

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>	308 E Denvil Street, Casa Grande, AZ 85122	<b>Order ID</b>	7033741	<b>Property ID</b>	29318344
<b>Inspection Date</b>	01/09/2021	<b>Date of Report</b>	01/09/2021		
<b>Loan Number</b>	43009	<b>APN</b>	504-11-060		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pinal		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0108BPO	<b>Tracking ID 1</b>	0108BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARIE E MOGEN MARIA G O'REILLY	<b>Condition Comments</b> Rooms count is estimated for this report, not available in County Records. Property looks to be in the same conditions as the properties around it. The home is wood framed, stuccoed and painted with a shake shingle roof and the backyard is fenced
<b>R. E. Taxes</b>	\$599	
<b>Assessed Value</b>	\$45,993	
<b>Zoning Classification</b>	OWNER OCCUPIED RESI	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Door and windows were closed)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Homes built in this neighborhood are wood framed, stucco, painted neutral colors with shake shingle roofs and attached garages or carports. Water by private company and waste disposal by sewer. Trash is also picked up twice a week by the City, which is included in the sewer bill. Subdivision - CABANA WEST - Improved Lots 50, Year Built Range 1972 - 1972, Stories - One Story 50, Two Story 0 Three Story 0, Four or more Stories 0, Average House Sqft 1,063, Lot Sqft 7,500
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$350,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	308 E Denvil Street	420 W 13th St	528 W McMurray Blvd	1401 N Kadota Ave
<b>City, State</b>	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
<b>Zip Code</b>	85122	85122	85122	85122
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.98 <sup>1</sup>	0.95 <sup>1</sup>	0.80 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$130,000	\$120,000	\$204,900
<b>List Price \$</b>	--	\$120,000	\$129,000	\$204,900
<b>Original List Date</b>		11/25/2020	10/07/2020	12/16/2020
<b>DOM · Cumulative DOM</b>	-- · --	34 · 45	94 · 94	23 · 24
<b>Age (# of years)</b>	49	66	65	67
<b>Condition</b>	Average	Average	Average	Average
<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>	1,150	984	672	1,821
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	2 · 1	3 · 2
<b>Total Room #</b>	8	7	5	11
<b>Garage (Style/Stalls)</b>	None	None	Carport 2 Car(s)	None
<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>	--	--	--	--
<b>Lot Size</b>	0.16 acres	0.16 acres	0.19 acres	0.18 acres
<b>Other</b>	None	None	None	Free stading frieplace

\* 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.

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

**Listing 1** Garage Spaces: 0, Carport Spaces: 0, Total Covered Spaces: 0, Slab Parking Spaces: 0, Parking Features: RV Gate; Unassigned Parking, Pool - Private: No Poo, Spa: None, Horses: N, Fireplace: No , Landscaping: Dirt Back; Gravel/Stone Front Exterior Features: Patio; Storage Shed(s); Other (See Remarks) Flooring: Linoleum; Tile; Wood

**Listing 2** Listing price has been increased. 2 bedroom home is located in a NON HOA area on an oversized lot. Fully tiled with large bedrooms. Near schools, restaurants and shopping.

**Listing 3** Over 1800 sqft single level home, two living rooms, 3 bedrooms, walk in shower, large private back yard, mature shade trees.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	308 E Denvil Street	510 W Cholla St	101 E Ocotillo St	303 E Denvil St
<b>City, State</b>	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
<b>Zip Code</b>	85122	85122	85122	85122
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.68 <sup>1</sup>	0.48 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$119,000	\$180,000	\$189,900
<b>List Price \$</b>	--	\$119,000	\$180,000	\$189,900
<b>Sale Price \$</b>	--	\$129,000	\$180,000	\$185,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	10/16/2020	12/22/2020	10/30/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 39	2 · 49	66 · 89
<b>Age (# of years)</b>	49	59	45	49
<b>Condition</b>	Average	Average	Average	Average
<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>	1,150	865	1,271	1,196
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 2	4 · 2
<b>Total Room #</b>	8	7	8	10
<b>Garage (Style/Stalls)</b>	None	None	None	Carport 1 Car
<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>	--	--	--	--
<b>Lot Size</b>	0.16 acres	0.14 acres	0.15 acres	0.17 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$850	-\$1,210	-\$3,500
<b>Adjusted Price</b>	--	\$129,850	\$178,790	\$181,500

\* Sold 3 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** Sold for more than listing price with a Conventional loan and \$2,000 in Seller concessions. 3 bedroom home with NO HOA. Updated flooring through out and newly painted. Sunscreens on the windows for energy efficiency. Laundry room has not been included in the square footage, so the home is over 1,000 squ. ft. with the laundry room, but taxes are only on the 865 squ ft! Huge yard with storage shed. Washer Dryer, Fridge are negotiable. Many of the furnishings are available on a separate bill of sale. Adjusted for GLA+\$2,850,Seller Concessions -\$2,000
- Sold 2** Sold with a FHA loan and no Seller concessions. Adjusted for GLA -\$1,210
- Sold 3** Sold with a FHA loan and \$3,500 in Seller concessions. Large Great Room opens to eat in kitchen area with Peninsula counter top. Master Bedroom with full master bath attached. Secondary Bedrooms and bathroom good size - long hallway to bedrooms has plenty of linen and storage space. Large backyard. This home has plenty of upgrades. No HOA Adjusted for Seller concessions -\$3,500

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last sold 04/01/2003 for \$84,900				
<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>	\$180,000	\$180,000
<b>Sales Price</b>	\$180,000	\$180,000
<b>30 Day Price</b>	\$174,600	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Currently our market is improving with more Fair Market Value Sales on the MLS. For Sale By Owner properties are starting to become available again. The sale and listing search... all sales and listings are within one mile of subject property, and all sales and listings have the same design/appeal as the subject. Subject property conforms to the neighborhood. Neighborhood and Marketing information is within one mile of the subject property.</p>		

## 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



Front



Address Verification



Address Verification



Side



Side



### Subject Photos



Street



Other



Other



## Listing Photos

**L1** 420 W 13TH ST  
Casa Grande, AZ 85122



Front

**L2** 528 W MCMURRAY BLVD  
Casa Grande, AZ 85122



Front

**L3** 1401 N KADOTA AVE  
Casa Grande, AZ 85122



Front

## Sales Photos

**S1** 510 W CHOLLA ST  
Casa Grande, AZ 85122



Front

**S2** 101 E OCOTILLO ST  
Casa Grande, AZ 85122



Front

**S3** 303 E DENVIL ST  
Casa Grande, AZ 85122



Front

### ClearMaps Addendum

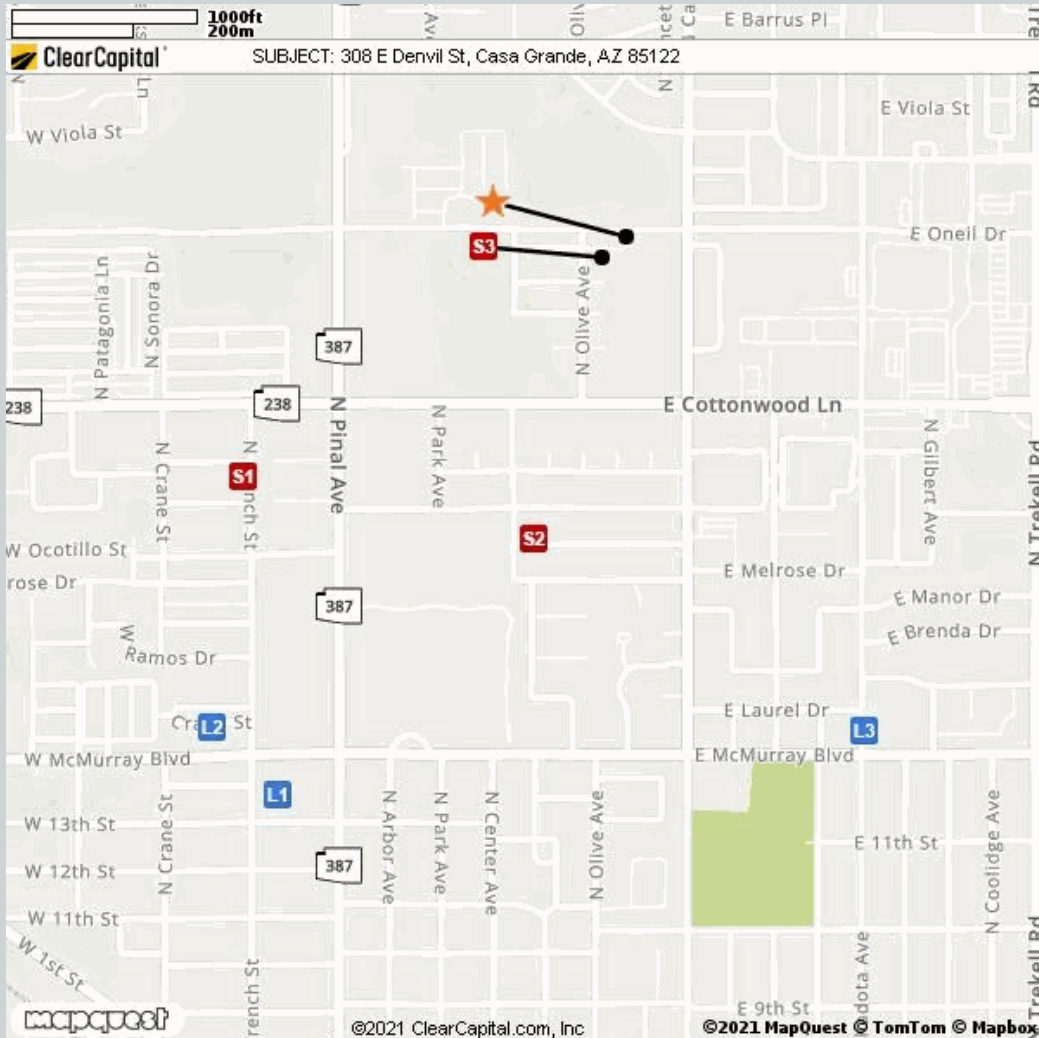
**Address** ★ 308 E Denvil Street, Casa Grande, AZ 85122

**Loan Number** 43009

**Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	308 E Denvil Street, Casa Grande, AZ 85122	--	Parcel Match
L1 Listing 1	420 W 13th St, Casa Grande, AZ 85122	0.98 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	528 W McMurray Blvd, Casa Grande, AZ 85122	0.95 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1401 N Kadota Ave, Casa Grande, AZ 85122	0.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	510 W Cholla St, Casa Grande, AZ 85122	0.68 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	101 E Ocotillo St, Casa Grande, AZ 85122	0.48 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	303 E Denvil St, Casa Grande, AZ 85122	0.05 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>	Sandy Bello	<b>Company/Brokerage</b>	Legendary Properties, LLC
<b>License No</b>	SA623016000	<b>Address</b>	5320 East Storey Road Coolidge AZ 85128
<b>License Expiration</b>	12/31/2021	<b>License State</b>	AZ
<b>Phone</b>	5208403413	<b>Email</b>	sandy.legendaryproperties@gmail.com
<b>Broker Distance to Subject</b>	13.94 miles	<b>Date Signed</b>	01/09/2021

*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:**

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