

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	696 W Cobblestone Drive, Casa Grande, ARIZONA 85122	Order ID	7400361	Property ID	30567415
Inspection Date	06/29/2021	Date of Report	06/30/2021		
Loan Number	45414	APN	50931151		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs

Order Tracking ID	0629BPO_Citi	Tracking ID 1	0629BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LOIS L SANDERS	Condition Comments	
R. E. Taxes	\$1,515	Subject has been maintained and is showing no signs of immediate repairs needed.	
Assessed Value	\$16,219		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Windows and doors are locked.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Copper Vista		
Association Fees	\$156 / Quarter (Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is a master planned community with common areas and walking paths.	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$415,000		
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	696 W Cobblestone Drive	178 W Atlantic Dr	154 W Hawaii Dr	3841 N Kootenai Ct
City, State	Casa Grande, ARIZONA	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.61 ¹	2.02 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$346,000	\$359,900	\$399,000
List Price \$	--	\$346,000	\$359,900	\$399,000
Original List Date		06/18/2021	06/25/2021	04/27/2021
DOM · Cumulative DOM	-- · --	7 · 12	3 · 5	63 · 64
Age (# of years)	18	15	15	15
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,216	2,009	2,006	2,084
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.18 acres	0.18 acres	0.15 acres	0.23 acres
Other	--	--	--	--

* Listing 1 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 bed room plus den/office ,2 baths in beautiful Villago! New interior paint, new carpet in bedrooms and den, with tile in the rest. Gorgeous master suite. Updated eat in kitchen. with quartz countertops, stunning back splash, all lower cabinets with pull outs. Ceiling fans in all bedrooms with lots of extras including a heated pebble Tec Pool.
- Listing 2** open floor plan is filled w/ natural light, neutral palette, wood- look floors, plush carpets, and ceiling fans. Access to the patio from living/dining area. Gorgeous eat-in kitchen is a chef's dream w/pantry, center island, SS appliances, tile backsplash, pantry, and ample cabinetry w/crown molding. Primary bedroom boasts a sizable walk-in closet and ensuite w/dual sinks.Ceiling fans and designer touches t/o bedrooms. Interior laundry w/ shelving. Entertain your guests in the grassy backyard w/covered and paver patio.
- Listing 3** vaulted ceilings, plantation shutters, neutral tile and paint schemes, granite counters and wood flooring in the formal living and dining rooms. The floorplan encompasses a formal dining and living area upon entry leading to a sleek and stylish kitchen that flows through to the dining room and private rear, full-length patio. The master suite includes a jetted tub, walk in shower, double sinks, and a spacious closet plus a door to the full length patio. The backyard includes low maintenance landscaping plus an RV gate and concrete pad on the north side.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	696 W Cobblestone Drive	642 E Diamond Dr	242 E Rio Pl	444 E Tropical Dr
City, State	Casa Grande, ARIZONA	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.94 ¹	1.67 ¹	1.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$352,000	\$345,000
List Price \$	--	\$325,000	\$352,000	\$365,000
Sale Price \$	--	\$330,000	\$352,000	\$367,500
Type of Financing	--	Other	Conventional	Cash
Date of Sale	--	06/16/2021	03/23/2021	03/31/2021
DOM · Cumulative DOM	-- · --	8 · 21	45 · 45	35 · 46
Age (# of years)	18	14	15	15
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,216	2,260	2,310	2,320
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.18 acres	0.16 acres	0.21 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$16,730	-\$4,230
Adjusted Price	--	\$330,000	\$335,270	\$363,270

* 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** single level home with freshly painted interior and exterior and new carpeting. Beyond the entrance you'll find rooms perfectly suited for formal dining and living room if you choose or proceed to the spacious kitchen, breakfast and family room area accented by a gas fireplace and a view of the covered patio and rear yard. The master suite is split for privacy and offers an ample bathroom with garden tub, shower, double sinks, large walk-in closet and entrance to the patio. Three additional bedrooms and two more full bathrooms offer plenty of space. A three-car tandem garage offers lots of space for vehicles, or workshop area.
- Sold 2** kitchen has like new appliances with a farm sink, gas stove, quartz counters that sparkle, can lighting and solar tube, a pantry and built-in desk. You can eat in the kitchen and enjoy the elegant light fixtures and the warmth of the gas fireplace from the family room. Custom paint and window coverings add more beauty. Get ready for your step in bath tub with jets. each bedroom has a walk in closet. Walk out the master bedroom unto your covered patio and park-like backyard with a gorgeous pool. There's also a water filtering system & new water heater.
- Sold 3** 2320 ft. 3 bed / 2bath home on an OVERSIZED 9148 ft. CORNER LOT WITHOUT NEIGHBORS on three sides. It has been updated throughout without neighbors behind or on one side. This home has a split floor plan and open living room/kitchen area with room for a breakfast table. There is a large formal dining area and two bonus areas. The QUARTZ COUNTERTOPS are featured in this spacious UPDATED KITCHEN. Master bedroom is very large and the REMODELED MASTER BATHROOM includes a walk-in shower, garden tub, double vanity and tile throughout.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed on 01/22/2020 and listing expired on 09/15/2020			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
01/22/2020	\$242,000	09/15/2020	\$241,000	Expired	09/15/2020	\$241,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$335,000	\$335,000
Sales Price	\$334,000	\$334,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
The subject property is located in a market that is seeing an increase in property values. There is a very limited number of listings available and the demand is high.		

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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 178 W Atlantic Dr
Casa Grande, AZ 85122



Front

L2 154 W Hawaii Dr
Casa Grande, AZ 85122



Front

L3 3841 N Kootenai Ct
Casa Grande, AZ 85122



Front

Sales Photos

S1 642 E Diamond Dr
Casa Grande, AZ 85122



Front

S2 242 E Rio Pl
Casa Grande, AZ 85122



Front

S3 444 E Tropical Dr
Casa Grande, AZ 85122



Front

ClearMaps Addendum

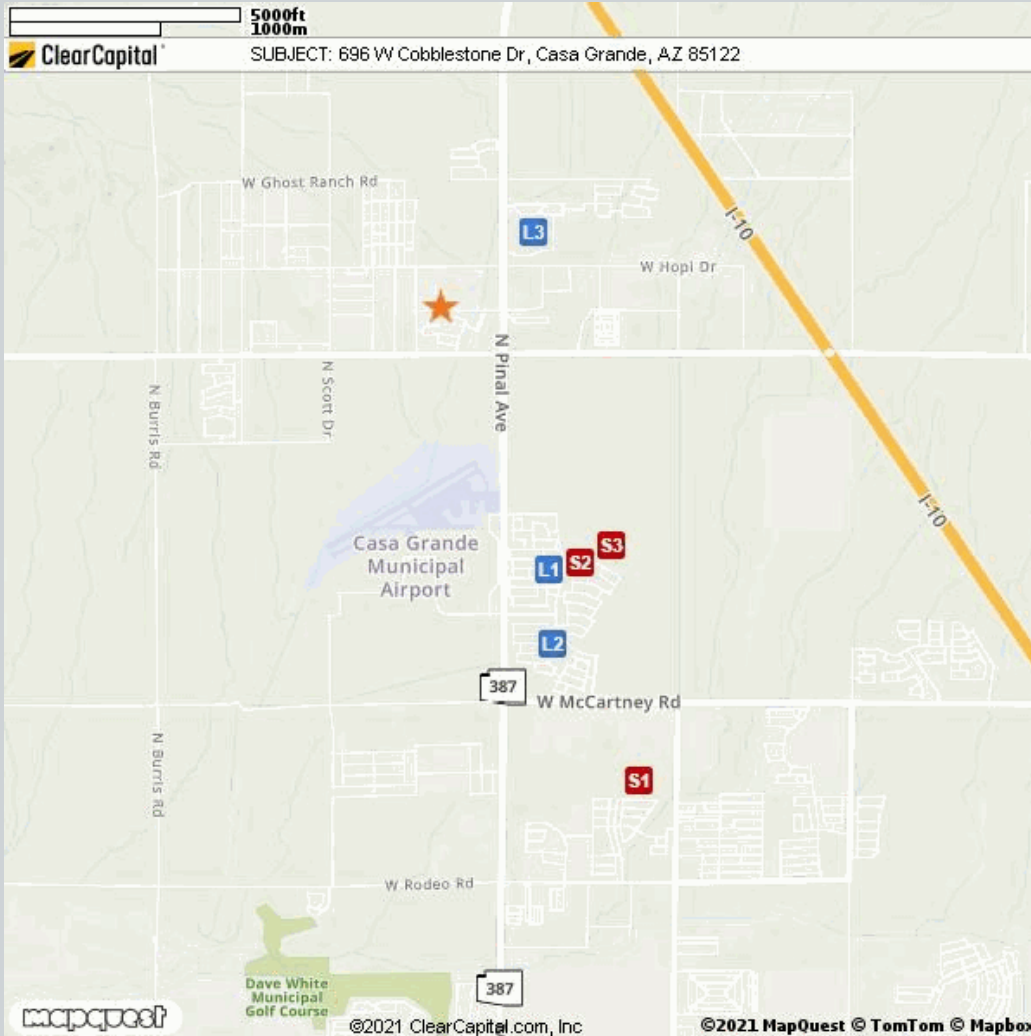
Address ★ 696 W Cobblestone Drive, Casa Grande, ARIZONA 85122

Loan Number 45414

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$334,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	696 W Cobblestone Drive, Casa Grande, Arizona 85122	--	Parcel Match
L1 Listing 1	178 W Atlantic Dr, Casa Grande, AZ 85122	1.61 Miles ¹	Parcel Match
L2 Listing 2	154 W Hawaii Dr, Casa Grande, AZ 85122	2.02 Miles ¹	Parcel Match
L3 Listing 3	3841 N Kootenai Ct, Casa Grande, AZ 85122	0.75 Miles ¹	Parcel Match
S1 Sold 1	642 E Diamond Dr, Casa Grande, AZ 85122	2.94 Miles ¹	Parcel Match
S2 Sold 2	242 E Rio Pl, Casa Grande, AZ 85122	1.67 Miles ¹	Parcel Match
S3 Sold 3	444 E Tropical Dr, Casa Grande, AZ 85122	1.68 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	6.09 miles	Date Signed	06/29/2021

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.