

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	13578 W Desert Flower Drive, Goodyear, ARIZONA 85395	Order ID	7377543	Property ID	30519261
Inspection Date	06/19/2021	Date of Report	06/20/2021		
Loan Number	45061	APN	501-89-016		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	0618_BPO	Tracking ID 1	0618_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	William & Monica Doroghazi	Condition Comments
R. E. Taxes	\$2,257	The subject appears to be maintained in average condition, has a pool and is on a lot backing a golf course with N/S exposure.
Assessed Value	\$204,800	
Zoning Classification	PAD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Palm Valley 480-551-4300	
Association Fees	\$160 / Year (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	There were less sales in the first half of the last year compared to the second half with inventory below normal levels and values rising throughout.
Sales Prices in this Neighborhood	Low: \$235,000 High: \$381,500	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	13578 W Desert Flower Drive	12822 W Edgemont Ave	14292 W Cora Ln	14240 W Clarendon Ave
City, State	Goodyear, ARIZONA	Avondale, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85395	85392	85395	85395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	1.63 ¹	1.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$309,900	\$375,000
List Price \$	--	\$295,000	\$350,000	\$375,000
Original List Date		05/05/2021	05/25/2021	06/10/2021
DOM · Cumulative DOM	-- · --	1 · 46	1 · 26	5 · 10
Age (# of years)	23	21	19	21
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	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Conv	2 Stories Conv	2 Stories Conv	2 Stories Conv
# Units	1	1	1	1
Living Sq. Feet	1,683	1,611	1,446	1,863
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
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	--	Pool - Yes	--
Lot Size	0.10 acres	0.10 acres	0.10 acres	0.14 acres
Other	None	None	None	None

* 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.

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

Listing 1 Occupied resale with a balcony, linoleum and carpet flooring and trees in back yard on a lot with N/S exposure.

Listing 2 Vacant resale with a pool, stainless steel appliances and wood blinds on a lot with N/S exposure.

Listing 3 Vacant resale with newer carpet and paint, stainless steel appliances and a balcony on a lot with N/S exposure.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	13578 W Desert Flower Drive	13622 W Desert Flower Dr	13614 W Desert Flower Dr	13586 W Desert Flower Dr
City, State	Goodyear, ARIZONA	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85395	85395	85395	85395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.07 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$355,000	\$350,000	\$3,000
List Price \$	--	\$355,000	\$350,000	\$3,000
Sale Price \$	--	\$350,000	\$381,500	\$325,500
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	05/17/2021	04/15/2021	03/26/2021
DOM · Cumulative DOM	-- · --	35 · 35	29 · 28	4 · 29
Age (# of years)	23	24	24	24
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	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
Style/Design	2 Stories Conv	2 Stories Conv	2 Stories Conv	2 Stories Conv
# Units	1	1	1	1
Living Sq. Feet	1,683	1,829	1,683	1,683
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
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	Pool - Yes	Pool - Yes	--
Lot Size	0.10 acres	0.12 acres	0.12 acres	0.11 acres
Other	None	None	Fireplace, Solar	Fireplace
Net Adjustment	--	-\$20,000	-\$26,000	-\$2,000
Adjusted Price	--	\$330,000	\$355,500	\$323,500

* 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** Vacant resale with a pool, plantation shutters and tile and hardwood flooring on a lot backing the golf course with N/S exposure.
- Sold 2** Occupied resale with pool and fireplace, stainless steel appliances and updated half bath, wood plank tile flooring and leased solar system on a lot backing the golf course with N/S exposure.
- Sold 3** Occupied resale with a fireplace, newer carpet and paint and newer AC unit on a lot backing the golf course with N/S exposure.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS listing history was found.				
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	\$325,000	\$325,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
The search was centered on the subject for a one mile radius within normal parameters and when insufficient comps were found the parameters were expanded, then the radius up to 2 miles. All the sold comps are from the subject's subdivision on golf course lots and carried more weight in the opinion after adjustments.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 12822 W Edgemont Ave
Avondale, AZ 85392



Front

L2 14292 W Cora Ln
Goodyear, AZ 85395



Front

L3 14240 W Clarendon Ave
Goodyear, AZ 85395



Front

Sales Photos

S1 13622 W Desert Flower Dr
Goodyear, AZ 85395



Front

S2 13614 W Desert Flower Dr
Goodyear, AZ 85395



Front

S3 13586 W Desert Flower Dr
Goodyear, AZ 85395



Front

ClearMaps Addendum

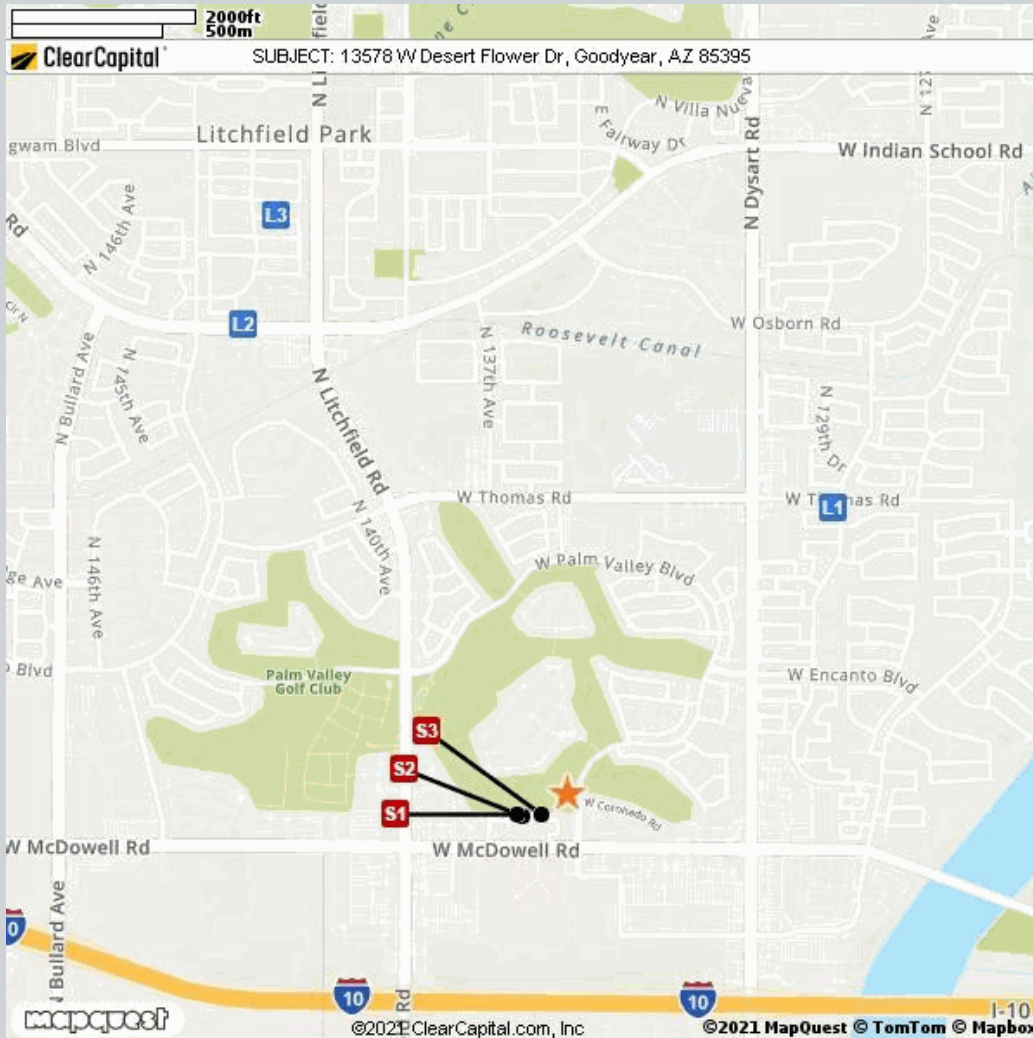
Address ★ 13578 W Desert Flower Drive, Goodyear, ARIZONA 85395

Loan Number 45061

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13578 W Desert Flower Drive, Goodyear, Arizona 85395	--	Parcel Match
L1	12822 W Edgemont Ave, Avondale, AZ 85392	1.14 Miles ¹	Parcel Match
L2	14292 W Cora Ln, Goodyear, AZ 85395	1.63 Miles ¹	Parcel Match
L3	14240 W Clarendon Ave, Goodyear, AZ 85395	1.86 Miles ¹	Parcel Match
S1	13622 W Desert Flower Dr, Goodyear, AZ 85395	0.08 Miles ¹	Parcel Match
S2	13614 W Desert Flower Dr, Goodyear, AZ 85395	0.07 Miles ¹	Parcel Match
S3	13586 W Desert Flower Dr, Goodyear, AZ 85395	0.02 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	Margaret Owen	Company/Brokerage	Sun City West Realty
License No	BR560438000	Address	Sun City West Realty Surprise AZ 85379
License Expiration	09/30/2022	License State	AZ
Phone	6236289893	Email	Mags@SunCityWestRealty.com
Broker Distance to Subject	9.80 miles	Date Signed	06/19/2021

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.