

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	16050 W Vale Drive, Goodyear, AZ 85395	Order ID	6936329	Property ID	29102846
Inspection Date	11/13/2020	Date of Report	11/14/2020		
Loan Number	42457	APN	508-09-376		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	1112BPOs	Tracking ID 1	1112BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HUD	Condition Comments	
R. E. Taxes	\$2,964	<p>The subject is a single story house located on a corner lot in the subdivision of Pebblecreek in Goodyear, AZ. No needed repairs were noted to the exterior of the house. The house conforms to other homes in the neighborhood. The subject is in an age-restricted and gated community. The subject is located on the last street to the north in the subdivision and in the far NW corner, therefore some comps may be over one mile in proximity.</p>	
Assessed Value	\$248,000		
Zoning Classification	owner-occupied Resid		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(According to current listing, it is on a lockbox)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Pebblecreek HOA 480-895-4204		
Association Fees	\$2728 / Year (Pool,Tennis,Other: common area and street maintenance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>Pebble Creek is a golf course community located on the northwest side of Goodyear, AZ. The community is age restricted. Besides 2 golf courses, the community contains a clubhouse, restaurant, pools, spas, tennis courts and other sports courts. The community is gated with 24-hour security guard at gate. Access to the interstate highway is about one mile to the south. Supply and Demand are about equal with the exception of golf course lots, which are generally in greater demand and supply is currently lower.</p>	
Sales Prices in this Neighborhood	Low: \$212,000 High: \$870,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	16050 W Vale Drive	3959 N. 151st Lane	15048 W. Mullberry Dr.	14822 W. Merrell St.
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85395	85395	85395	85395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.00 ¹	1.24 ¹	1.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$304,950	\$332,000	\$339,000
List Price \$	--	\$310,000	\$332,000	\$339,000
Original List Date		08/12/2020	10/30/2020	08/05/2020
DOM · Cumulative DOM	-- · --	93 · 94	14 · 15	74 · 101
Age (# of years)	12	27	21	24
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	1,547	1,641	1,829	1,759
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	0.17 acres	0.13 acres	0.17 acres	0.12 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** Similar GLA, equal number of bedrooms, equal number of baths, equal size garage, similar lot size, 15 years older. Sunscreens, corner lot, carpet and tile, solar panels owned, den, RO drinking water, attached garage cabinets, kitchen island, full master w/dual sinks, partial flooring update in 2020.
- Listing 2** Superior GLA, equal number of bedrooms, equal number of baths, equal size garage, similar lot size, 9 years older. Attached garage cabinets, carpet and tile, den, gas fireplace, 3/4 master bath w/dual sinks, breakfast nook, sep. exit from master.
- Listing 3** Pending Sale - Inferior GLA, equal number of bedrooms, equal number of baths, equal size garage, similar lot size, 12 years older. Water softener, tile and wood, RO drinking water, wall ovens, granite counters, 3/4 master bath w/dual sinks, breakfast bar, solar panels leased.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16050 W Vale Drive	16118 W. Vale Dr.	15876 W. Earll Dr.	4087 N. 161st Ave.
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85395	85395	85395	85395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.60 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$314,900	\$340,000	\$325,000
List Price \$	--	\$314,900	\$340,000	\$325,000
Sale Price \$	--	\$305,000	\$310,000	\$325,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/13/2020	09/28/2020	10/19/2020
DOM · Cumulative DOM	-- · --	140 · 140	12 · 47	6 · 40
Age (# of years)	12	16	18	15
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	1,547	1,641	1,610	1,445
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	0.17 acres	0.13 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	+\$4,100
Adjusted Price	--	\$305,000	\$310,000	\$329,100

* 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** Similar GLA - 0 adjustment Equal beds, baths, and garage - 0 adjustment Similar lot size, same age bracket - 0 adjustment Total - 0 adjustment. Attached garage cabinets, tile flooring, RO drinking water, 3/4 master bath, den formal dining in LR/GR, flooring updated in 2018.
- Sold 2** Similar GLA - 0 adjustment Equal beds, baths, and garage - 0 adjustment Similar lot size, same age bracket - 0 adjustment Total - 0 adjustment. Carpet and tile, 3/4 master bath w/dual sinks, breakfast bar, den, RO drinking water, laundry room w/cabinets.
- Sold 3** Inferior GLA - +\$4100 No other adjustments Total = +\$4100. Tile flooring, breakfast bar, den, granite counters, since 2017 some updates including newer AC/Heat, kitchen appliances and sink, faucets and lighting.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Please Note: The MLS listing for this property has listed it as closed as of 11/10/20. However, the tax records do not show it recorded and titled to the new owner as of 11/13/20.. The subject was initially listed on 8/26/20 as a HUD owned property for the price of \$300,000. The price was changed to \$285,000 on 9/25/20. The house went Pending on 9/29/20 at that price. The house fell through on 10/2/20 and was returned as Active at the same price of \$285000. The house went Pending again on 10/26/20 at the price of \$285,000. The house closed on 11/12/20 at the price of \$272,900 according to the MLS.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/26/2020	\$300,000	10/26/2020	\$285,000	Sold	11/12/2020	\$272,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$316,000	\$316,000
Sales Price	\$311,500	\$311,500
30 Day Price	\$301,500	--
Comments Regarding Pricing Strategy		
Due to the lack of similar listed comps in close proximity to the subject, it was necessary to use listed comps from other parts of Pebblecreek which are over one mile in proximity. There are listings on the same street as the subject, however they are across the street and all are golf course lots adjacent to the golf course. The suggested sale price for the subject is for the subject home to sell within 90-120 days at fair market value based on fair market comps for the subdivision. Strong consideration was given to the sold comps in determining suggested sale price since they are recent sales in close proximity to the subject. Estimated sale price is higher than recent sale price for the subject since it sold as a HUD home which is in a lower sales tier, and all comps are fair market sales as requested in instructions.		

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



Street



Other

Listing Photos

L1 3959 N. 151st Lane
Goodyear, AZ 85395



Front

L2 15048 W. Mullberry Dr.
Goodyear, AZ 85395



Front

L3 14822 W. Merrell St.
Goodyear, AZ 85395



Front

Sales Photos

S1 16118 W. Vale Dr.
Goodyear, AZ 85395



Front

S2 15876 W. Earll Dr.
Goodyear, AZ 85395



Front

S3 4087 N. 161st Ave.
Goodyear, AZ 85395



Front

ClearMaps Addendum

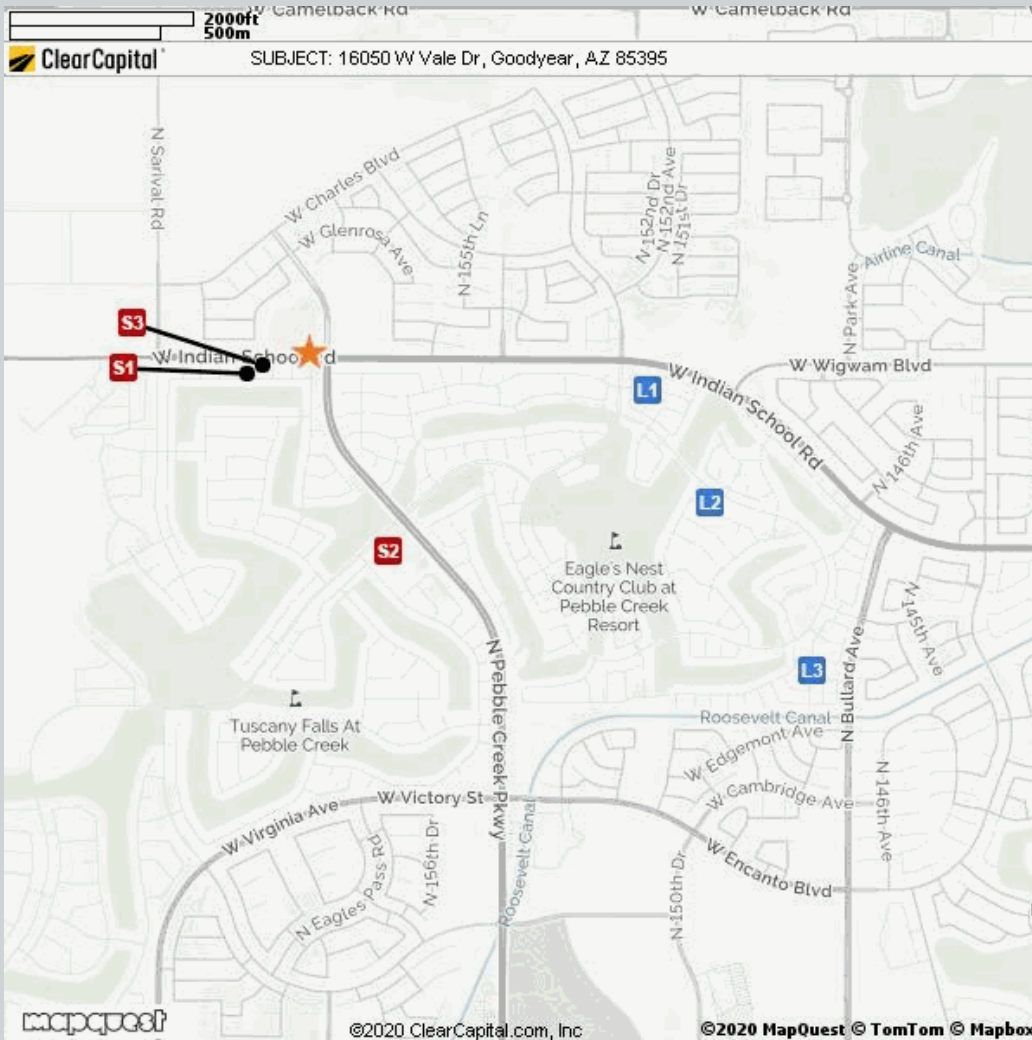
Address ★ 16050 W Vale Drive, Goodyear, AZ 85395

Loan Number 42457

Suggested List \$316,000

Suggested Repaired \$316,000

Sale \$311,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16050 W Vale Drive, Goodyear, AZ 85395	--	Parcel Match
L1 Listing 1	3959 N. 151st Lane, Goodyear, AZ 85395	1.00 Miles ¹	Parcel Match
L2 Listing 2	15048 W. Mullberry Dr., Goodyear, AZ 85395	1.24 Miles ¹	Parcel Match
L3 Listing 3	14822 W. Merrell St., Goodyear, AZ 85395	1.71 Miles ¹	Parcel Match
S1 Sold 1	16118 W. Vale Dr., Goodyear, AZ 85395	0.12 Miles ¹	Parcel Match
S2 Sold 2	15876 W. Earl Dr., Goodyear, AZ 85395	0.60 Miles ¹	Parcel Match
S3 Sold 3	4087 N. 161st Ave., Goodyear, AZ 85395	0.08 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	Cheryl Vinson	Company/Brokerage	Coldwell Banker Residential Brokerage
License No	SA575259000	Address	22134 W LA PASADA BLVD Buckeye AZ 85326
License Expiration	05/31/2022	License State	AZ
Phone	6233441000	Email	cvinson345@msn.com
Broker Distance to Subject	7.85 miles	Date Signed	11/13/2020

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.