

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	11265 Cicero Street, Mesa, ARIZONA 85207	Order ID	7452859	Property ID	30696056
Inspection Date	07/25/2021	Date of Report	07/29/2021		
Loan Number	42914	APN	22011444		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	BPO_Updates	Tracking ID 1	BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SILVERADO PROPERTIES INC	Condition Comments	
R. E. Taxes	\$1,636	No repair items noted. Conforms to neighborhood. Community park, playground. Mountain views. Backs to busy roads.	
Assessed Value	\$20,810		
Zoning Classification	Residential R-6		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Standard keyset.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	DAVE BROWN AT MOUNTAIN & UNIVERSITY 480-820-3451		
Association Fees	\$40 / Month (Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Ranch style homes. Community park, playground. No negative commercial or industrial influences. Approximately 10% of sold comps include seller paid incentive. Approximately 1% REO activity.	
Sales Prices in this Neighborhood	Low: \$379000 High: \$663000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11265 Cicero Street	11253 E Caballero St	11309 E Camino St	11335 E Cicero St
City, State	Mesa, ARIZONA	Mesa, AZ	Mesa, AZ	Mesa, AZ
Zip Code	85207	85207	85207	85207
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.05 ¹	0.10 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$370,000	\$375,000
List Price \$	--	\$360,000	\$370,000	\$375,000
Original List Date		07/22/2021	07/22/2021	07/07/2021
DOM · Cumulative DOM	-- · --	3 · 7	3 · 7	11 · 22
Age (# of years)	22	22	23	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Adverse ; Busy Road	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	1,539	1,338	1,647	1,338
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	--	--	--	Pool - Yes
Lot Size	0.123 acres	0.123 acres	0.123 acres	0.123 acres
Other	None	None	None	None

* Listing 2 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 Fair market. Inferior square footage. Similar lot size. Superior location (away from busy road). Remodeled in 2017.

Listing 2 Fair market. Similar square footage, lot size.

Listing 3 Fair market. Inferior square footage. Similar lot size. Superior pool, location (away from busy road).

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	11265 Cicero Street	11236 E Covina Cir	11248 E Camino St	408 N Opal
City, State	Mesa, ARIZONA	Mesa, AZ	Mesa, AZ	Mesa, AZ
Zip Code	85207	85207	85207	85207
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.24 ¹	0.13 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$350,000	\$340,000
List Price \$	--	\$399,000	\$350,000	\$340,000
Sale Price \$	--	\$379,000	\$350,000	\$342,700
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	07/14/2021	05/25/2021	05/14/2021
DOM · Cumulative DOM	-- · --	33 · 33	1 · 25	36 · 36
Age (# of years)	22	23	23	22
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	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	1,539	1,530	1,557	1,540
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.123 acres	0.153 acres	0.125 acres	0.127 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,000	-\$5,000	-\$5,000
Adjusted Price	--	\$372,000	\$345,000	\$337,700

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Fair market. Similar square footage. Superior lot size (-\$2000), location (away from busy road) (-\$5000).

Sold 2 Fair market. Similar square footage, lot size. Superior location (away from busy road) (-\$5000). Newer a/c.

Sold 3 Fair market. Similar square footage, lot size. Superior location (away from busy road) (-\$5000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed 2/13/2020 175,000. price change 4/2/2020 \$226,500.Canceled 4/13/2020.			
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
06/01/2020	\$250,000	--	--	Sold	06/10/2021	\$251,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$355,000	\$355,000
Sales Price	\$345,000	\$345,000
30 Day Price	\$345,000	--
Comments Regarding Pricing Strategy		
Subject price near midpoint of sold comp price range, weighted by sold comp 3, most similar to subject. All comps are in subject neighborhood. Sale price and 30 day price are the same as DOM for market is under 30 days.		

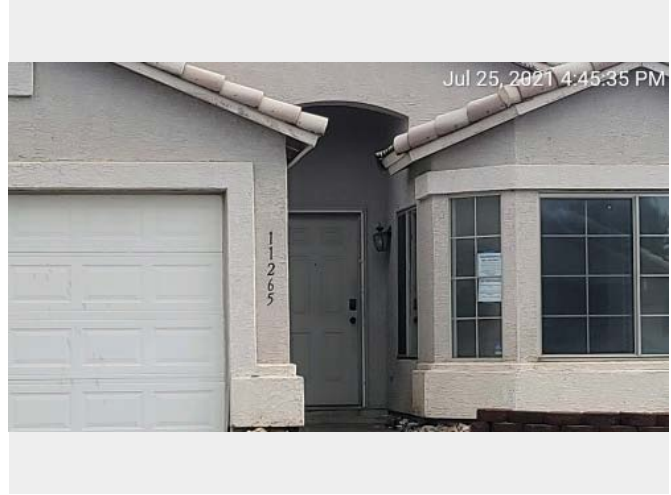
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The market change supports the variance. 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



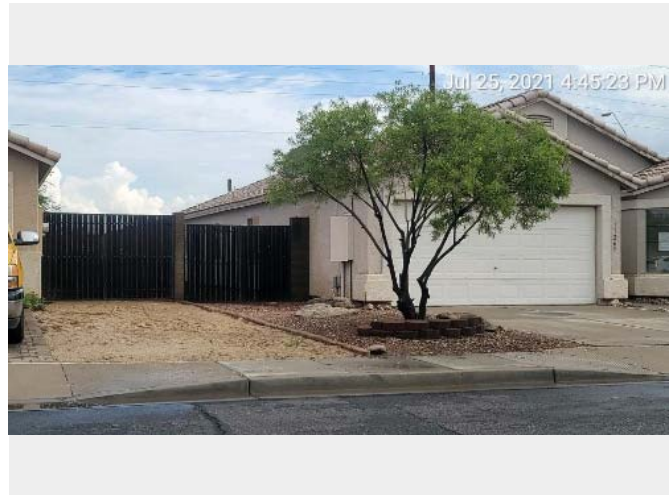
Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 11253 E Caballero St
Mesa, AZ 85207



Front

L2 11309 E Camino St
Mesa, AZ 85207



Front

L3 11335 E Cicero St
Mesa, AZ 85207



Front

Sales Photos

S1 11236 E Covina Cir
Mesa, AZ 85207



Front

S2 11248 E Camino St
Mesa, AZ 85207



Front

S3 408 N Opal
Mesa, AZ 85207



Front

ClearMaps Addendum

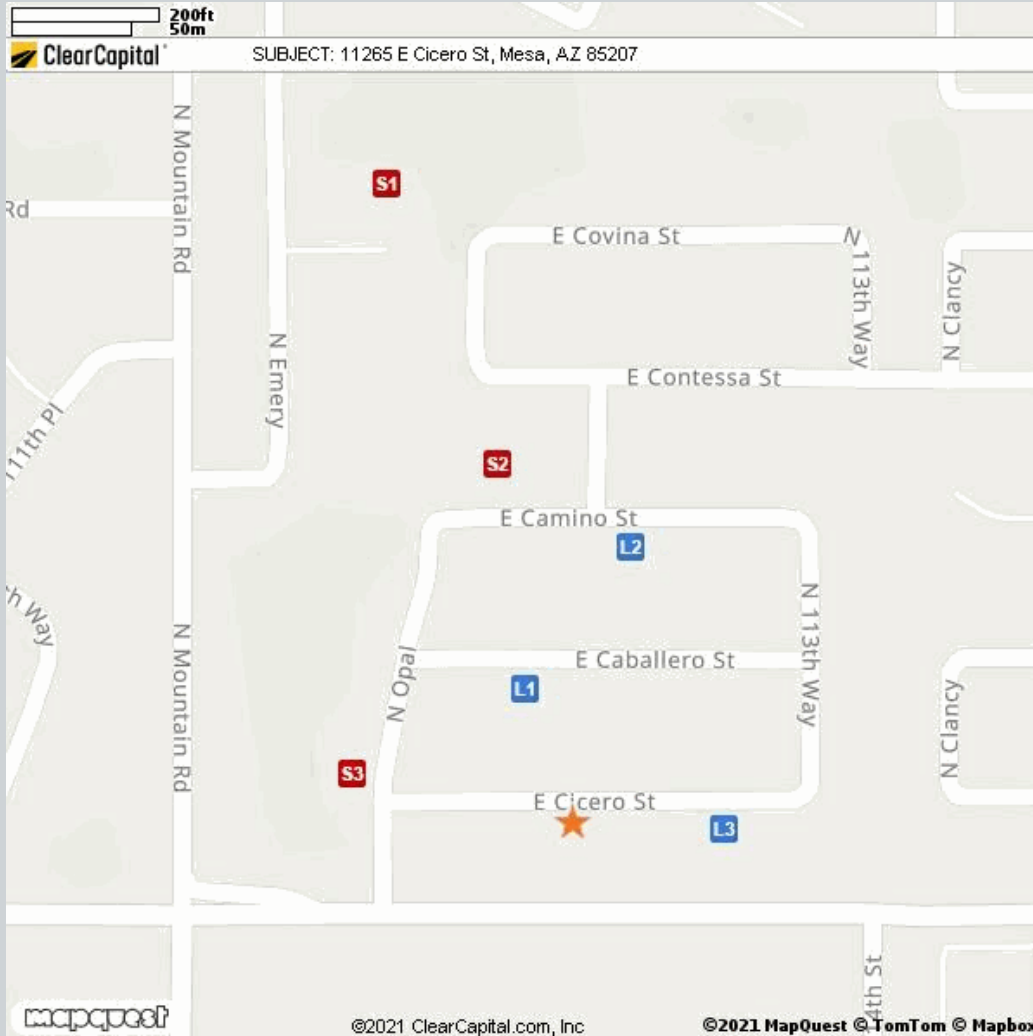
Address ★ 11265 Cicero Street, Mesa, ARIZONA 85207

Loan Number 42914

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11265 Cicero Street, Mesa, Arizona 85207	--	Parcel Match
L1 Listing 1	11253 E Caballero St, Mesa, AZ 85207	0.05 Miles ¹	Parcel Match
L2 Listing 2	11309 E Camino St, Mesa, AZ 85207	0.10 Miles ¹	Parcel Match
L3 Listing 3	11335 E Cicero St, Mesa, AZ 85207	0.06 Miles ¹	Parcel Match
S1 Sold 1	11236 E Covina Cir, Mesa, AZ 85207	0.24 Miles ¹	Parcel Match
S2 Sold 2	11248 E Camino St, Mesa, AZ 85207	0.13 Miles ¹	Parcel Match
S3 Sold 3	408 N Opal, Mesa, AZ 85207	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	John Deidiker	Company/Brokerage	Vista Bonita Realty, llc
License No	BR103089000	Address	817 N 94th Pl Mesa AZ 85207
License Expiration	04/30/2023	License State	AZ
Phone	4802173179	Email	jdeidiker@gmail.com
Broker Distance to Subject	2.35 miles	Date Signed	07/26/2021

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.