
- Listing 2** This home is a true showcase! 4 bedrooms 2 baths + Den/Bonus room on a corner lot. Open kitchen has tile back splash, maple cabinets, kitchen island, double oven, microwave, and dishwasher. Plantation shutters, upgraded fixtures throughout. Beautiful stone fireplace, formal dining room, indoor laundry room with cabinets. Large Master Suite with separate shower & tub and HUGE walk-in closet with built- ins. Covered back patio, artificial turf and desert landscaping for a low-maintenance look you will love all year. 3-car garage has built-in cabinets for clutter-free storage. Don't miss out on this picture-perfect home in Tramonto!
- Listing 3** Incredible 4 bed/3 bath home located in the gated community of the Villages at Tramonto! Delightfully updated interior features great room, beautiful plantation shutters on all windows, and fabulous family room. Gourmet gas kitchen has plethora of cabinets, stainless steel appliances, center island, granite counters, and huge walk-in pantry. Cozy owner's suite offers a proper bath with double sinks, walk-in closet, separate tub, and step-in shower. Custom paved backyard comes with covered patio and gas fire pit area perfect for those cool Arizona evenings. You can enjoy all of the amenities the community has to offer! Pride in ownership shines in this beautiful Tramonto home. Too many custom details to list here, come take a look today!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3415 W Zuni Brave Trail	3425 W Donatello Dr	36021 N 33rd Ln	3050 W Leisure Ln
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85086	85086	85086	85086
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	0.37 <sup>1</sup>	0.40 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$399,900	\$379,500	\$349,900
<b>List Price \$</b>	--	\$399,900	\$379,500	\$339,900
<b>Sale Price \$</b>	--	\$413,500	\$377,000	\$339,900
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	07/23/2020	08/05/2020	06/12/2020
<b>DOM · Cumulative DOM</b>	-- · --	48 · 48	33 · 33	62 · 62
<b>Age (# of years)</b>	16	17	17	18
<b>Condition</b>	Average	Good	Good	Good
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<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>	2,230	2,126	2,126	2,103
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 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	--	Pool - Yes
<b>Lot Size</b>	0.14 acres	0.15 acres	0.16 acres	0.14 acres
<b>Other</b>	solar	--	--	--
<b>Net Adjustment</b>	--	-\$13,000	+\$7,000	-\$6,000
<b>Adjusted Price</b>	--	\$400,500	\$384,000	\$333,900

\* Sold 2 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** Pool -\$20,000; SqFt +\$7000. Stunning remodeled home in the heart of Tramonto. This amazing home was professionally designed and is now turn key ready for the new buyers. Some of the remodeled features include plantation shutters, new white shaker cabinets, wood look tile floors, carrera marble counters, subway tile back splash, new hvac, water heater, and the list goes on. Private setting in the backyard showing off a fantastic pebble tec pool , rock water feature, gazebo and plenty of privacy. These views from the backyard are amazing. Come see this home before it is gone. As a bonus this home has a full 3 car garage when alot of homes in Tramonto have only 2. Buyer to verify all info.
- Sold 2** SqFt +\$7000. Stylish! Fresh! Light! One of Tramonto's GREAT HOME values! 3 Bedrooms PLUS DEN, 3 CAR GARAGE, SINGLE LEVEL living. Attractive WOOD-LIKE tile flooring installed in 2017, NEW KITCHEN APPLIANCES in 2017. Terrific open floor-plan. Newer Den built-ins recently completed, makes a great office and includes a Double Door entry. Curl up and enjoy a good book in your warm and inviting Breakfast Nook custom window seat. Oh, and what a cool backyard! Rich green lawn, night- time string lights, built in BBQ, and room for a pool, although there's a great community pool and Tramonto Park nearby as well.
- Sold 3** SqFt +\$7000; Pool -\$20,000. Time from COE +\$7000. This 3 bed, 2 bath home is light, bright, and move-in ready! The high ceilings make this home feel ten times bigger and the neutral tile throughout will match all of your furniture! Your great room is an excellent size and is seamless for entertaining. Your large kitchen has everything you need and more! Ample cabinet space, sleek appliances, granite countertops and a huge island with a breakfast bar! The den is a great place for an office or playroom. Your master retreat has a sliding glass door leading out to the yard and is complete with a spacious master bathroom with a large double sink vanity, a separate shower and soaking tub and a huge walk-in closet! The additional bedrooms provide you with enough room for the whole family. Your backyard is an entertainer's dream with a large

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last sale date 10/19/2004 Trustee Sale scheduled for 8/26/2020.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$397,000	\$399,000
<b>Sales Price</b>	\$383,000	\$385,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market after the repairs are completed to move up buyers.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

### Subject Photos



Street



Street



## Listing Photos

**L1** 3319 W Zuni Brave Trl  
Phoenix, AZ 85086



Front

**L2** 3236 W Caravaggio Ln  
Phoenix, AZ 85086



Front

**L3** 3427 W Darien Way  
Phoenix, AZ 85086



Front

## Sales Photos

**S1** 3425 W Donatello Dr  
Phoenix, AZ 85086



Front

**S2** 36021 N 33rd Ln  
Phoenix, AZ 85086



Front

**S3** 3050 W Leisure Ln  
Phoenix, AZ 85086



Front

### ClearMaps Addendum

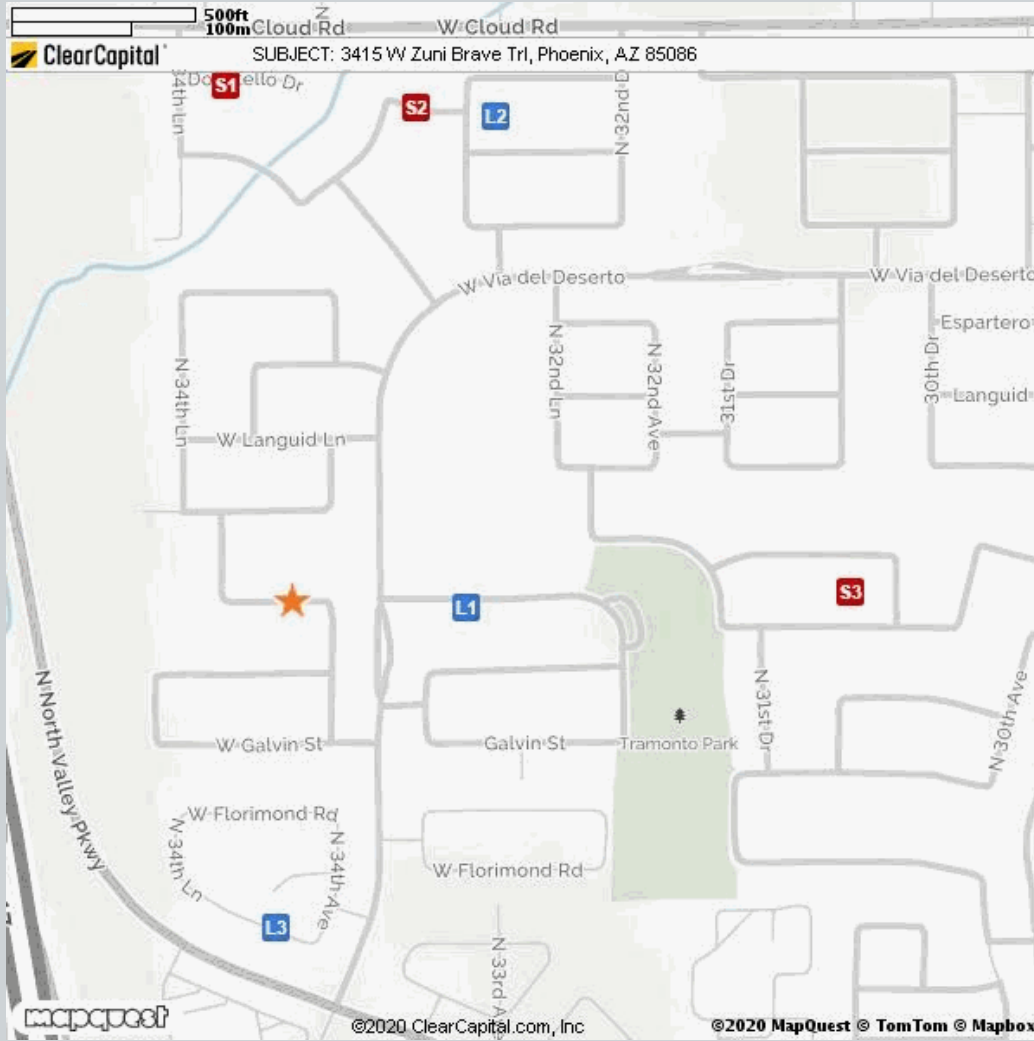
**Address** ★ 3415 W Zuni Brave Trail, Phoenix, AZ 85086

**Loan Number** 41720

**Suggested List** \$397,000

**Suggested Repaired** \$399,000

**Sale** \$383,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3415 W Zuni Brave Trl, Phoenix, AZ	--	Parcel Match
L1 Listing 1	3319 W Zuni Brave Trl, Phoenix, AZ	0.13 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3236 W Caravaggio Ln, Phoenix, AZ	0.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3427 W Darien Way, Phoenix, AZ	0.23 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3425 W Donatello Dr, Phoenix, AZ	0.38 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	36021 N 33rd Ln, Phoenix, AZ	0.37 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3050 W Leisure Ln, Phoenix, AZ	0.40 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>	Stephen Goodman	<b>Company/Brokerage</b>	Windsong Realty
<b>License No</b>	BR576088000	<b>Address</b>	2512 W Barbie Lane Phoenix AZ 85085
<b>License Expiration</b>	06/30/2022	<b>License State</b>	AZ
<b>Phone</b>	9255185900	<b>Email</b>	sgoodman01@gmail.com
<b>Broker Distance to Subject</b>	1.31 miles	<b>Date Signed</b>	08/28/2020

*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.**