

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	38027 W Latham Street, Tonopah, ARIZONA 85354	Order ID	7483459	Property ID	30770493
Inspection Date	08/05/2021	Date of Report	08/06/2021		
Loan Number	45854	APN	506-45-303		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	0804BPO_Citi	Tracking ID 1	0804BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	PAUL L TALLEY JR	Condition Comments	
R. E. Taxes	\$503	Home and Landscaping seem to have been maintained except for some skirting needing some fixing as noted from doing an exterior drive by inspection, subject has good functional utility and conforms well within the neighborhood.	
Assessed Value	\$15,500		
Zoning Classification	[R-43] RESIDENTIAL W		
Property Type	Manuf. Home		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Slow	There are very few REO properties in the area and seller concessions and at a minimum. Supply is low and demand is up in this area and prices are on the way up. prices are being listed high as buyer are coming and making offers on everything property only stay on market for 7 days or less.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$350,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	38027 W Latham Street	37535 W Polk St	37832 W Pierce St	37534 W Polk St
City, State	Tonopah, ARIZONA	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ²	0.35 ¹	0.50 ²
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$231,000	\$230,000	\$246,000
List Price \$	--	\$231,000	\$230,000	\$246,000
Original List Date		02/26/2021	06/26/2021	02/26/2021
DOM · Cumulative DOM	-- · --	7 · 161	40 · 41	7 · 161
Age (# of years)	19	1	14	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	1,428	1,456	1,353	2,208
Bdrm · Bths · ½ Bths	3 · 2	5 · 3	3 · 2	4 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.11 acres	1.22 acres	1.17 acres	1.25 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** Wonderful brand new 2021 3 bedroom 2 bath home on 1 acre that only shares the well with 3 other properties. This home will be able to be financed with FHA, VA, and Conventional and will have an Engineer Certificate. This property is down a very short dirt road and easy access to I-10 and schools.
- Listing 2** This quality built Palm Harbor home is located on over an acre property. Circular drive greets you with desert landscaping. Inside, you'll find a large great room, an eat in kitchen with desk area, a laundry room with storage and a split 3 bedroom floor plan. New carpet installed throughout June 23, 2021.
- Listing 3** Beautiful brand new Cavco home on 1 acre! Open floor plan with 4 spacious bedrooms with walk-in closets. Lots of great upgrades in this home some of which include 2X6 walls with R19 insulation R40 insulation in roof. Kitchen features include 39" deluxe hardwood cabinets, soft close drawers, trash can pull out cabinet, nickel hardware. 40 gallon water heater. dwe

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	38027 W Latham Street	38215 W Willetta St	1106 N 381st Ave	38203 W Latham St
City, State	Tonopah, ARIZONA	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.09 ¹	0.19 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$245,000	\$189,900	\$199,000
List Price \$	--	\$240,000	\$189,900	\$199,000
Sale Price \$	--	\$230,000	\$189,900	\$205,000
Type of Financing	--	Fixed	Conventional	Fixed
Date of Sale	--	03/02/2021	03/08/2021	06/07/2021
DOM · Cumulative DOM	-- · --	31 · 35	19 · 59	29 · 54
Age (# of years)	19	17	21	15
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
# Units	1	1	1	1
Living Sq. Feet	1,428	1,569	1,569	1,848
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.11 acres	1.29 acres	1.25 acres	2.28 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,000	+\$2,000	-\$8,400
Adjusted Price	--	\$225,000	\$191,900	\$196,600

* 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** Beautiful property, in great condition as the owner took great care of it. Freshly painted on the outside, new wood flooring, 90% done. nice backyard with beautiful trees and a picnic area with a grill for family gatherings! Features
- Sold 2** affixed, mobile home on an acre and a quarter. Beautifully updated, modern look kitchen with white cabinets, black and stainless appliances and black countertops. Waterproof vinyl plank flooring in kitchen baths and living areas with new carpet in the bedrooms
- Sold 3** Beautiful Views both daytime & the night time sky. Just 30 minutes west of Phoenix. Property to keep horses or your toys. This 3040 Sq. ft home is very spacious it has large rooms 3 bedrooms although could 5 bedrooms with turning the game room and office into bedrooms. 2.5 bath on 1.167 acres has everything you want.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home and Landscaping seem to have been maintained well as noted from doing an exterior drive by inspection, subject has good functional utility and conforms well within the neighborhood.			
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	\$204,000	\$204,500
Sales Price	\$199,000	\$199,500
30 Day Price	\$196,500	--
Comments Regarding Pricing Strategy		
I searched a distance of at least 1 mile, gla +/- 30% sqft, similar lot size, age up to 10 years +/-, same bed and bath count, up to 12 months in time. Results: No other sales data that matched gla, lot size or condition were considered applicable in regards to distance to subject. Therefore, I was forced to use what was available and the comparable sales selected were considered to be the best available. Supply is low and demand is up in this area and prices are on the way up. homes a being list high as buyer are waiving appraisals and inspection as there are very few home on the market.		

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



Street



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 37535 W Polk ST
Tonopah, AZ 85354



Front

L2 37832 W PIERCE ST
Tonopah, AZ 85354



Front

L3 37534 W Polk ST
Tonopah, AZ 85354



Front

Sales Photos

S1 38215 W WILLETTA ST
Tonopah, AZ 85354



Front

S2 1106 N 381ST AVE
Tonopah, AZ 85354



Front

S3 38203 W LATHAM ST
Tonopah, AZ 85354



Front

ClearMaps Addendum

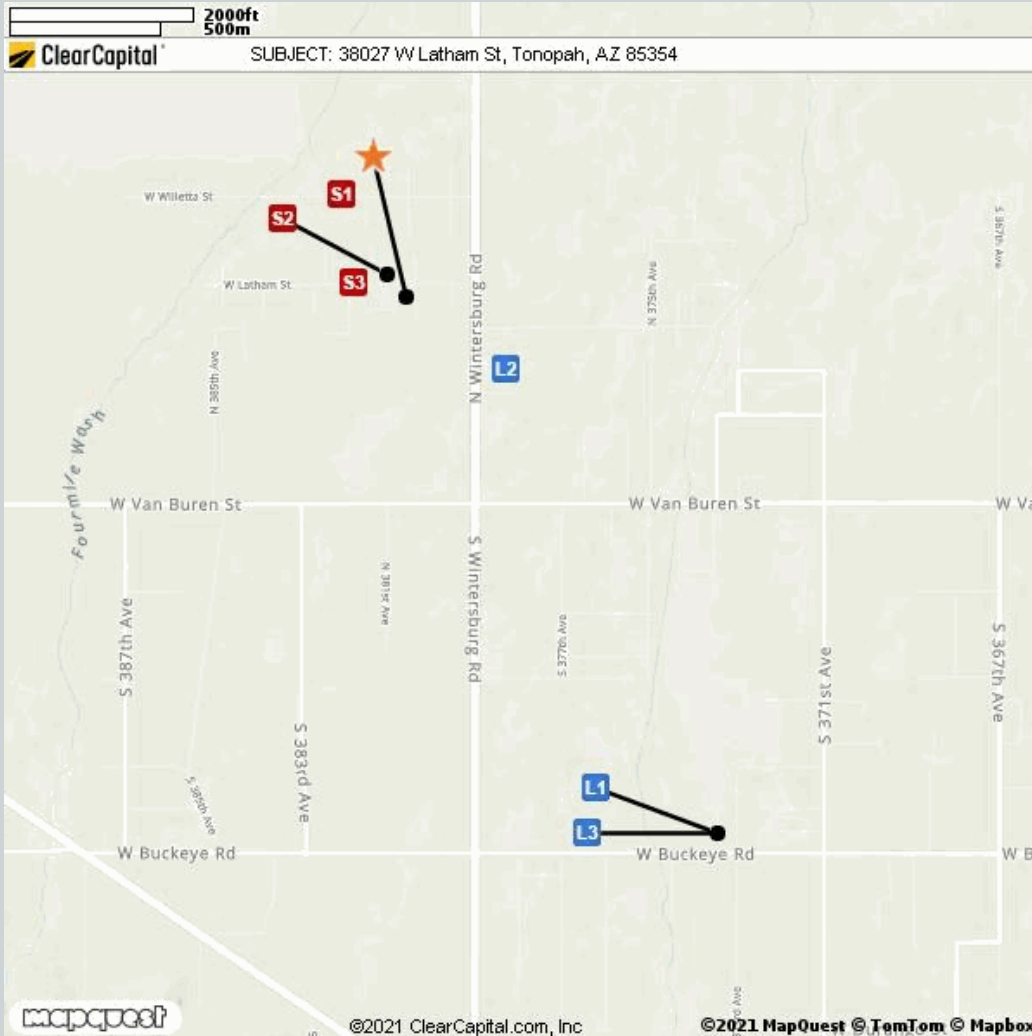
Address ★ 38027 W Latham Street, Tonopah, ARIZONA 85354

Loan Number 45854

Suggested List \$204,000

Suggested Repaired \$204,500

Sale \$199,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	38027 W Latham Street, Tonopah, Arizona 85354	--	Parcel Match
L1	37535 W Polk St, Tonopah, AZ 85354	0.80 Miles ²	Unknown Street Address
L2	37832 W Pierce St, Tonopah, AZ 85354	0.35 Miles ¹	Parcel Match
L3	37534 W Polk St, Tonopah, AZ 85354	0.50 Miles ²	Unknown Street Address
S1	38215 W Willetta St, Tonopah, AZ 85354	0.34 Miles ¹	Parcel Match
S2	1106 N 381st Ave, Tonopah, AZ 85354	0.09 Miles ¹	Parcel Match
S3	38203 W Latham St, Tonopah, AZ 85354	0.19 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	Glen Donohue	Company/Brokerage	My Home Group Real Estate LLC
License No	SA109018000	Address	2509 W Dahlia Dr, Phoenix AZ 85029
License Expiration	02/28/2023	License State	AZ
Phone	6233770149	Email	bposaz.only@gmail.com
Broker Distance to Subject	44.72 miles	Date Signed	08/06/2021

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.