

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.

<b>Address</b>	11404 W Lobo Drive, Arizona City, AZ 85123	<b>Order ID</b>	7473430	<b>Property ID</b>	30749511
<b>Inspection Date</b>	07/31/2021	<b>Date of Report</b>	08/01/2021		
<b>Loan Number</b>	45704	<b>APN</b>	511-63-881		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pinal		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0730BPO_Citi	<b>Tracking ID 1</b>	0730BPO_Citi		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	ROBERT B & YVONNE L MCKENZIE	<b>Condition Comments</b> This property conforms to the neighborhood. Wood framed, stucco, painted neutral colors with comp shingle roof and desert landscaping.
<b>R. E. Taxes</b>	\$836	
<b>Assessed Value</b>	\$79,313	
<b>Zoning Classification</b>	(04-01) NON-PRIMARY	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows closed)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Homes built in this neighborhood are wood framed, stucco, painted neutral colors with comp shingle roofs and attached garages. Water by private company and waste disposal by sewer.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$142,000 High: \$260,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	11404 W Lobo Drive	12649 W Delwood Dr	13039 S La Rambia Rd	10032 W Devonshire Dr
<b>City, State</b>	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
<b>Zip Code</b>	85123	85123	85123	85123
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.81 <sup>1</sup>	0.86 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$211,111	\$218,000	\$290,000
<b>List Price \$</b>	--	\$211,111	\$218,000	\$280,000
<b>Original List Date</b>		07/11/2021	07/12/2021	07/23/2021
<b>DOM · Cumulative DOM</b>	-- · --	19 · 21	19 · 20	8 · 9
<b>Age (# of years)</b>	20	15	25	15
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,195	1,113	1,101	1,342
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	2 · 2	3 · 2
<b>Total Room #</b>	8	8	6	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.20 acres	0.19 acres	0.17 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Kitchen has been opened to view the living room~ making this cozy floorplan much lighter and brighter. Three bedrooms, two baths, two car garage.
- Listing 2** 2 bedroom, 2 bath block home on a corner lot. Ceramic tile flooring throughout w/ newer ceramic wood plank flooring in living room & bedrooms. Add Ceiling Fans, Plantation shutters on front window & French Back door, 2-inch blinds elsewhere. Custom back lighting in front yard. Side yard is large enough you could put in an RV gate & have RV parking in back, ample room now in front. New exterior paint in 2020, new AC in 2017, new hot water heater & block wall in 2020. Front and back yards are completely graveled
- Listing 3** 3 BR home w/tile in all the traffic areas. Nice kitchen w/built-in microwave. Vaulted ceilings in greatroom, master, kitchen and dining area. Master suite has 2 closets and plant shelves. Master bath has double sinks and a large shower. Hall bath has tub/shower combo. Nice covered patio off dining area. Garage is full size w/a mop sink and a work table w/cabinets overhead. A walk door goes to the patio. Large dog door on door to the garage from the home and on the door from garage to the backyard. RV gate on west side of house. RV hook-up and dump station in back yard. Garage is insulated and whole house is heated w/OSB. Garage door is also insulated. Can lights in kitchen, dining and over plant shelves.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	11404 W Lobo Drive	10033 W Camelia Dr	14197 S Redondo Rd	11428 W Madero Dr
<b>City, State</b>	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
<b>Zip Code</b>	85123	85123	85123	85123
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.84 <sup>1</sup>	0.62 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$189,900	\$185,000	\$185,000
<b>List Price \$</b>	--	\$189,900	\$185,000	\$185,000
<b>Sale Price \$</b>	--	\$190,000	\$195,000	\$195,000
<b>Type of Financing</b>	--	Va	Conventional	Cash
<b>Date of Sale</b>	--	05/27/2021	05/03/2021	04/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	17 · 26	3 · 49	26 · 25
<b>Age (# of years)</b>	20	23	22	22
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,195	1,145	1,203	1,289
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Attached 2 Car(s)	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.19 acres	0.18 acres	0.18 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$1,500	-\$8,300	+\$2,560
<b>Adjusted Price</b>	--	\$191,500	\$186,700	\$197,560

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 for more than listing price with a VA loan and \$2,500 in Seller concessions. 3 bedroom, 2 bath with carport plus workshop shed and completely fenced yard with walk-through and RV gates. Home is freshly painted inside and out, new roof and heat pump installed. Tile floors through out. Adjusted for GLA +\$500, Carport +\$3,500 and Seller concessions -\$2,500
- Sold 2** Sold with a Conventional loan for more than listing price with no Seller concessions. 3 bedroom home is open with vaulted ceilings throughout, loads of tile. Ceiling fans in all rooms. The laundry room includes the washer & dryer. Newly painted inside & out, New garage with insulated door, attic fan installed, new lights in the dining area & kitchen, all appliances have been replaced, new master laminate flooring. Low maintenance gravel yard, new wrought iron railing around the covered patio, a new 12' RV gate, a new 14' x 14' shed has a roll-up door, power & workbench. The air handler is serviced routinely. Home Life home warranty is transferable. Adjusted for GLA -\$800, Garage -\$7,500
- Sold 3** Sold for more than listing price with cash. 3 bedrooms, 2 baths , and a spacious enclosed backyard w/ a drive thru gate. This is a block constructed home with ceramic wood looking tile floor in most of the house and most of the interior has been freshly painted. The eat-in kitchen features refrigerator, electric range and dishwasher. Master suite features a walk in closet, double sinks and a stand up shower. Adjusted for Carport +\$3,500, and GLA -\$940

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sold 07/30/2021 for \$172,500 closed for cash in 10 days. MLS sheet attached.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
06/27/2021	\$185,000	--	--	Sold	07/30/2021	\$172,500	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$192,301	\$192,301
<b>Sales Price</b>	\$192,301	\$192,301
<b>30 Day Price</b>	\$186,700	--
<b>Comments Regarding Pricing Strategy</b>		
Currently our market is improving with more Fair Market Value Sales on the MLS. For Sale By Owner properties are starting to become available again. A concluded suggested list price of \$192,301.00 is considered reasonable and supported by comparisons. All comparisons are within one mile of the subject property, within 20% GLA, sold in the last three months and are the same style and build.		

### 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



Street



## Listing Photos

**L1** 12649 W DELWOOD DR  
Arizona City, AZ 85123



Front

**L2** 13039 S LA RAMBIA RD  
Arizona City, AZ 85123



Front

**L3** 10032 W Devonshire DR  
Arizona City, AZ 85123



Front

## Sales Photos

**S1** 10033 W CAMELIA DR  
Arizona City, AZ 85123



Front

**S2** 14197 S REDONDO RD  
Arizona City, AZ 85123



Front

**S3** 11428 W MADERO DR  
Arizona City, AZ 85123



Front

### ClearMaps Addendum

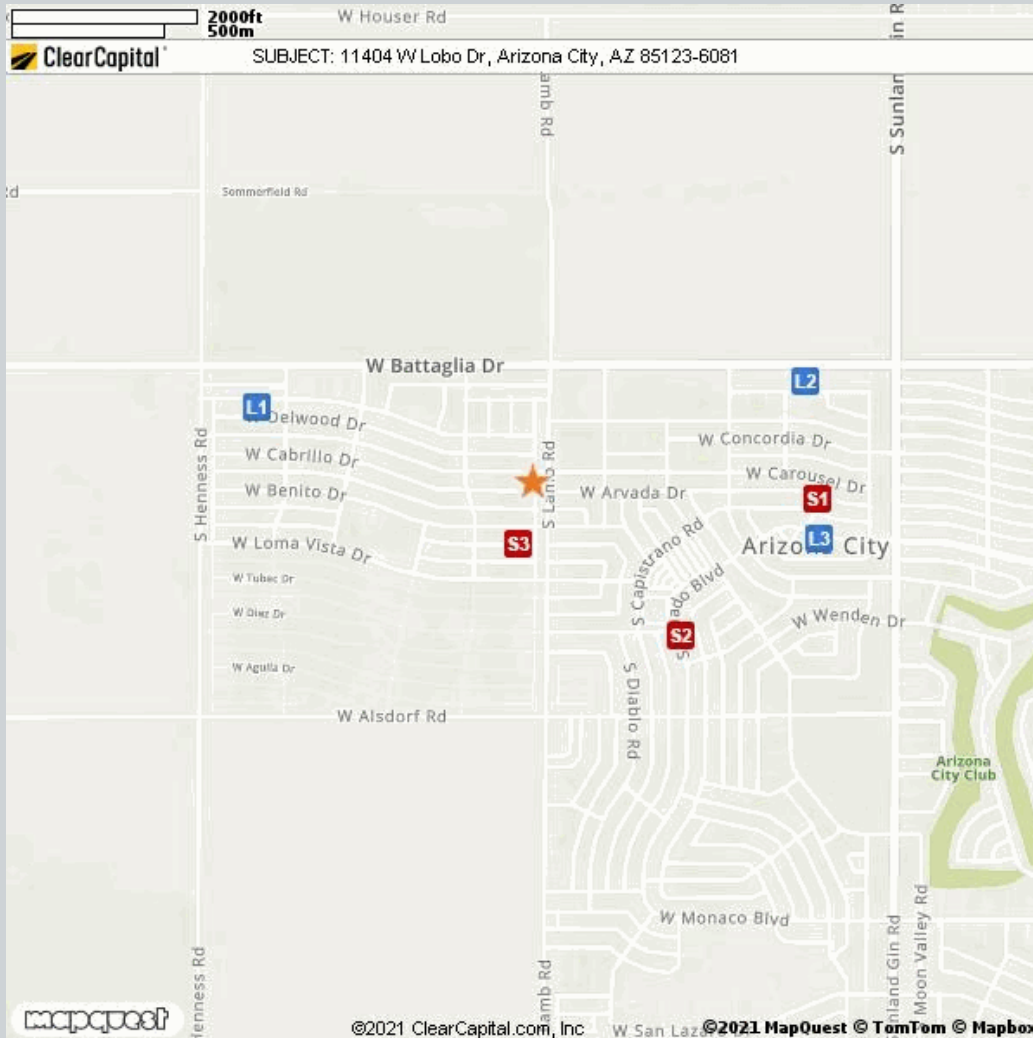
**Address** ★ 11404 W Lobo Drive, Arizona City, AZ 85123

**Loan Number** 45704

**Suggested List** \$192,301

**Suggested Repaired** \$192,301

**Sale** \$192,301



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11404 W Lobo Drive, Arizona City, AZ 85123	--	Parcel Match
L1 Listing 1	12649 W Delwood Dr, Arizona City, AZ 85123	0.81 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	13039 S La Rambia Rd, Arizona City, AZ 85123	0.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10032 W Devonshire Dr, Arizona City, AZ 85123	0.86 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10033 W Camelia Dr, Arizona City, AZ 85123	0.84 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	14197 S Redondo Rd, Arizona City, AZ 85123	0.62 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11428 W Madero Dr, Arizona City, AZ 85123	0.16 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Sandy Bello	<b>Company/Brokerage</b>	Legendary Properties, LLC
<b>License No</b>	SA623016000	<b>Address</b>	5320 East Storey Road Coolidge AZ 85128
<b>License Expiration</b>	12/31/2021	<b>License State</b>	AZ
<b>Phone</b>	5208403413	<b>Email</b>	sandy.legendaryproperties@gmail.com
<b>Broker Distance to Subject</b>	14.12 miles	<b>Date Signed</b>	07/31/2021

*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.**