

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	13122 S 178th Avenue, Goodyear, AZ 85338	Order ID	7865337	Property ID	31905384
Inspection Date	01/07/2022	Date of Report	01/09/2022		
Loan Number	45716	APN	400-81-453		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	01.04.22_BPO_Update	Tracking ID 1	01.04.22_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments I did not observe any exteriors repairs needed.
R. E. Taxes	\$3,911	
Assessed Value	\$32,270	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (secured per MLS.)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Estrella Mntn Ranch 623-386-1112	
Association Fees	\$69 / Month (Pool,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments Estrella Mountain Ranch has to offer like: lakes, pools, sailing, golf, parks, hiking trails, workout facilities, and shopping.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$340,000 High: \$1,450,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13122 S 178th Avenue	12991 S 183rd Ave	17464 W Desert Sage Dr	17550 W Desert Sage Dr
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85338	85338	85338	85338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.64 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$749,900	\$540,000	\$510,000
List Price \$	--	\$749,900	\$535,000	\$485,000
Original List Date		12/01/2021	12/02/2021	08/27/2021
DOM · Cumulative DOM	-- · --	14 · 39	36 · 38	53 · 135
Age (# of years)	19	12	19	21
Condition	Good	Good	Excellent	Excellent
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories contemporary	1 Story contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	3,217	3,073	2,950	2,950
Bdrm · Bths · ½ Bths	5 · 3	4 · 3 · 1	4 · 3	3 · 2 · 1
Total Room #	9	9	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	Pool - Yes
Lot Size	0.26 acres	0.20 acres	0.26 acres	0.16 acres
Other	Covered Patio	--	Cul, De, Sac Lot	Covered Patio

* 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** Views! Views! Views! Amazing 4 bed 3.5 bath single story home with 4 car garage. Beautifully upgraded and immaculate. Large kitchen island, upgraded cabinets, walk n pantry, large island and granite tops. Open floorplan. Tray ceilings in dining. Family room with cozy fireplace. Plantation shutters throughout! Sliding glass door out to covered patio with fan. Sparkling heated pool and spa. Outdoor fireplace and kitchen. Gas line to grill. Private serene courtyard with gate. Easy maintain desert landscape with an orange and lemon tree! shows like a model. All furnishings available. Perfect golf course lot raised enough to get views but no strangers peering in! Seller has requested we look at all offers Monday 12/13 at 4:00 pm
- Listing 2** Quarter acre, cul-de-sac lot with sparkling pool in prime Estrella Mtn Ranch! This 4 bed, 3 full bath wonder boasts a large bonus room that can easily become a 5th bedroom AND a sizable loft. Efficient solar lease in place so you can enjoy guilt-free! The property is complimented by a 3rd car garage and plenty of driveway space for your toys. As you step in, you'll find a bright living/dining that has a convenient pass thru to the kitchen. The kitchen overlooks the spacious family room and features high-end appliances, granite counters, + tons of storage. In the family room you'll find luxe accent wall with fireplace: picture-perfect holidays await! The backyard offers the best of AZ with a covered patio, pool AND spa, plenty of space to roam with no intruding neighbors looking in!
- Listing 3** Estrella Mountain Ranch Home with mountain view. this home has living room, dinning room, family room, office space, den, extra large game or media room, and loft. Must come see!!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	13122 S 178th Avenue	17871 W Buckhorn Dr	13497 S 184th Ave	18150 W Desert View Ln
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85338	85338	85338	85338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.78 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$574,900	\$582,000	\$585,000
List Price \$	--	\$539,900	\$582,000	\$585,000
Sale Price \$	--	\$535,000	\$585,000	\$595,000
Type of Financing	--	Conventional	Conventional	Conventipnal
Date of Sale	--	11/10/2021	09/08/2021	09/29/2021
DOM · Cumulative DOM	-- · --	58 · 65	22 · 48	27 · 36
Age (# of years)	19	22	15	16
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	3,217	3,370	3,091	3,432
Bdrm · Bths · ½ Bths	5 · 3	5 · 2 · 1	5 · 3	5 · 3 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 4 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	0.26 acres	0.18 acres	0.20 acres	0.20 acres
Other	Covered Patio	Fireplace	Fireplace	Kitchen Island
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$535,000	\$585,000	\$595,000

* 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** \$35,000 PRICE REDUCTION-HURRY BEFORE ITS GONE! GIGANTIC HOME W/PRIVATE POOL IN RESORT-LIKE ESTRELLA MTN RANCH! ALMOST 3400 SQ FT NEXT TO PARK/PLAYGROUND & 1/2 BLOCK TO WELL-RATED K-8TH SCHOOL! ENTRY TO FORMAL LIVING/ DINING W/SOARING CEILINGS & HUGE 5TH BEDROOM DOWN WITH BARN DOORS. WELL-APPOINTED KITCHEN OPEN TO EAT-IN DINING & FAMILY RM W/MEXICAN MOSAIC FIREPLACE. KITCHEN OFFERS UPGRADED, STAGGERED CABINETS, HUGE ISLAND W/SEATING AND NEW UPGRADED STAINLESS APPLIANCES INC GAS RANGE. NEW BARNWOOD-STYLE WOOD LAM & TILE FLOOR THRUOUT MAIN FLOOR! UPSTAIRS HAS LOFT/MEDIA ROOM, GOOD-SIZED GUEST BDRMS + GUEST BATH W/DUAL SINKS. HUGE MASTER SUITE W/PRIVATE BATH W/WOOD-LOOK PLANK FLOORS, DUAL SINKS,SEPARATE SHOWER & SOAKING TUB & WALK-IN CLOSET. BACKYARD IS LUSH,GREEN WITH FENCED, SPARKLING POOL More...
- Sold 2** This Goodyear two-story home offers a patio, granite countertops, and a three-car garage.
- Sold 3** Gorgeous 5 bedroom, 3.5 bathroom home located in The Fairways at Estrella Mountain Ranch. This beauty offers a 4 car garage, a spacious loft, wood-like tile floors, & 4.25" baseboards. The renovated kitchen has granite countertops, a farmhouse sink, beautifully painted cabinets, & a gorgeous herringbone backsplash. The open living room features an electric fireplace to keep you warm in the winter and lots of natural lighting. Huge owner's suite enjoys a sitting room, a custom barn door, walk-out balcony w/ mountain views, and a remodeled ensuite w/ freestanding tub. This home backs-up to a large green belt and is within close proximity to the golf course and the elementary school. Backyard has lots of potential with plenty of space for a pool and entertaining. CFD is paid in full! More...

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	superstars realty	sale date 07/27/2021 buyer CATAMOUNT PROPERTIES 2018 LLC seller Roy Dunn sales price \$560,500					
Listing Agent Name	Arthur Welch						
Listing Agent Phone	623-687-7852						
# 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
11/19/2021	\$775,000	12/14/2021	\$749,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$585,000	\$585,000
Sales Price	\$585,000	\$585,000
30 Day Price	\$585,000	--
Comments Regarding Pricing Strategy		
Comps in this report are the most similar the subject. Marketing time in this type of properties appears to be 1-3 months when properly priced.		

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

Listing Photos

L1 12991 S 183RD AVE
Goodyear, AZ 85338



Front

L2 17464 W DESERT SAGE DR
Goodyear, AZ 85338



Front

L3 17550 W DESERT SAGE DR
Goodyear, AZ 85338



Front

Sales Photos

S1 17871 W BUCKHORN DR
Goodyear, AZ 85338



Front

S2 13497 S 184TH AVE
Goodyear, AZ 85338



Front

S3 18150 W DESERT VIEW LN
Goodyear, AZ 85338



Front

ClearMaps Addendum

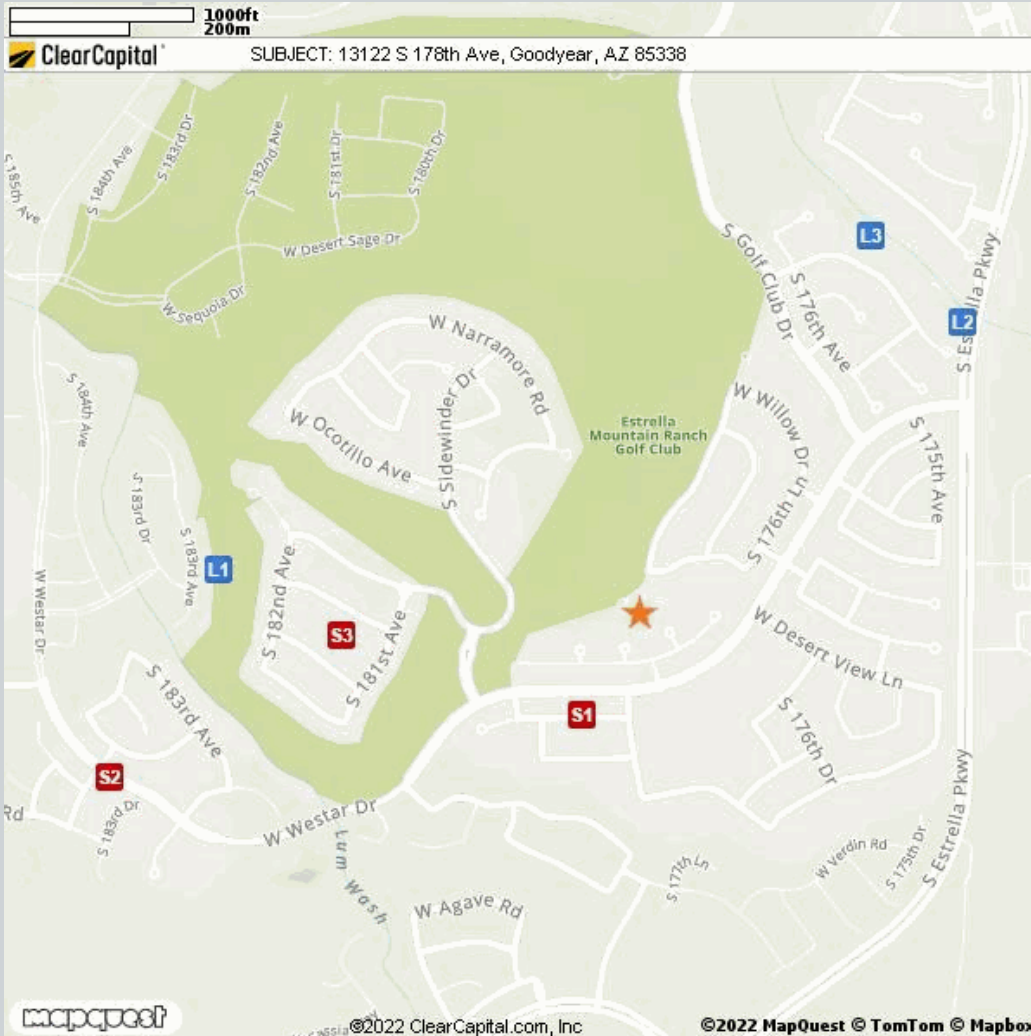
Address ★ 13122 S 178th Avenue, Goodyear, AZ 85338

Loan Number 45716

Suggested List \$585,000

Suggested Repaired \$585,000

Sale \$585,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13122 S 178th Avenue, Goodyear, AZ 85338	--	Parcel Match
L1	12991 S 183rd Ave, Goodyear, AZ 85338	0.60 Miles ¹	Parcel Match
L2	17464 W Desert Sage Dr, Goodyear, AZ 85338	0.64 Miles ¹	Parcel Match
L3	17550 W Desert Sage Dr, Goodyear, AZ 85338	0.65 Miles ¹	Parcel Match
S1	17871 W Buckhorn Dr, Goodyear, AZ 85338	0.15 Miles ¹	Parcel Match
S2	13497 S 184th Ave, Goodyear, AZ 85338	0.78 Miles ¹	Parcel Match
S3	18150 W Desert View Ln, Goodyear, AZ 85338	0.42 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	Olga Salazar	Company/Brokerage	West Usa
License No	SA549692000	Address	4168 s 248 dr buckeye AZ 85326
License Expiration	04/30/2022	License State	AZ
Phone	4803069694	Email	olga.salazar.realtor@gmail.com
Broker Distance to Subject	10.47 miles	Date Signed	01/08/2022

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.