

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	4739 N 26th Lane, Phoenix, AZ 85017	Order ID	6831229	Property ID	28775548
Inspection Date	09/08/2020	Date of Report	09/08/2020		
Loan Number	41843	APN	154-04-105		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	20200908	Tracking ID 1	20200908		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LARRY G FEWELL	Condition Comments	
R. E. Taxes	\$389	The exterior of the subject appears to be in maintained condition, interior is assumed to be in average condition.	
Assessed Value	\$72,800		
Zoning Classification	[R-3] Multiple Famil		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(MLS states vacant on lockbox)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	VILLA CHARME 4 TOWNHOUSES		
Association Fees	\$200 / Month (Pool,Landscaping,Greenbelt,Other: Gate)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Subject is located in the VILLA CHARME 4 TOWNHOUSES Subdivision which has 20 similar homes.	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$225,000		
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	4739 N 26th Lane	4640 N 26th Dr	2645 W Wolf St	4716 N 26th Dr
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85017	85017	85017	85017
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.04 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$128,000	\$139,999	\$165,000
List Price \$	--	\$128,000	\$139,999	\$165,000
Original List Date		08/28/2020	08/24/2020	09/05/2020
DOM · Cumulative DOM	-- · --	11 · 11	15 · 15	3 · 3
Age (# of years)	48	48	48	48
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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,196	1,196	1,088	1,296
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 1 · 1	2 · 1 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.05 acres	0.07 acres	0.05 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.

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

Listing 1 3 bedroom, 1.5 bath townhouse MLS photos indicate Clean average mostly original condition. Not remodeled or updated.

Listing 2 2 bedroom town home with brand new paint. porcelain tile in the kitchen and living area, bedrooms have brand new vinyl plank. Close to I-17 and walking distance to GCU Campus.

Listing 3 3 bedroom, 2.5 baths Townhome in a Gated Community, with pool! FHA approved! Easy access to I-17! Walking distance to Grand Canyon University, Schools, Shopping Centers, and Downtown Phoenix! Newer refrigerator and oven, new water heater Jan 2020.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4739 N 26th Lane	2645 W Elm St	2604 W Wolf St	4714 N 26th Dr
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85017	85017	85017	85017
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.06 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$134,999	\$139,999	\$155,000
List Price \$	--	\$139,990	\$169,999	\$147,500
Sale Price \$	--	\$130,000	\$142,000	\$145,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	03/17/2020	08/17/2020	06/29/2020
DOM · Cumulative DOM	-- · --	63 · 63	98 · 98	139 · 139
Age (# of years)	48	48	48	48
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 Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,196	1,298	1,196	1,196
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 2	2 · 1 · 1	3 · 1 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.07 acres	0.05 acres	0.05 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$130,000	\$142,000	\$145,000

* Sold 2 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** New Fridge, and smooth top stove, and built in micro in 2016. New water heater in 2014. Awesome inside laundry room...(its bigger than the one in MY house). The back patio is HUGE, really more like a backyard!
- Sold 2** 2 bedroom townhome with brand new paint, carpet, and kitchen upgrades. Close to 1-17 and walking distance to GCU Campus. MLS photos indicate clean average mostly original condition with some routine normal updating.
- Sold 3** spacious first floor featuring new laminated floor throughout family/living room. Easy to maintain tile on dining and kitchen which features breakfast bar, lots of cabinet space on white, brand new stainless steel microwave with matching fridge. Laundry room inside as well as a half bathroom for guest. Upstairs you will find 3 bedrooms including a larger than usual master with plenty of closet space. Covered patio perfect for entertainment. MLS photos indicate clean average mostly original condition with some routine normal updating.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	HS Realty	Public Remarks: Renovation opportunity for pro. In need of kitchen, baths & flooring. Must be cash transaction and accepted in "as-is where is" condition. All offers to be reviewed by conservator.					
Listing Agent Name	Steven Moore						
Listing Agent Phone	623-341-4453						
# 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
08/19/2020	\$95,000	--	--	Pending/Contract	08/24/2020	\$95,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$145,000	\$145,000
Sales Price	\$140,000	\$140,000
30 Day Price	\$130,000	--
Comments Regarding Pricing Strategy		
<p>1. Subject is in gated community. 2. Subject is close to large university. The exterior of the subject appears to be in 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.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 4640 N 26th Dr
Phoenix, AZ 85017



Front

L2 2645 W Wolf St
Phoenix, AZ 85017



Front

L3 4716 N 26th Dr
Phoenix, AZ 85017



Front

Sales Photos

S1 2645 W Elm St
Phoenix, AZ 85017



Front

S2 2604 W Wolf St
Phoenix, AZ 85017



Front

S3 4714 N 26th Dr
Phoenix, AZ 85017



Front

ClearMaps Addendum

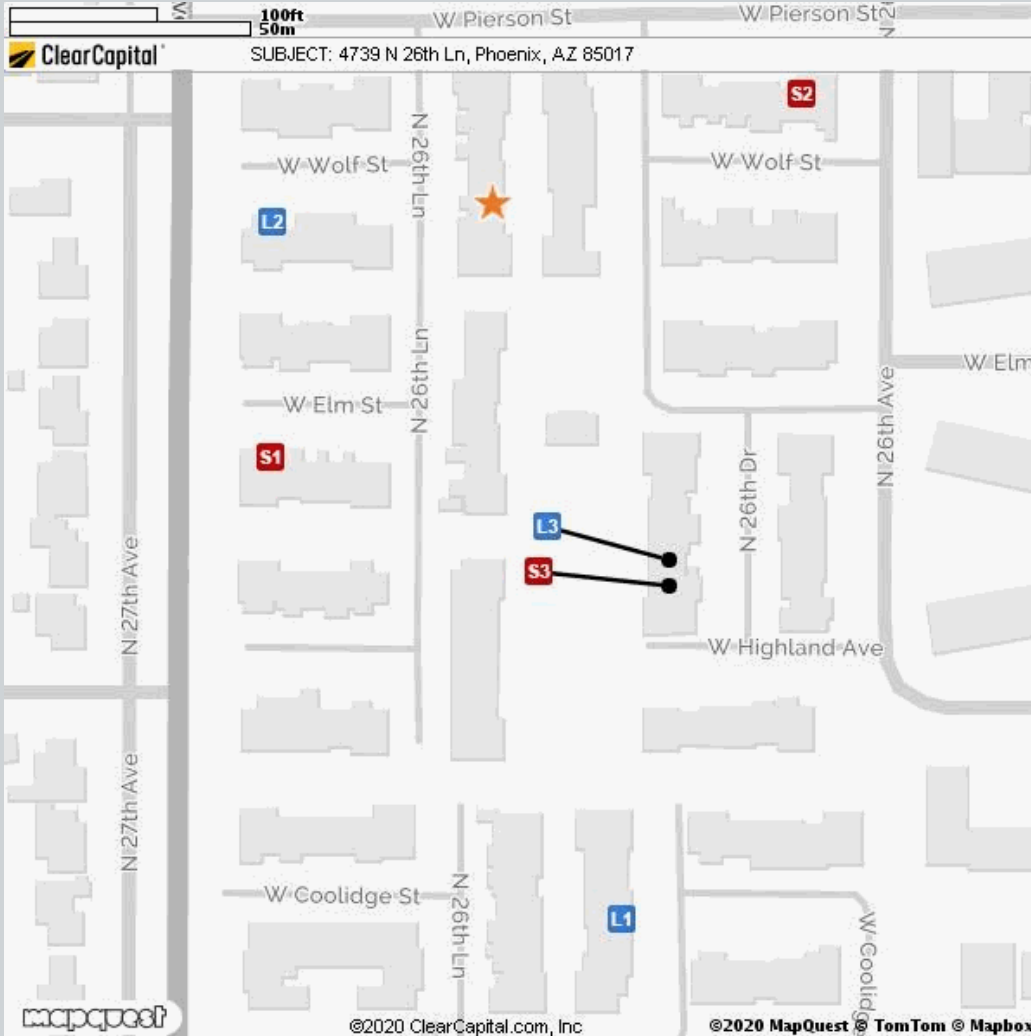
Address ★ 4739 N 26th Lane, Phoenix, AZ 85017

Loan Number 41843

Suggested List \$145,000

Suggested Repaired \$145,000

Sale \$140,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4739 N 26th Ln, Phoenix, AZ	--	Parcel Match
L1 Listing 1	4640 N 26th Dr, Phoenix, AZ	0.13 Miles ¹	Parcel Match
L2 Listing 2	2645 W Wolf St, Phoenix, AZ	0.04 Miles ¹	Parcel Match
L3 Listing 3	4716 N 26th Dr, Phoenix, AZ	0.07 Miles ¹	Parcel Match
S1 Sold 1	2645 W Elm St, Phoenix, AZ	0.06 Miles ¹	Parcel Match
S2 Sold 2	2604 W Wolf St, Phoenix, AZ	0.06 Miles ¹	Parcel Match
S3 Sold 3	4714 N 26th Dr, Phoenix, AZ	0.07 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	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	11.24 miles	Date Signed	09/08/2020

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.