

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	1197 E Avila Avenue, Casa Grande, AZ 85122	Order ID	7323921	Property ID	30391472
Inspection Date	05/26/2021	Date of Report	05/26/2021		
Loan Number	45089	APN	505-05-025		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	0526BPO_Citi	Tracking ID 1	0526BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RICHARD J & LINDA M RAPALEE SR	Condition Comments	Property is a corner lot and looks to conform to the neighborhood with a 2 space carport and a stuccoed block wall around the backyard. Ac unit is on top of the home.
R. E. Taxes	\$913		
Assessed Value	\$72,270		
Zoning Classification	OWNER OCCUPIED RESID		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Doors and windows closed)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Homes built in this neighborhood are wood framed, stuccoed, painted neutral colors with shake shingle roofs and attached 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. There are many elementary schools, a middle school and two high schools in Casa Grande. There are many doctors, dentist offices, and a full service hospital including life flight. Casa Grande sits between Interstate 8 and Interstate 10 and two major cities Phoenix and Tucson
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$164,999 High: \$315,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1197 E Avila Avenue	1160 E Cordova Ave	1180 E Avenida Grande	1214 E Avenida Grande St
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.33 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$300,000	\$300,000
List Price \$	--	\$275,000	\$295,000	\$295,000
Original List Date		03/05/2021	04/02/2021	04/02/2021
DOM · Cumulative DOM	-- · --	82 · 82	44 · 54	44 · 54
Age (# of years)	58	50	41	42
Condition	Good	Excellent	Good	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	1,628	1,704	1,345	1,768
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 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	0.17 acres	0.18 acres	0.18 acres	0.19 acres
Other	None	None	Fireplace	Fireplace

* 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** Upgraded open floor plan ranch with private pool. Home boasts modern laminate flooring in all common areas and new Dreamweaver carpet in bedrooms. Bathrooms have been updated with new vanities and hardware. The entire home has a fresh modern color scheme & newly upgraded light fixtures and hardware. The backyard features a large diving pool w/ baja step & NEW PEBBLE surface.
- Listing 2** This home is tenant Occupied until March 2023. This home is perfect for an investor or 2nd homeowner who does not mind waiting to take possession of the unit, or possibly extend lease if interested in tenant staying. No showings until under contract. Tenant Rights.
- Listing 3** This home is tenant Occupied until September 2021. This home is perfect for an investor or 2nd homeowner who does not mind waiting to take possession of the unit, or possibly extend lease if interested in tenant staying. No showings until under contract. Tenant Rights.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1197 E Avila Avenue	1335 E Silverbrush Trl	1268 E Barcelona Ave	1286 E Avila Ave
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.20 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$225,000	\$269,900
List Price \$	--	\$220,000	\$225,000	\$269,900
Sale Price \$	--	\$220,000	\$235,000	\$290,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	02/26/2021	04/21/2021	05/14/2021
DOM · Cumulative DOM	-- · --	58 · 71	26 · 27	6 · 31
Age (# of years)	58	16	52	57
Condition	Good	Good	Good	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	1,628	1,309	1,737	1,805
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Carport 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
Lot Size	0.17 acres	0.15 acres	0.16 acres	0.25 acres
Other	None	None	Fireplace	Fireplace, solar
Net Adjustment	--	+\$1,810	-\$6,090	-\$31,770
Adjusted Price	--	\$221,810	\$228,910	\$258,230

* 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** Sold with a Conventional loan and no Seller concessions. NO HOA. This single story 3 bedroom, 2 bathroom home, split floor plan, low maintenance front and back yard, gas range, North/South exposure, 2 car garage, tile throughout the home with carpet in the bedrooms. Adjusted for GLA +\$3,190, Garage -\$5,000.
- Sold 2** Sold with a Conventional loan for more than listing price and no Seller concession. Living room with sunny bay window, neutral paint throughout, tons of natural light, and a good-sized family room with a cozy fireplace & French doors leading to the back patio. Spacious eat-in kitchen gives you SS appliances, granite countertops, tile backsplash, & large dining area. Master bedroom includes ensuite with new double-sink vanity, step-in shower, and his/her sliding door closet. New tankless water heater means you will never run out of hot water to fill your new whirlpool tub. The backyard features a patio. Adjusted for GLA -\$1,090 and Fireplace -\$5,000
- Sold 3** Sold with a VA loan for more than listing price and no Seller concessions. Equipped with solar panels and NO HOA. Featuring a brand new roof and windows, this home has 2 car garage and extended slab parking, large living room w cozy fireplace, recessed ceilings throughout and upgraded kitchen complete w new appliances, new cabinets, solid surface counters, lovely nook, and a bonus room with patio access leading to the backyard. Nice sized master bedroom comes with a private bathroom featuring new tile shower. At the back is an extended covered patio, pebble-tec pool, and extra covered parking. Adjusted for GLA -\$1,770, Garage -\$5,000, Fireplace -\$5,000, Pool -\$10,000 and Solar panels -\$10,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold 12/01/1998 for \$84,000				
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	\$228,660	\$228,660
Sales Price	\$228,660	\$228,660
30 Day Price	\$222,000	--
Comments Regarding Pricing Strategy		
<p>The sale and listing search...All sales and listings are located within one mile of subject property. All sales have the same design/appeal as the subject. If you go out of this sub-division you will start finding homes in HOA communities and built in the 2000's. A concluded suggested list price of \$228,660 is considered reasonable and supported by comparisons. Subject property conforms to the neighborhood. Room count is estimated for this report, not stated in County Records. Neighborhood and Marketing is within one mile of subject property.</p>		

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



Address Verification



Address Verification



Street



Street

Listing Photos

L1 1160 E CORDOVA AVE
Casa Grande, AZ 85122



Front

L2 1180 E AVENIDA GRANDE
Casa Grande, AZ 85122



Front

L3 1214 E AVENIDA GRANDE ST
Casa Grande, AZ 85122



Front

Sales Photos

S1 1335 E SILVERBRUSH TRL
Casa Grande, AZ 85122



Front

S2 1268 E BARCELONA AVE
Casa Grande, AZ 85122



Front

S3 1286 E AVILA AVE
Casa Grande, AZ 85122



Front

ClearMaps Addendum

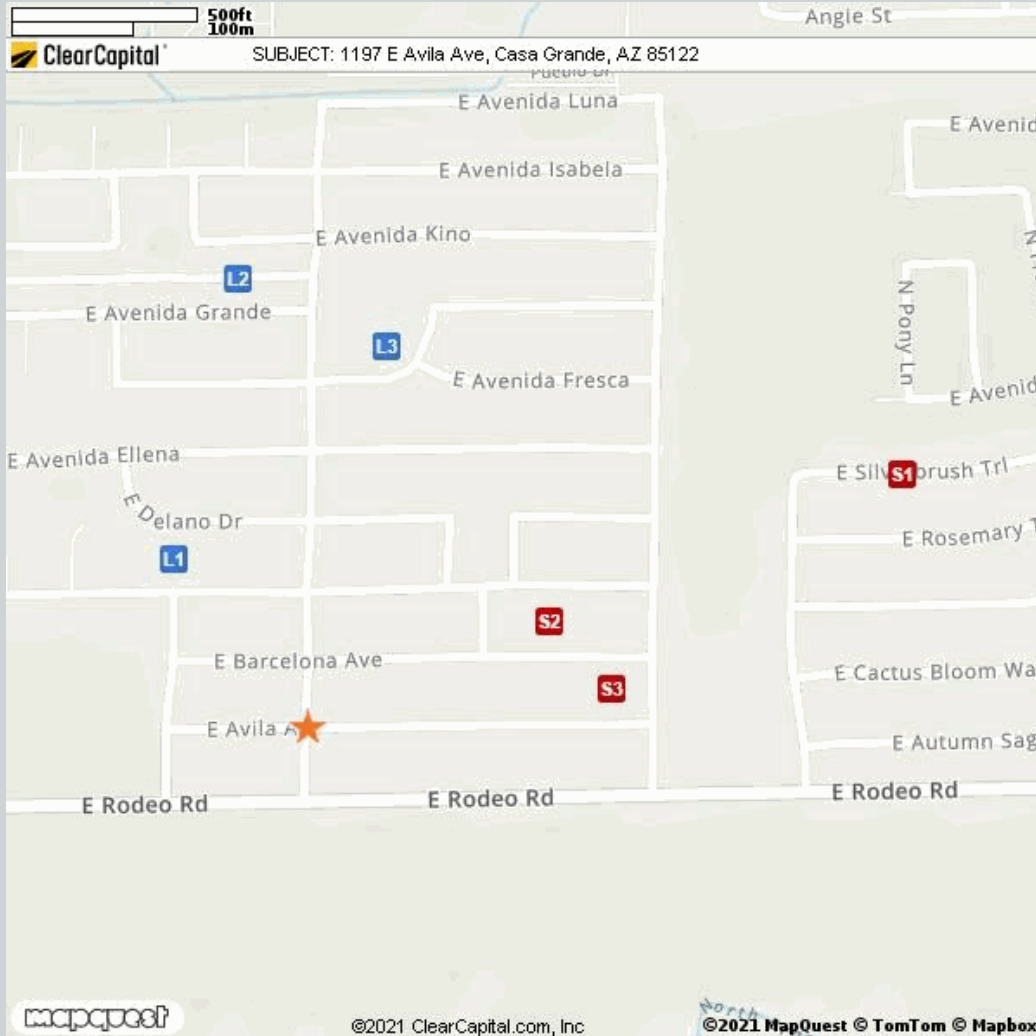
Address ★ 1197 E Avila Avenue, Casa Grande, AZ 85122

Loan Number 45089

Suggested List \$228,660

Suggested Repaired \$228,660

Sale \$228,660



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1197 E Avila Avenue, Casa Grande, AZ 85122	--	Parcel Match
L1 Listing 1	1160 E Cordova Ave, Casa Grande, AZ 85122	0.16 Miles ¹	Parcel Match
L2 Listing 2	1180 E Avenida Grande, Casa Grande, AZ 85122	0.33 Miles ¹	Parcel Match
L3 Listing 3	1214 E Avenida Grande St, Casa Grande, AZ 85122	0.29 Miles ¹	Parcel Match
S1 Sold 1	1335 E Silverbrush Trl, Casa Grande, AZ 85122	0.47 Miles ¹	Parcel Match
S2 Sold 2	1268 E Barcelona Ave, Casa Grande, AZ 85122	0.20 Miles ¹	Parcel Match
S3 Sold 3	1286 E Avila Ave, Casa Grande, AZ 85122	0.23 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	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	13.26 miles	Date Signed	05/26/2021

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.