

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	534 W Calle Tuberia, Casa Grande, AZ 85194	Order ID	7049166	Property ID	29373466
Inspection Date	01/17/2021	Date of Report	01/20/2021		
Loan Number	43067	APN	401-59-036		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	0116BPOs	Tracking ID 1	43067		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	ROBERT ROBLES	House looks to be in average condition and possible roof repairs, pictures attached. Windows have no window coverings and you can see into the property from the street. The property will need clean up on the outside. I did not walk on the property to take pictures through the windows.
R. E. Taxes	\$741	
Assessed Value	\$82,576	
Zoning Classification	SFR GRADE 010-2 RURA	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Doors and windows closed)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Homes built in this neighborhood are wood framed, stucco, painted neutral colors with shake shingle roofs and attached garages/carports. Water by private company and waste disposal by sewer.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$107,000 High: \$745,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	534 W Calle Tuberia	4557 N Palo Verde Ln	924 W Calle Tuberia	497 W Calle Tuberia
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85194	85194	85194	85194
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.59 ¹	0.24 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$129,000	\$195,000	\$234,900
List Price \$	--	\$129,000	\$195,000	\$234,900
Original List Date		12/05/2020	11/02/2020	01/09/2021
DOM · Cumulative DOM	-- · --	44 · 46	0 · 79	3 · 11
Age (# of years)	46	46	14	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	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,001	1,010	1,663	1,691
Bdrm · Bths · ½ Bths	6 · 3	4 · 2	3 · 2	2 · 2
Total Room #	9	10	9	7
Garage (Style/Stalls)	None	None	Attached 1 Car	Detached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	1.02 acres	0.15 acres	0.17 acres	0.99 acres
Other	Fireplace	None	None	Fireplace

* Listing 3 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 4 bedroom, 2 bathroom home, updated kitchen with open concept to living room. New dual pane windows throughout. Freshly painted interior and exterior. New front and side doors. Ceiling fans throughout home. All tile flooring.

Listing 2 Located in the same sub-division as the subject property. 3 bedroom 2 bath home over looks the golf course.

Listing 3 Located in the same sub-division as the subject property. Just shy of an acre, this home offers an open floorplan, large family room with fireplace, updated kitchen, large laundry room, and totally enclosed Arizona room (278 sf) with additional hobby room/den 120 sf) neither included within the reported living area. Exterior features include large 4 car garage, long gravel driveway with access from 2 streets (home is on a corner) 120 sf shed, and 931 sf workshop each with full electric. The west portion of the lot is fully fenced for your horses.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	534 W Calle Tuberia	129 E Dakota Dr	2370 W Pecina Ln	1898 S Calle Media
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85194	85194	85194	85194
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.45 ²	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$165,000	\$244,900	\$299,000
List Price \$	--	\$160,000	\$244,900	\$289,000
Sale Price \$	--	\$160,000	\$235,000	\$296,000
Type of Financing	--	Cash	Fha	Va
Date of Sale	--	06/18/2020	11/06/2020	09/04/2020
DOM · Cumulative DOM	-- · --	38 · 97	58 · 67	60 · 60
Age (# of years)	46	27	1	27
Condition	Average	Average	Excellent	Good
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	2,001	1,736	1,500	2,170
Bdrm · Bths · ½ Bths	6 · 3	3 · 2	3 · 2	3 · 2
Total Room #	9	8	8	8
Garage (Style/Stalls)	None	Carport 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	1.02 acres	0.19 acres	1.25 acres	1.02 acres
Other	Fireplace	None	None	None
Net Adjustment	--	+\$2,650	+\$23,990	-\$18,690
Adjusted Price	--	\$162,650	\$258,990	\$277,310

* 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.

Recent Sales - Cont.

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

- Sold 1** Sold for cash and no Seller concessions. 3 bedroom 2 bath, Eat In kitchen with island, great room, formal living and dining rooms, lots of built-ins, full length screened in porch, workshop, 2 car carport, RV parking, and comes fully furnished and even includes the Golf Cart. Adjusted for GLA +\$2,650, Carport -\$3,500, Fireplace +\$3,500
- Sold 2** Sold with a FHA loan and \$4,000 in Seller concessions. last home to built on this cul de sac . Brand new home on 1+ acre lot. North south exposure. Laminate wood floors throughout. Stainless steel appliances. Split floor plan, his and her closets in the master. Adjusted for GLA +\$5,010, Condition -\$20,000, Seller concessions -\$4,000, Fireplace +\$5,000, garage-\$10,000
- Sold 3** Sold comp. #3 is most like the subject property in location. Located in the same sub-division as the subject property. Sold for more than listing price with a VA loan and \$7,000 in Seller concessions. Horse property. Split 3 BR 2 bath home has been redone and shows like a Model. Enter through the enclosed foyer into a expansive great room. Completely upgraded and updated with beautiful gray tones throughout including paint & cabinets. Lighting & Quarts counters with two huge breakfast bars. Gourmet Island kitchen has all new stainless steel appliances. Ceramic tile flooring throughout except bedrooms 2 & 3.. Over-sized MBR has a walk in closet & master bath has all new tile shower, stand alone tub with a Brand New DBL vanity. 2nd & 3rd BR's have dressing/work areas & all new 2nd bath too. New paint inside and out, new tile in baths and Foyer Adjusted for GLA -\$1,690, Fireplace +5,000, Condition -15,000, Seller concessions -\$7,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold 06/11/2014 the County Recorda does not show a price.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$195,000	\$210,000
Sales Price	\$195,000	\$210,000
30 Day Price	\$185,250	--
Comments Regarding Pricing Strategy		
Due to the lack of sold sales in the last three months there was a need to searched back nine months for sold sales and within five miles of subject property. All sales and listings have the same design/appeal as the subject. A concluded suggested list price of \$195,000 is considered reasonable and supported by comparisons. Subject property conforms to the neighborhood. Neighborhood and Marketing information is within Five miles of the subject property.		

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



Front



Front



Address Verification



Side



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 4557 N PALO VERDE LN
Casa Grande, AZ 85194



Front

L2 924 W CALLE TUBERIA
Casa Grande, AZ 85194



Front

L3 497 W CALLE TUBERIA
Casa Grande, AZ 85194



Front

Sales Photos

S1 129 E Dakota DR
Casa Grande, AZ 85194



Front

S2 2370 W PECINA LN
Casa Grande, AZ 85194



Front

S3 1898 S CALLE MEDIA
Casa Grande, AZ 85194



Front

ClearMaps Addendum

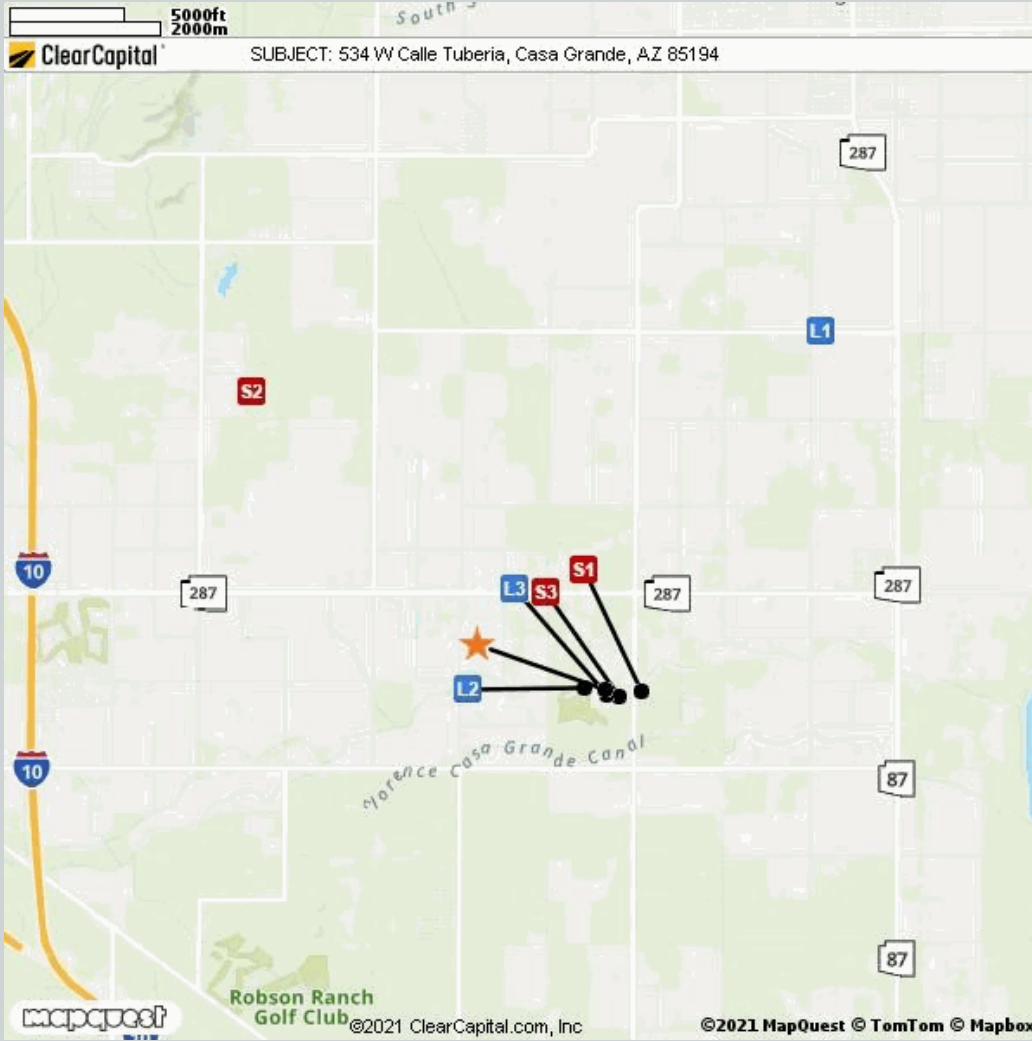
Address ★ 534 W Calle Tuberia, Casa Grande, AZ 85194

Loan Number 43067

Suggested List \$195,000

Suggested Repaired \$210,000

Sale \$195,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	534 W Calle Tuberia, Casa Grande, AZ 85194	--	Parcel Match
L1	4557 N Palo Verde Ln, Casa Grande, AZ 85194	4.59 Miles ¹	Parcel Match
L2	924 W Calle Tuberia, Casa Grande, AZ 85194	0.24 Miles ¹	Parcel Match
L3	497 W Calle Tuberia, Casa Grande, AZ 85194	0.06 Miles ¹	Parcel Match
S1	129 E Dakota Dr, Casa Grande, AZ 85194	0.41 Miles ¹	Parcel Match
S2	2370 W Pecina Ln, Casa Grande, AZ 85194	0.45 Miles ²	Unknown Street Address
S3	1898 S Calle Media, Casa Grande, AZ 85194	0.17 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	Sandy Bello	Company/Brokerage	Legendary Properties, LLC
License No	SA623016000	Address	5320 East Storey Road Coolidge AZ 85128
License Expiration	12/31/2021	License State	AZ
Phone	5208403413	Email	sandy.legendaryproperties@gmail.com
Broker Distance to Subject	4.24 miles	Date Signed	01/18/2021

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.