

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	3934 W Mariposa Grande, Glendale, AZ 85310	Order ID	7429679	Property ID	30644590
Inspection Date	07/13/2021	Date of Report	07/13/2021		
Loan Number	45489	APN	20511129		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	0713BPO_Citi	Tracking ID 1	0713BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MARK L BATES	Condition Comments	
R. E. Taxes	\$1,275	Drive by inspection did not reveal any observable required repairs.	
Assessed Value	\$20,110		
Zoning Classification	Residential R-6		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	North Canyon Ranch 602 557 0240		
Association Fees	\$60 / Quarter (Other: CAM)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is in the North Canyon neighborhood of Glendale. It conforms to the community and is within a 10 minute drive to all amenities.	
Sales Prices in this Neighborhood	Low: \$305600 High: \$441400		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3934 W Mariposa Grande	3821 W Camino Del Rio	4024 W Cielo Grande	3525 W Mariposa Grande
City, State	Glendale, AZ	Glendale, AZ	Glendale, AZ	Glendale, AZ
Zip Code	85310	85310	85310	85310
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.13 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$399,000	\$400,000
List Price \$	--	\$340,000	\$399,000	\$400,000
Original List Date		05/27/2021	06/09/2021	06/17/2021
DOM · Cumulative DOM	-- · --	47 · 47	34 · 34	26 · 26
Age (# of years)	32	32	35	24
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	2 Stories contemporary	2 Stories contemporary	1 Story Ranch/Rambler	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,543	1,511	1,585	1,600
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	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	Pool - Yes	Pool - Yes	--	Pool - Yes
Lot Size	.14 acres	0.11 acres	0.16 acres	0.18 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** PENDING> Opportunity to own this gem in the desirable community of Village at North Canyon Ranch. Tucked away in a quiet neighborhood yet conveniently situated. Easy access to dining, shopping, parks, highways and more. Move in ready. Water heater and A/C updated in 2017. Plantation shutters, ceiling fans throughout. Step into the beautiful great room with vaulted ceilings and lots of natural light. Sit by the wood burning fireplace in the family room or take a refreshing splash in the beautiful sparkling pool. Cook a meal in the outdoor grill or just relax enjoying the covered patio. Pavers on the back patio add to the beauty of the backyard. Upstairs, the main bedroom has an ensuite bath with double sinks. The other two bedrooms are bright and light. Freshly painted interior in neutral colors.
- Listing 2** PENDING> Fabulously Updated 3 bedroom 2 bathroom property on a coveted corner lot w/great curb appeal, 2 car garage, & lush green landscape. Enjoy the open floor plan, vaulted ceilings, neutral palette, ceiling fans, beautiful wood look tile floors, & plenty of natural light. Spacious living room and dining room with a bay window. Fantastic chef's kitchen with handsome cabinets, all the essential appliances, granite counters, and breakfast nook w/French doors to the patio. Lots of designer touches. The master bedroom boasts backyard access and ensuite bathroom with a beautiful vanity and tiled step-in shower. The meticulous backyard enjoys an extended covered paver patio, grass, inviting fire pit, and above ground spa. Schedule a Tour today!
- Listing 3** Well maintained 3 bed 2 bath home with a large corner lot and awesome pebble tech pool to enjoy the summer heat! Great for a starter home or even an investment property. Great location and no neighbors behind you! Come see it today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3934 W Mariposa Grande	3806 W Cielo Grande	3711 W Camino Real	4007 W Soft Wind Dr
City, State	Glendale, AZ	Glendale, AZ	Glendale, AZ	Glendale, AZ
Zip Code	85310	85310	85310	85310
Datasource	MLS	MLS	MLS	Public Records
Miles to Subj.	--	0.23 ¹	0.30 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$309,900	\$318,000
List Price \$	--	\$319,000	\$309,900	\$318,000
Sale Price \$	--	\$331,500	\$316,000	\$318,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	04/07/2021	03/23/2021	05/14/2021
DOM · Cumulative DOM	-- · --	33 · 33	28 · 28	1 · 0
Age (# of years)	32	34	33	32
Condition	Good	Good	Good	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	2 Stories contemporary	2 Stories Contemporary	2 Stories contemporary	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,543	1,511	1,511	1,587
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	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	Pool - Yes	--	--	--
Lot Size	.14 acres	0.11 acres	0.12 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$25,000	+\$25,000	+\$35,000
Adjusted Price	--	\$356,500	\$341,000	\$353,000

* 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** Pool +\$25,000 Fantastic 3bed/2.5bath two story Glendale home available in the desirable North Canyon Ranch community. This gem features tile flooring, a soothing neutral paint palate and soaring ceiling with high windows for an abundance of natural light. Well appointed stylish kitchen boasts stainless steel appliances. Spacious master retreat includes en suite with dual sinks. The secondary bedrooms are generously sized and offer flexibility. Get out back and enjoy gathering with friends and family under the covered patio or playing in the lush green grass. Easy access to dining, shopping, parks, schools, I-17 and so much more. Do not miss out. See it today!
- Sold 2** Pool +\$25,000 **Cute Glendale Charmer! Doll house on quiet street features 8" wood-look luxury vinyl plank, light and bright 12" Remy floor tile, vaulted ceilings, and beige neutral carpeting. The kitchen overlooks peninsula island breakfast room and bay window sitting area for morning coffee. Backyard has large patio, grass and BBQ area. All stainless appliances, refrigerator, wine chiller and washer/dryer convey with home. Lots of windows, very bright! Close to tons of shopping and restaurants. Buyers must be accompanied by a Realtor for showings. Hard to find, 2 car garage with storage and work area. Great neighborhood community in growing area!
- Sold 3** 1 story -\$10,000, condition +\$20,000, Pool +\$25,000 From 2007 listing: This meticulously cared for home features solid hardwood floors, newer ceramic tile and berber carpet throughout. Recently updated eat-in kitchen includes new smooth top double-oven, dishwasher, lite fixture, & more. Also included are new ceiling fans, bathroom fixtures, decorator paint, plus 2-inch wood blinds and sunscreens throughout. The RV gated area leads to a mature landscaped backyard that is plenty big enough for a pool! Short distance to I-17/Loop 101, City of Phoenix park/recreation facility and nearby shopping and restaurants!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed 6/23/2021 for \$359,900 6/26/2021 Pending sold 7/13/2021 for \$362,500			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/22/2021	\$359,900	--	--	Sold	07/12/2021	\$362,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$364,900	\$364,900
Sales Price	\$355,000	\$355,000
30 Day Price	\$349,000	--
Comments Regarding Pricing Strategy		
Market As-is to first time homebuyers.		

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



Address Verification



Side



Street



Other

Listing Photos

L1 3821 W Camino Del Rio
Glendale, AZ 85310



Front

L2 4024 W Cielo Grande
Glendale, AZ 85310



Front

L3 3525 W Mariposa Grande
Glendale, AZ 85310



Front

Sales Photos

S1 3806 W Cielo Grande
Glendale, AZ 85310



Front

S2 3711 W Camino Real
Glendale, AZ 85310



Front

S3 4007 W Soft Wind Dr
Glendale, AZ 85310



Front

ClearMaps Addendum

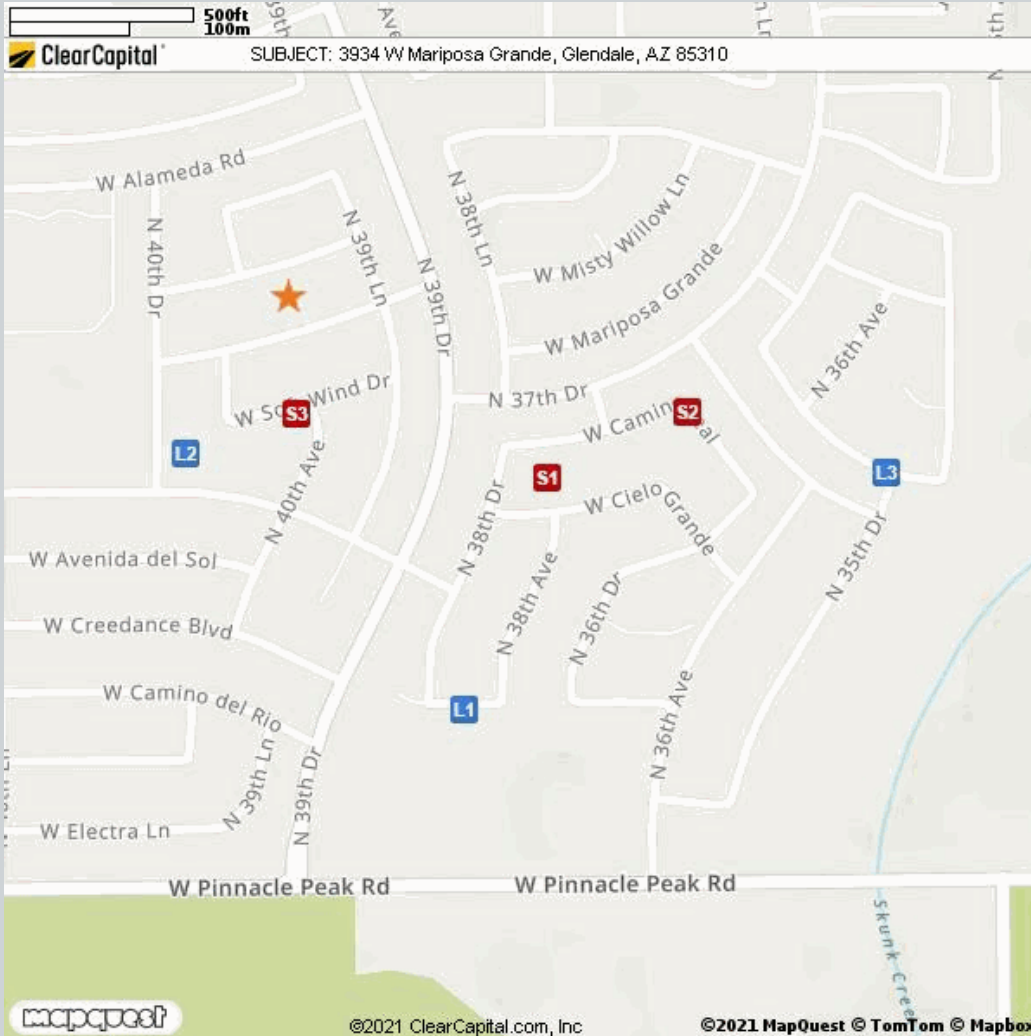
Address ★ 3934 W Mariposa Grande, Glendale, AZ 85310

Loan Number 45489

Suggested List \$364,900

Suggested Repaired \$364,900

Sale \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3934 W Mariposa Grande, Glendale, Az 85310	--	Parcel Match
L1 Listing 1	3821 W Camino Del Rio, Glendale, AZ 85310	0.32 Miles ¹	Parcel Match
L2 Listing 2	4024 W Cielo Grande, Glendale, AZ 85310	0.13 Miles ¹	Parcel Match
L3 Listing 3	3525 W Mariposa Grande, Glendale, AZ 85310	0.45 Miles ¹	Parcel Match
S1 Sold 1	3806 W Cielo Grande, Glendale, AZ 85310	0.23 Miles ¹	Parcel Match
S2 Sold 2	3711 W Camino Real, Glendale, AZ 85310	0.30 Miles ¹	Parcel Match
S3 Sold 3	4007 W Soft Wind Dr, Glendale, AZ 85310	0.08 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	Stephen Goodman	Company/Brokerage	Windsong Realty
License No	BR576088000	Address	2512 W Barbie Lane Phoenix AZ 85085
License Expiration	06/30/2022	License State	AZ
Phone	9255185900	Email	sgoodman01@gmail.com
Broker Distance to Subject	6.65 miles	Date Signed	07/13/2021

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.