

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	2202 W Agrarian Hills Drive, Queen Creek, ARIZONA 85142	Order ID	7419271	Property ID	30616436
Inspection Date	07/08/2021	Date of Report	07/09/2021		
Loan Number	45541	APN	50994371		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	0708BPO_Citi	Tracking ID 1	0708BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	COLETTE VINCENT	Condition Comments The subject shows no structural deferred maintenance, and appears well maintained. Home has typical landscaping for the area. No outstanding positive or negative features.
R. E. Taxes	\$1,146	
Assessed Value	\$15,509	
Zoning Classification	Residential	
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	SKYLINE RANCH 602-957-9191	
Association Fees	\$63 / Month (Other: COMMON AREAS)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The homes in the area are generally maintained and conform based on GLA, style, overall condition.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$307500 High: \$450000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2202 W Agrarian Hills Drive	33175 N Cat Hills Ave	1953 W Allens Peak Dr	33315 N Hidden Canyon Dr
City, State	Queen Creek, ARIZONA	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85142	85142	85142	85142
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.45 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$350,000	\$394,900
List Price \$	--	\$375,000	\$350,000	\$349,900
Original List Date		04/15/2021	06/09/2021	06/03/2021
DOM · Cumulative DOM	-- · --	84 · 85	29 · 30	35 · 36
Age (# of years)	17	18	18	17
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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,699	1,666	1,688	1,679
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	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	--	--	--	--
Lot Size	0.13 acres	0.18 acres	0.15 acres	0.12 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** Great opportunity for investor, with tenant in place through September. This home sits on an oversized cul-de-sac lot & offers 3 bedrooms + open den (with closet) and 2 baths in 1667 SqFt. Family-friendly great room floor plan with split bedrooms. The eat-in kitchen has grey cabinetry, electric appliances, breakfast bar and center island with additional breakfast bar. Sliding doors lead out from the dining area to the patio and a large, low maintenance backyard with block fencing. The master bedroom has a private bath with dual sink vanity, separate tub & shower and walk-in closet. Other features include a 2 car garage, laminate floors in the great room, newer slate fridge, microwave & dishwasher, and fabulous new community pool complex!
- Listing 2** Beautiful one story home situated in the neighborhood of Santan Heights! The house has 3 bedrooms, and 2 full bathrooms. With an open floor plan in the kitchen, living, and dining area, it is very spacious! Tile floors throughout the entire house, lots of cabinet space in the kitchen, and a gorgeous backyard with lots of green and fruit trees! Just a walk away to restaurants, coffee shops, etc. Santan Heights has a community pool and a rec center for everyone! Close proximity to hiking trails! You wont want to miss this!!!!
- Listing 3** This home features Saltillo tile in the main living areas and hallways. Recently updated with carpet and warm two-tone paint. The main living area is wide-open. The Kitchen has an eat in counter and breakfast nook overlooking the spacious family room with its' own fireplace. The family room has a large wooden entertainment center with loads of cupboard space build into it for your videos and sound equipment. The hallways have storage cupboards, as well. The bathrooms have culture marble tops. Recently installed blinds and ceiling fans. The master bath has dual sinks with a separate stand alone shower and tub. Master Bedroom has a large walk-in closet. The backyard is dessert in style featuring large rocks and flag stone patios.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2202 W Agrarian Hills Drive	1803 W Desert Canyon Dr	2056 W Allens Peak Dr	1561 W Agrarian Hills Dr
City, State	Queen Creek, ARIZONA	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85142	85142	85142	85142
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.41 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$345,000	\$295,000
List Price \$	--	\$349,900	\$345,000	\$295,000
Sale Price \$	--	\$349,900	\$363,250	\$326,000
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	06/04/2021	05/17/2021	04/30/2021
DOM · Cumulative DOM	-- · --	63 · 63	8 · 52	1 · 50
Age (# of years)	17	17	18	12
Condition	Average	Average	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	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,699	1,679	1,688	1,526
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 1 · 1
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	--	--	--	--
Lot Size	0.13 acres	0.12 acres	0.13 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	\$0	-\$14,000	+\$15,000
Adjusted Price	--	\$349,900	\$349,250	\$341,000

* 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** This home is located in a quiet community close to schools, parks and shopping. The home has been well maintained. The home is tenant occupied and more details to follow
- Sold 2** This gorgeous 3 bed, 2 bath w/Den home has been totally remodeled! Kitchen features includes, Glazed Shaker Style soft close cabinets, Quartz Countertops, Beautiful Backsplash , all new black stainless steel appliances. Other remodel and upgrades include, Porcelain wood-look tile in all the right places, All new Baseboards & Trim throughout the home, Glazed Shaker Panel Doors, Custom newer paint throughout, New Plumbing Fixtures throughout, New lighting throughout, Interior design touches everywhere even in the laundry room! Newer water softener & reverse osmosis. Landscape has recently been updated front and back. This home is immaculate and move in ready! Den could easily be converted to a fourth bedroom
- Sold 3** SINGLE LEVEL HOME LOCATED IN THE SKYLINE RANCH COMMUNITY CLOSE TO NEWER SHOPPING CENTERS AND HUNT HIGHWAY FOR EASY ACCESS IN AND OUT. INTERIOR HAS BEEN UPDATED WITH NEWER COUNTERTOPS, FLOORING, STAINLESS STEEL APPLIANCES, CEILING FANS IN ALL ROOMS AND VERY CLEAN. LOW MAINTENANCE FRONT AND REAR YARDS, BUILT IN BBQ WITH SHADE COVER AND STORAGE SHED. 3 BEDROOMS, 1.75 BATH WITH DEN CLOSED OFF WITH BARN DOORS THAT CAN EASILY BE USED AS LIVING/DINING ROOM

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$355,000	\$355,000
Sales Price	\$349,000	\$349,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
<p>The subject shows no structural deferred maintenance, and appears well maintained. Home has typical landscaping for the area. No outstanding positive or negative features. The subject shows no deferred maintenance and should be priced as is. Interior of subject was not inspected and may greatly affect value based on condition, upgrades.</p>		

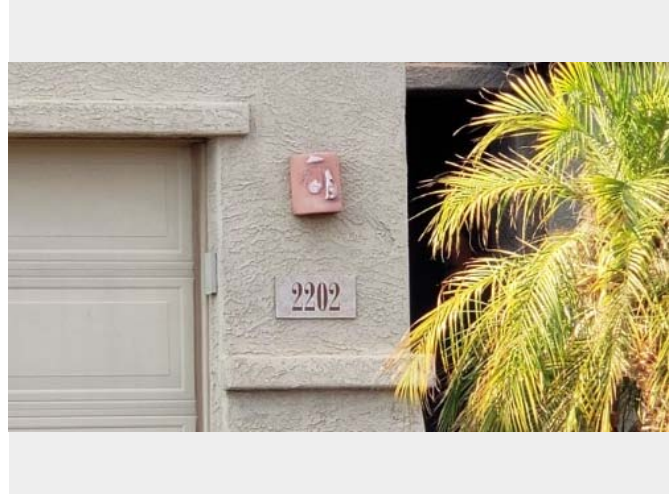
Clear Capital Quality Assurance Comments Addendum

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.

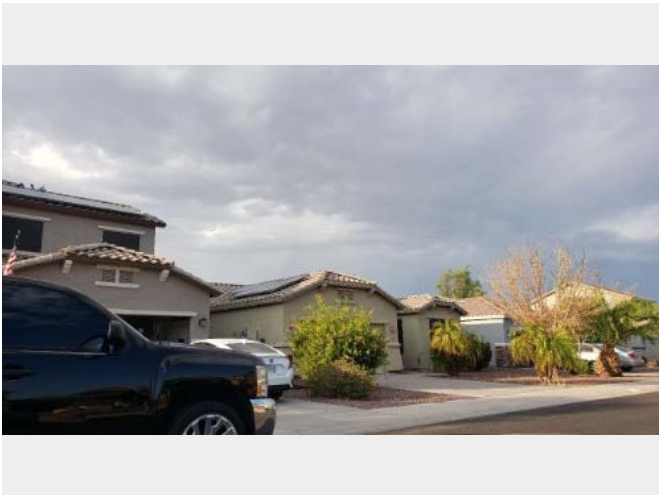
Subject Photos



Front



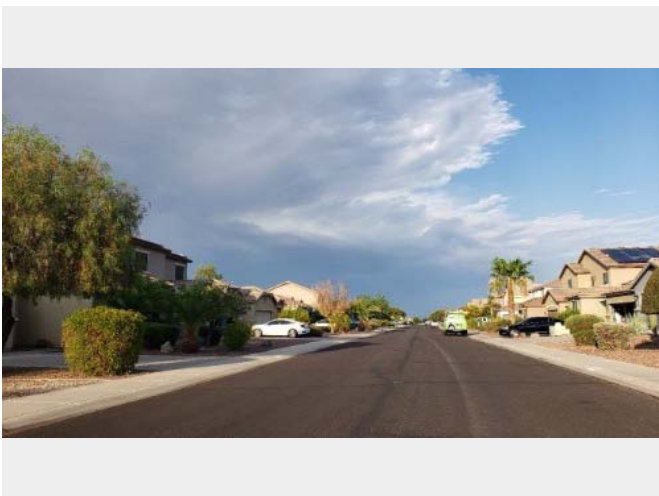
Address Verification



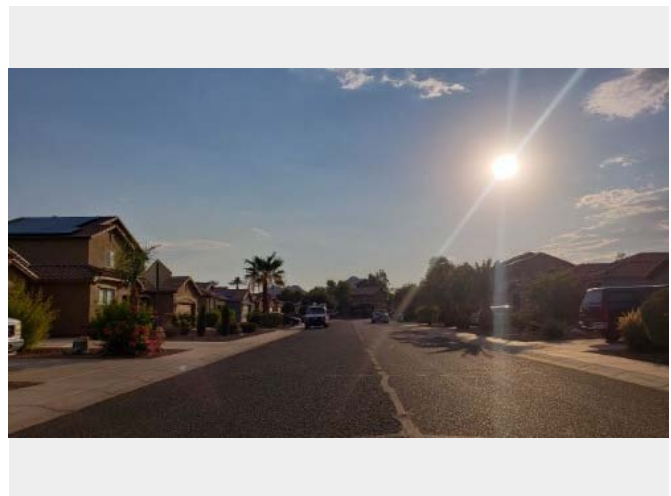
Side



Side



Street



Street

Listing Photos

L1 33175 N Cat Hills Ave
Queen Creek, AZ 85142



Front

L2 1953 W Allens Peak Dr
Queen Creek, AZ 85142



Front

L3 33315 N Hidden Canyon Dr
Queen Creek, AZ 85142



Front

Sales Photos

S1 1803 W Desert Canyon Dr
Queen Creek, AZ 85142



Front

S2 2056 W ALLENS PEAK DR
Queen Creek, AZ 85142



Front

S3 1561 W AGRARIAN HILLS DR
Queen Creek, AZ 85142



Front

ClearMaps Addendum

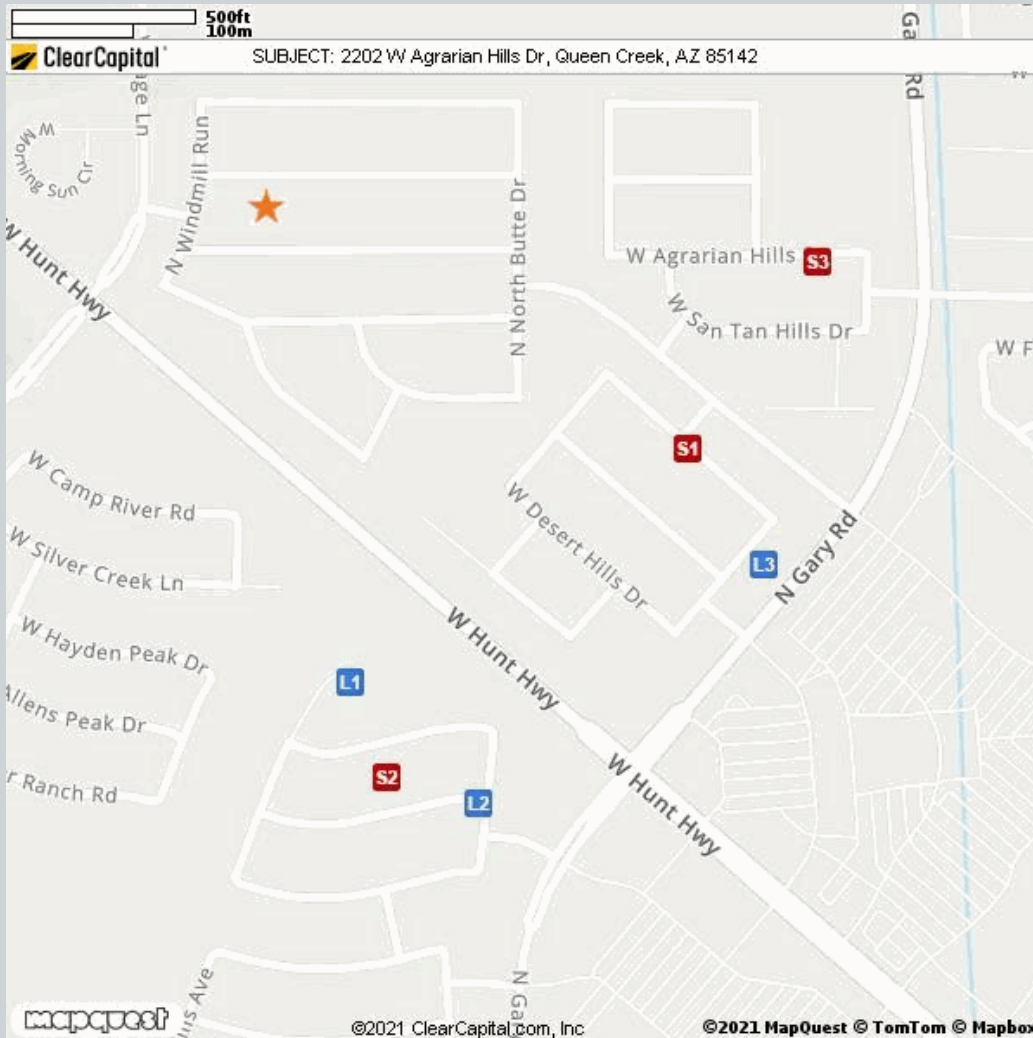
Address ★ 2202 W Agrarian Hills Drive, Queen Creek, ARIZONA 85142

Loan Number 45541

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$349,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2202 W Agrarian Hills Drive, Queen Creek, Arizona 85142	--	Parcel Match
L1 Listing 1	33175 N Cat Hills Ave, Queen Creek, AZ 85142	0.34 Miles ¹	Parcel Match
L2 Listing 2	1953 W Allens Peak Dr, Queen Creek, AZ 85142	0.45 Miles ¹	Parcel Match
L3 Listing 3	33315 N Hidden Canyon Dr, Queen Creek, AZ 85142	0.44 Miles ¹	Parcel Match
S1 Sold 1	1803 W Desert Canyon Dr, Queen Creek, AZ 85142	0.35 Miles ¹	Parcel Match
S2 Sold 2	2056 W Allens Peak Dr, Queen Creek, AZ 85142	0.41 Miles ¹	Parcel Match
S3 Sold 3	1561 W Agrarian Hills Dr, Queen Creek, AZ 85142	0.40 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	Jordan Kampsen	Company/Brokerage	MILLENNIUM THREE REAL ESTATE
License No	BR578557000	Address	1298 E Bluebird Dr Gilbert AZ 85297
License Expiration	04/30/2022	License State	AZ
Phone	4803435672	Email	jordan.kampsen@gmail.com
Broker Distance to Subject	11.48 miles	Date Signed	07/09/2021

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.