

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	3502 S 335th Ave, Tonopah, AZ 85354	Order ID	7570523	Property ID	31006870
Inspection Date	09/15/2021	Date of Report	09/16/2021		
Loan Number	43770	APN	504-32-320		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES	Condition Comments Home and Landscaping seem to have been maintained well as noted from doing an exterior drive by inspection, subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$0	
Assessed Value	\$16,400	
Zoning Classification	RESIDENTIAL	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject Property appears to in Good Condition. No Sign of wear and Tear. Subject Property has good Curb Appeal. Neighborhood Comments, Possitive.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$450,000	
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	3502 S 335th Ave	35522 W Buckeye Ranch Rd	5609 S 338th Ave	33606 W Pioneer St
City, State	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.77 ¹	1.37 ¹	0.29 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$285,000	\$349,990	\$359,900
List Price \$	--	\$285,000	\$349,990	\$359,900
Original List Date		07/30/2021	09/11/2021	09/01/2021
DOM · Cumulative DOM	-- · --	7 · 48	4 · 5	2 · 15
Age (# of years)	2	20	16	15
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	2,016	1,960	2,681	1,793
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Attached 2 Car(s)	Carport 4 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.10 acres	1.16 acres	1.03 acres	5.00 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.

Current Listings - Cont.

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

- Listing 1** 3 bedrooms, 2 baths with a detached 2 car garage!! Open kitchen with island, huge laundry room and two pantries! Home is also equipped with smart technology, system does NOT need professional monitoring (no fees) Solar is leased and cuts down on those summer electric bills. Solar screens on the windows. A/C two yrs old.
- Listing 2** Great 3 bed, 2 bath home now on the market! Located on a huge 1 acre lot with mature trees and mountain views! Inside you will find huge dining & living areas w/vaulted ceilings, laminate flooring & plush carpet in all the right places.
- Listing 3** This is a peaceful and quiet 5 acre horse property with beautiful views. Double wide mobile home. Features include eat in kitchen, great room & formal living area, split floor 3bd 2 bath, very spacious, great for a family. Covered patio, two covered car parking areas and a shed. Plenty of space for a RV & toys.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3502 S 335th Ave	4907 S 352nd Dr	1324 S 341st Ave	5339 S 330th Ave
City, State	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.31 ¹	2.73 ¹	1.39 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$260,000	\$259,900	\$260,000
List Price \$	--	\$260,000	\$259,900	\$260,000
Sale Price \$	--	\$275,000	\$280,000	\$285,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/15/2021	06/11/2021	04/23/2021
DOM · Cumulative DOM	-- · --	57 · 62	9 · 65	23 · 23
Age (# of years)	2	3	1	15
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	2,016	2,018	1,973	2,100
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.10 acres	1.25 acres	1.20 acres	1.20 acres
Other	None	None	None	None
Net Adjustment	--	+\$40	+\$860	+\$1,680
Adjusted Price	--	\$275,040	\$280,860	\$286,680

* Sold 1 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** 1.25 Acre lot featuring a (2018) 1344 sq ft, home with a 1200 sq ft shop with ac/heat and 100amp power.
- Sold 2** Great Mountain Views Brand New Home Under Construction. Must see, (1973 Sq ft.) great floor plan, 4 bedroom 2 baths, open large family and living areas with a great kitchen and 9 feet flat ceilings family home with one-acre land. Huge open Family, Living room and huge kitchen with separate dining area.
- Sold 3** This beautiful 1.25 acre property is fully fenced, backs to state land, views of the White Tanks and the Hassayampa River. Perfect for horseback riding or ATV fun. The front yard has fruit trees. 30ft Alumawood on rear porch, an above ground Doughboy pool, a surrounding deck, an oversized pool pump.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject Property appears to in Good Condition. No Sign of wear and Tear. Subject Property has good Curb Appeal. Neighborhood Comments, Possitive.			
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	\$282,000	\$282,000
Sales Price	\$282,000	\$282,000
30 Day Price	\$279,000	--
Comments Regarding Pricing Strategy		
Home and Landscaping seem to have been maintained well as noted from doing an exterior drive by inspection, subject has good functional utility and conforms well within the neighborhood.		

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.
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Subject Photos



Front



Address Verification



Side



Street



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 35522 W Buckeye Ranch RD
Tonopah, AZ 85354



Front

L2 5609 S 338TH AVE
Tonopah, AZ 85354



Front

L3 33606 W PIONEER ST
Tonopah, AZ 85354



Front

Sales Photos

S1 4907 S 352ND DR
Tonopah, AZ 85354



Front

S2 1324 S 341ST AVE
Tonopah, AZ 85354



Front

S3 5339 S 330TH AVE
Tonopah, AZ 85354



Front

ClearMaps Addendum

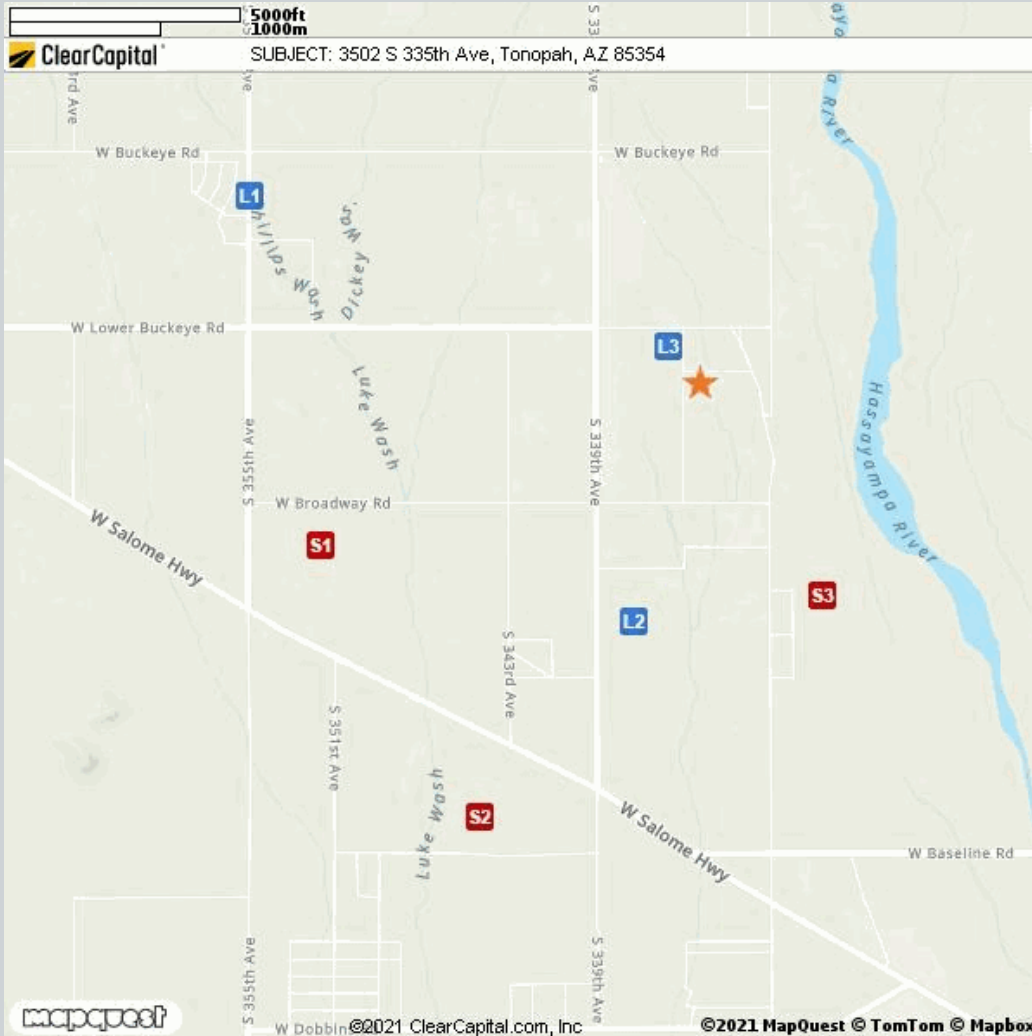
Address ★ 3502 S 335th Ave, Tonopah, AZ 85354

Loan Number 43770

Suggested List \$282,000

Suggested Repaired \$282,000

Sale \$282,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3502 S 335th Ave, Tonopah, AZ 85354	--	Parcel Match
L1	35522 W Buckeye Ranch Rd, Tonopah, AZ 85354	2.77 Miles ¹	Parcel Match
L2	5609 S 338th Ave, Tonopah, AZ 85354	1.37 Miles ¹	Parcel Match
L3	33606 W Pioneer St, Tonopah, AZ 85354	0.29 Miles ¹	Parcel Match
S1	4907 S 352nd Dr, Tonopah, AZ 85354	2.31 Miles ¹	Parcel Match
S2	1324 S 341st Ave, Tonopah, AZ 85354	2.73 Miles ¹	Street Centerline Match
S3	5339 S 330th Ave, Tonopah, AZ 85354	1.39 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	Glen Donohue	Company/Brokerage	My Home Group Real Estate LLC
License No	SA109018000	Address	2509 W Dahlia Dr, Phoenix AZ 85029
License Expiration	02/28/2023	License State	AZ
Phone	6233770149	Email	bposaz.only@gmail.com
Broker Distance to Subject	40.11 miles	Date Signed	09/15/2021

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.