

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	8591 W Valdez Drive, Arizona City, AZ 85123	Order ID	7600257	Property ID	31258413
Inspection Date	09/23/2021	Date of Report	09/24/2021		
Loan Number	43591	APN	40806065A		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	0920BPO_Update	Tracking ID 1	0920BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject has been maintained and is showing no signs of immediate repairs needed.
R. E. Taxes	\$891	
Assessed Value	\$7,772	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows locked)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is in a more rural area with no HOA.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$515,000	
Market for this type of property	Increased 17 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8591 W Valdez Drive	8697 W Reventon Dr	16001 S Fischer Pl	14844 S Oakmont Dr
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.34 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$250,000	\$259,900
List Price \$	--	\$225,000	\$250,000	\$259,900
Original List Date		07/06/2021	09/15/2021	08/13/2021
DOM · Cumulative DOM	-- · --	79 · 80	8 · 9	41 · 42
Age (# of years)	33	26	34	34
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/Rambler	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,375	1,272	1,345	1,421
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 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	0.56 acres	0.17 acres	0.21 acres	0.30 acres
Other	--	--	--	--

* 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** Kitchen features Breakfast Bar, eat in kitchen. Dishwasher, G/D & R/Oven. Dining room Bay window. Cultured marble window sills. Eat in area with arcadia doors out to covered back patio. Beautiful grassed area and storage shed. Ceramic tile in kitchen, dining, entry and both bathrooms. Bay window in living room. Vaulted ceilings in living room & Master Bedroom. Ceiling fans throughout. This home has lots of closets and storage galore..
- Listing 2** Front and Back grassed area with irrigation. Large extended back patio for entertaining. Ceramic Tile & Ceiling fans throughout. Master & Guest Bathroom have full baths. Kitchen features lots of cabinets, refrigerator, pantry, dishwasher and garbage disposal. Arcadia doors out to back patio & Laundry room access to back yard as well. Solar Panels. Doggie door to Laundry room. Large sized Bedrooms. RV gates & Walk in gate. Dog run area.
- Listing 3** FRESHLY PAINTED INSIDE AND OUT WITH NEW CARPET, THIS WELL KEPT 3 BEDROOM, 2 BATH HOME ALSO FEATURES A 2 CAR GARAGE PLUS WORKSHOP/STORAGE SHED. A GREAT BACKYARD AND PATIO OVERLOOKING THE 4TH GREEN! WATER SOFTNER AND REVERSE OSMOSIS AND WALKIN CLOSETS IN EACH BDRM ARE JUST SOME OF THE FEATURES. THE HOME HAS A LEASED SOLAR SYSTEM THAT CAN BE EASILY ASSUMED. NICE MATURE LANDSCAPING TOO!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8591 W Valdez Drive	8251 W Pine Valley Cir	8598 W Canterbury Ln	8270 W Pine Valley Cir
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.31 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,000	\$307,777	\$269,900
List Price \$	--	\$249,000	\$280,000	\$269,900
Sale Price \$	--	\$250,000	\$270,000	\$301,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/01/2021	06/18/2021	06/29/2021
DOM · Cumulative DOM	-- · --	48 · 42	46 · 46	7 · 41
Age (# of years)	33	26	24	24
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	REO	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	1,375	1,557	1,469	1,498
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 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	0.56 acres	0.20 acres	0.36 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,190	-\$4,230	-\$5,535
Adjusted Price	--	\$241,810	\$265,770	\$295,965

* 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** 3 bedroom home has been well maintained. Beautiful front yard, RV Gate and parking are the first things you'll notice. Inside you have a split 3 BR home with an open floorplan. Kitchen boasts a breakfast bar, lots of counter space, and open to both the living room and dining room/breakfast room. Large master bedroom, walk in master closet plus master bath has two separate vanities, hers with a sitting/dressing area and a large garden tub w/marble surround. Bedrooms 2 & 3 are spacious, 2nd bath also has marble surround. Outside you have a full length covered patio, more beautiful landscaping, huge paver patio area and RV hookup and parking.
- Sold 2** Appx 1/3 acre landscaped (oh those cacti blooms!) cul de sac - corner lot -golf course unit. Open floorplan -vaulted ceilings in great room. Owners Bed: nice size, walk in and linen closet, patio exit. It's bath: dual vanities, walk in tub, shower, private toilet closet. OH!!!! THAT garage/shop! Was ALMOST just a boring 4 car (appx 1150 sq ft per county) BUT NOOOO- customized! & separated - with a/c, heat , golf cart door & back door exit.
- Sold 3** Custom Home situated on a corner lot w/great front yard landscaping & curb appeal. New luxury Vinyl Plank flooring except 2 Bed rooms, ceramic tile in kitchen. Kitchen features a breakfast bar, custom tile counters & backsplash, pantry, built in microwave + all appliances convey. Vaulted ceilings in Living room w/Pot Shelves, custom paint & ceiling fans throughout. Fantastic Enclosed Arizona Room w/wet bar for entertaining, and just out the door is a Pergola covered swim spa and large patio area. Add a 10' x 16' man cave with loft storage on both ends + an additional storage room off back of garage. Back yard has RV gate & Parking.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Avenew Realty	Listed on 6-18-2021					
Listing Agent Name	Trisha Carroll						
Listing Agent Phone	480-892-2004						
# 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
06/18/2021	\$299,900	--	--	Pending/Contract	09/08/2021	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$265,000	\$265,000
Sales Price	\$264,000	\$264,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
The subject property is located in a market that has seen a substantial increase in property value over the past year. The supply is low and the demand is high.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion is supported by the comparable data. It is noted the current as-is conclusion is (higher) than the prior report completed on 3/26/2021; however, the Clear Capital Home Data Index indicate the market has (increased) by 25.2% over the past 6 months.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 8697 W Reventon Dr
Arizona City, AZ 85123



Front

L2 16001 S Fischer Pl
Arizona City, AZ 85123



Front

L3 14844 S Oakmont Dr
Arizona City, AZ 85123



Front

Sales Photos

S1 8251 W Pine Valley Cir
Arizona City, AZ 85123



Front

S2 8598 W Canterbury Ln
Arizona City, AZ 85123



Front

S3 8270 W Pine Valley Cir
Arizona City, AZ 85123



Front

ClearMaps Addendum

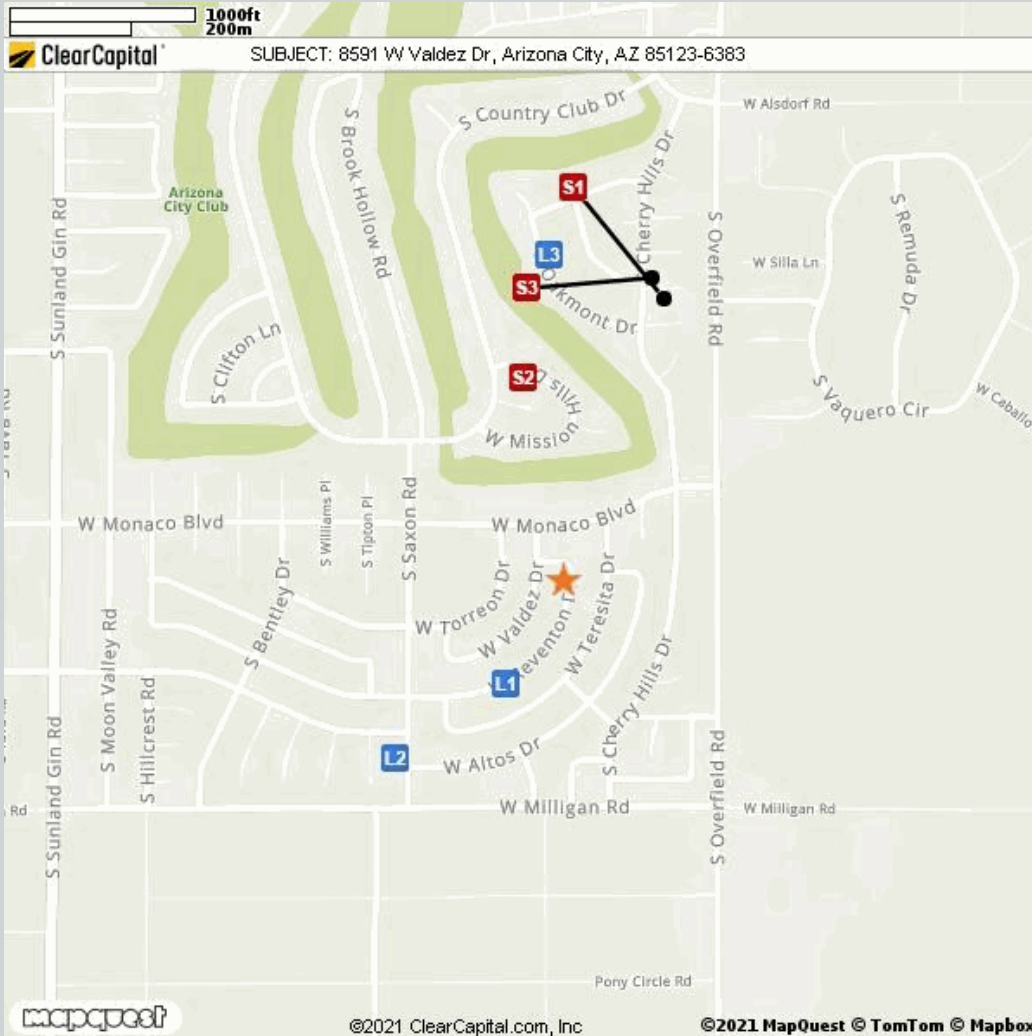
Address ★ 8591 W Valdez Drive, Arizona City, AZ 85123

Loan Number 43591

Suggested List \$265,000

Suggested Repaired \$265,000

Sale \$264,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8591 W Valdez Drive, Arizona City, AZ 85123	--	Parcel Match
L1 Listing 1	8697 W Reventon Dr, Arizona City, AZ 85123	0.16 Miles ¹	Parcel Match
L2 Listing 2	16001 S Fischer Pl, Arizona City, AZ 85123	0.34 Miles ¹	Parcel Match
L3 Listing 3	14844 S Oakmont Dr, Arizona City, AZ 85123	0.48 Miles ¹	Parcel Match
S1 Sold 1	8251 W Pine Valley Cir, Arizona City, AZ 85123	0.47 Miles ¹	Parcel Match
S2 Sold 2	8598 W Canterbury Ln, Arizona City, AZ 85123	0.31 Miles ¹	Parcel Match
S3 Sold 3	8270 W Pine Valley Cir, Arizona City, AZ 85123	0.49 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	Darrah Lannon	Company/Brokerage	Summit Real Estate Professionals
License No	BR558555000	Address	925 North Morrison Ave Casa Grande AZ 85122
License Expiration	02/28/2022	License State	AZ
Phone	5208400329	Email	darrah@summitrepros.com
Broker Distance to Subject	11.20 miles	Date Signed	09/23/2021

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.