

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	23064 W Hopi Street, Buckeye, AZ 85326	Order ID	8418392	Property ID	33273597
Inspection Date	09/09/2022	Date of Report	09/10/2022		
Loan Number	45684	APN	504-63-495		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,669	<p>The subject is a 2-story house located on an interior lot in the subdivision of Sundance in Buckeye, AZ. No needed repairs were noted during the inspection. The home conforms to other homes in the neighborhood. The home is located across from a small play park.</p>	
Assessed Value	\$233,800		
Zoning Classification	Rental Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(According to the MLS, the subject is vacant and on a lockbox.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Sundance HOA 602-957-9191		
Association Fees	\$146 / Quarter (Other: common area maintenance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The subject home is located in the subdivision of Sundance, which is approximately 6 miles NE of Buckeye town center. Sundance is a golf course community with a centrally located golf course that has a clubhouse and restaurant. Shopping centers and restaurants are located at Watson and Yuma Roads. The community contains Elementary/Jr. High schools, play parks, and sports courts. Access to the interstate highway is about 2 miles to the north.</p>	
Sales Prices in this Neighborhood	Low: \$290,000 High: \$585,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	23064 W Hopi Street	1874 S. 232nd Lane	23231 W. Hopi St.	1892 S. 220th Dr.
City, State	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
Zip Code	85326	85326	85326	85326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.21 ¹	1.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$579,900	\$585,000	\$610,000
List Price \$	--	\$579,900	\$585,000	\$610,000
Original List Date		09/09/2022	09/03/2022	08/26/2022
DOM · Cumulative DOM	-- · --	1 · 1	7 · 7	15 · 15
Age (# of years)	17	16	16	16
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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	3,784	3,784	3,784	3,890
Bdrm · Bths · ½ Bths	6 · 4	6 · 3 · 1	5 · 3 · 2	5 · 4
Total Room #	12	11	11	11
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	0.29 acres	0.23 acres	0.24 acres
Other	--	--	--	--

* 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.

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

Listing 1 Equal GLA, diving pool, equal number of bedrooms, one less half bath, equal size garage, superior lot size. Corner lot, solar panels owned, RV gate, fireplace, wood flooring and carpet.

Listing 2 Equal GLA, pool, one less bedroom, one less half bath, inferior size garage, similar lot size. Sunscreens, grass front and back, solar panels leased, no neighbors behind or on the left.

Listing 3 Superior GLA, pool, one less bedroom, equal number of baths, equal size garage, similar lot size. Sunscreens, den, RV gate, epoxy coated garage floor.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	23064 W Hopi Street	1827 S. Hilton Ave.	1895 S. 225th Dr.	1801 S. 231st Lane
City, State	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
Zip Code	85326	85326	85326	85326
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.64 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$529,900	\$590,000	\$605,000
List Price \$	--	\$529,900	\$590,000	\$605,000
Sale Price \$	--	\$529,900	\$577,000	\$583,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	05/20/2022	08/30/2022	08/03/2022
DOM · Cumulative DOM	-- · --	26 · 81	49 · 95	14 · 48
Age (# of years)	17	16	17	16
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	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	3,784	3,112	3,689	3,784
Bdrm · Bths · ½ Bths	6 · 4	5 · 2 · 1	5 · 3	5 · 3 · 1
Total Room #	12	9	10	11
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	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	0.20 acres	0.27 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	+\$18,200	-\$9,500	-\$9,200
Adjusted Price	--	\$548,100	\$567,500	\$573,800

* 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** Inferior GLA = +\$26900 Pool = (-\$10000) One less bedroom = +\$500 One and a half less baths = +\$800 Total = +\$18200. Grass back, solar panels leased.
- Sold 2** Similar GLA = 0 adjustment Pool = (-\$10000) One less bedroom = +\$500 One less bath = +\$500 Superior lot size = (-\$500) Total = (-\$9500). Corner cul-de-sac lot, water softener, solar panels leased, sep. entrance to guest quarters.
- Sold 3** Equal GLA = 0 adjustment Pool = (-\$10000) One less bedroom = +\$500 One less half bath = +\$300 Total = (-\$9200). Corner lot, grass back, solar panels owned, security system.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Northeast Realty	According to the MLS and tax records the subject home has not been sold in the last 12 mos. According to the MLS, the subject home is currently listed as a fair market sale for the price of \$569,900. The home was originally listed on 8/12/22 for the price of \$579,900. The price was changed to \$569,900 on 9/9/22 where it is currently.					
Listing Agent Name	Andrew R Bloom						
Listing Agent Phone	816-935-8394						
# 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
08/12/2022	\$579,900	09/09/2022	\$569,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$575,000	\$575,000
Sales Price	\$570,000	\$570,000
30 Day Price	\$560,000	--
Comments Regarding Pricing Strategy		
Estimated sale price is for the subject home to sell within 90 days at fair market value based on fair market comps for the neighborhood. Due to lack of more recently sold comps in close proximity, it was necessary to expand search for one sold comp back a few days over 3 mos. in sale date. There was also a lack of listed comps in close proximity, therefore it was necessary to expand search radius over one mile in proximity for one listed comp. All comps are in Sundance.		

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



Street



Other



Other

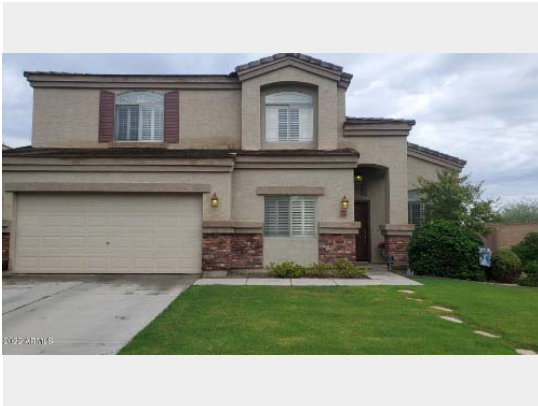
Listing Photos

L1 1874 S. 232nd Lane
Buckeye, AZ 85326



Front

L2 23231 W. Hopi St.
Buckeye, AZ 85326



Front

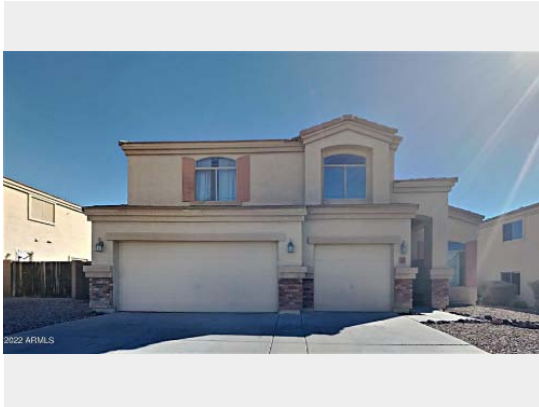
L3 1892 S. 220th Dr.
Buckeye, AZ 85326



Front

Sales Photos

S1 1827 S. Hilton Ave.
Buckeye, AZ 85326



Front

S2 1895 S. 225th Dr.
Buckeye, AZ 85326



Front

S3 1801 S. 231st Lane
Buckeye, AZ 85326



Front

ClearMaps Addendum

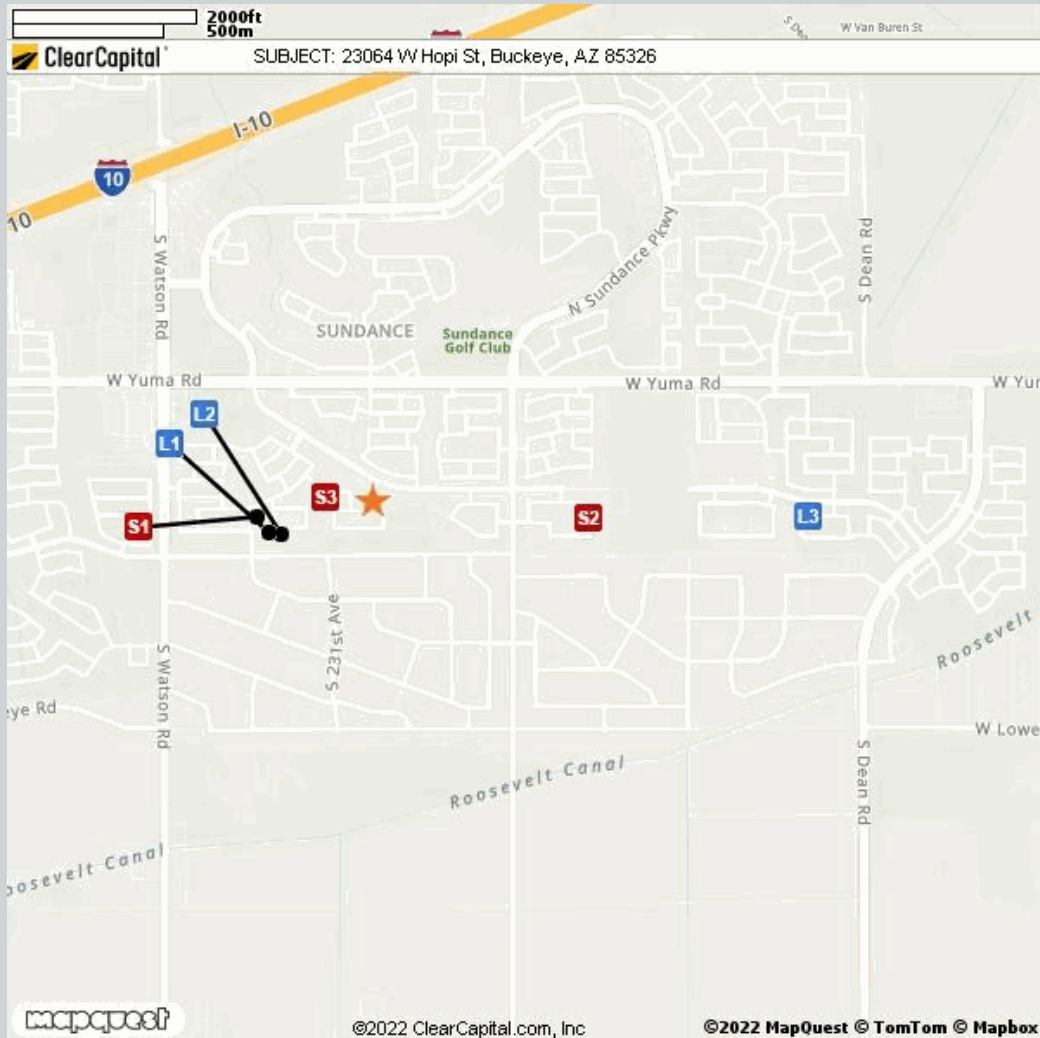
Address ★ 23064 W Hopi Street, Buckeye, AZ 85326

Loan Number 45684

Suggested List \$575,000

Suggested Repaired \$575,000

Sale \$570,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	23064 W Hopi Street, Buckeye, AZ 85326	--	Parcel Match
L1 Listing 1	1874 S. 232nd Lane, Buckeye, AZ 85326	0.24 Miles ¹	Parcel Match
L2 Listing 2	23231 W. Hopi St., Buckeye, AZ 85326	0.21 Miles ¹	Parcel Match
L3 Listing 3	1892 S. 220th Dr., Buckeye, AZ 85326	1.27 Miles ¹	Parcel Match
S1 Sold 1	1827 S. Hilton Ave., Buckeye, AZ 85326	0.27 Miles ¹	Parcel Match
S2 Sold 2	1895 S. 225th Dr., Buckeye, AZ 85326	0.64 Miles ¹	Parcel Match
S3 Sold 3	1801 S. 231st Lane, Buckeye, AZ 85326	0.12 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	Cheryl Vinson	Company/Brokerage	Coldwell Banker Residential Brokerage
License No	SA575259000	Address	22134 W LA PASADA BLVD Buckeye AZ 85326
License Expiration	05/31/2024	License State	AZ
Phone	6233441000	Email	cvinson345@msn.com
Broker Distance to Subject	1.60 miles	Date Signed	09/10/2022

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.