

Subject Details

PROPERTY TYPE	GLA
SFR	4,662 Sq. Ft.
BEDS	BATHS
6	4.0
STYLE	YEAR BUILT
Colonial	2006
LOT SIZE	OWNERSHIP
0.23 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Built-In Garage	2 Car(s)
HEATING	COOLING
Central	Central
COUNTY	APN
Pinal	512-05-191

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

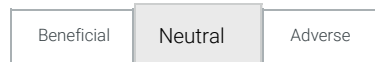
QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

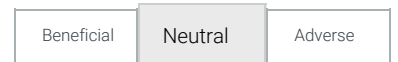
VIEW

Residential



LOCATION

Residential




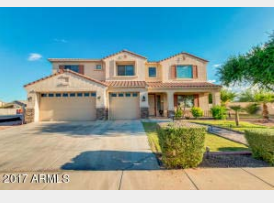

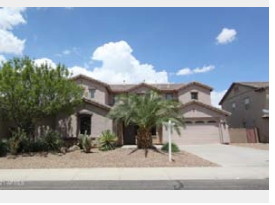




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject site is considered average landscape for the area, the overall condition is considered typical for the area as is the quality. The inspector (Darrah Lannon) completed an exterior inspection and stated that there does not appear to be any repairs necessary. The appraiser made no inspection of the subject property.






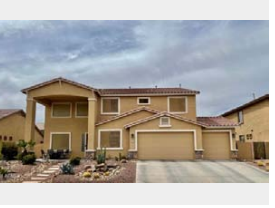
Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 44572 W Granite Dr Maricopa, AZ 85139 	 41011 W Walker Way Maricopa, AZ 85138 	 44562 W Garden Lane Maricopa, AZ 85139 	 43288 W Kimberly Street Maricopa, AZ 85138 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	2.59 miles	0.10 miles	2.35 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	03/23/2021	08/12/2021	09/09/2021
SALE PRICE/PPSF	--	\$530,000 \$115/Sq. Ft.	\$525,000 \$138/Sq. Ft.	\$502,000 \$129/Sq. Ft.
CONTRACT/ PENDING DATE	--	05/03/2021	08/25/2021	09/29/2021
SALE DATE	--	05/28/2021	09/28/2021	10/26/2021
DAYS ON MARKET	--	66	21	41
LOCATION	N; Res	N; Res	B; Other: Park -\$20,000	N; Res
LOT SIZE	0.23 Acre(s)	0.27 Acre(s)	0.20 Acre(s)	0.16 Acre(s) \$12,000
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Colonial	Colonial	Colonial	Colonial
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	15	13	16	15
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	10/6/4	9/5/3.1 \$5,000	9/5/3 \$7,000	19/6/4
GROSS LIVING AREA	4,662 Sq. Ft.	4,592 Sq. Ft.	3,817 Sq. Ft. \$33,800	3,900 Sq. Ft. \$30,500
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Central
COOLING	Central	Refrigeration	Refrigeration	Refrigeration
GARAGE	2 GBI	3 GBI -\$10,000	3 GBI -\$10,000	3 GBI -\$10,000
OTHER	Pool	None \$15,000	Pool	Pool
OTHER	--	--	--	--
NET ADJUSTMENTS		1.89% \$10,000	2.06% \$10,800	6.47% \$32,500
GROSS ADJUSTMENTS		5.66% \$30,000	13.49% \$70,800	10.46% \$52,500
ADJUSTED PRICE		\$540,000	\$535,800	\$534,500

Sales Comparison (Continued)

Provided by
Appraiser

	 44572 W Granite Dr Maricopa, AZ 85139 	 43241 W Bailey Dr Maricopa, AZ 85138 	 22163 N O Sullivan Dr Maricopa, AZ 85138 	
COMPARABLE TYPE	--	Sale	Sale	
MILES TO SUBJECT	--	1.65 miles	1.18 miles	
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS; Public Records	MLS; Public Records	
LIST PRICE	--	--	--	
LIST DATE	--	05/13/2021	04/16/2021	
SALE PRICE/PPSF	--	\$543,500 \$126/Sq. Ft.	\$570,000 \$137/Sq. Ft.	
CONTRACT/ PENDING DATE	--	06/23/2021	04/21/2021	
SALE DATE	--	07/23/2021	05/20/2021	
DAYS ON MARKET	--	71	6	
LOCATION	N; Res	N; Res	N; Res	
LOT SIZE	0.23 Acre(s)	0.23 Acre(s)	0.24 Acre(s)	
VIEW	N; Res	N; Res	B; Glfvw	-\$40,000
DESIGN (STYLE)	Colonial	Colonial	Colonial	
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	
ACTUAL AGE	15	14	16	
CONDITION	C3	C3	C3	
SALE TYPE		Arms length	Arms length	
ROOMS/BEDS/BATHS	10/6/4	8/4/2.1	9/5/2.1	\$9,000
GROSS LIVING AREA	4,662 Sq. Ft.	4,308 Sq. Ft.	4,150 Sq. Ft.	\$24,500
BASEMENT	None	None	None	
HEATING	Central	Central	Central	
COOLING	Central	Central	Central	
GARAGE	2 GBI	3 GBI	3 GBI	-\$10,000
OTHER	Pool	Pool	Pool	--
OTHER	--	Fireplace	Fireplace	-\$4,000
NET ADJUSTMENTS		1.69% \$9,200	-3.60% -\$20,500	
GROSS ADJUSTMENTS		6.84% \$37,200	15.35% \$87,500	
ADJUSTED PRICE		\$552,700	\$549,500	

Value Conclusion + Reconciliation



\$540,000
AS-IS VALUE

1-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The sales criteria are based on two story dwellings built between 2000 and 2012 with a GLA over 4,000 sf.

EXPLANATION OF ADJUSTMENTS

All five sales consist of similar two story rancher style dwellings located within the subject market area. All sales with the exception of sale #2 are located over one mile from the subject. Due the lack of similar sales with relatively large GLA they are considered the best available. The lot size adjustment is based on \$4,000 per 1,000 sf for lot size differences over 3,000 sf +/- The GLA is based on \$40 sf per paired sales. No adjustment is given for 5 or 6 bedrooms as 5 and 6 bedrooms are common for dwellings of this type in the area. The adjustments are based on paired sales. All five sales are considered the best available. Fireplaces are somewhat common in the area and have some contributory value. Pools are common in the area and have significant contributory value due to the long summers and excessive heat. Carports and garages have significant contributory value due to the excessive sunshine and heat for much of the year. The garage count could not be bracketed as three car garages are common for dwellings with high GLA. It appears likely the original buyer elected to have the third garage as finished GLA. The subject GLA could not be bracketed by any meaningful sales as the subject has the highest GLA available. The subject is not considered an over-improvement for the area as there are sales which sold for higher sales price than the subject appraised value. No adjustments were given for upgrades as the subject upgrades are unknown as the appraisal is an exterior only. Sale #1 has a view adjustment as it backs to a community park with no rear neighbors and sale #5 backs and fronts to the Duke Golf Course. The adjustments are made per paired sales and market extraction.

ADDITIONAL COMMENTS (OPTIONAL)

The appraiser has not performed any appraisal services on the subject for the past 36 months prior to the acceptance of this assignment. Public records show the subject GLA as 4,662 sf and the Clear Capital.com inspector (Darrah Lannon) did not physically measured the dwelling as it is an exterior from the street appraisal only. The appraiser has not made an interior and exterior inspection of the subject property nor physically viewed the comparable sales. The information provided is deemed sufficient to comply with the requirements of the scope of work. The appraiser has no personal or financial interest in the subject property. Nobody influenced the appraiser opinion of market value. The current Covid pandemic has not appeared to have any adverse effect on marketability. The future affect if any is unknown at this time. No time adjustment was made as a paired sales analysis did not indicate one was necessary. This does not mean that property values have not been increasing nor is it a contradiction to the Market Conditions afore mentioned. The subject appraised value exceeds the predominant value by 10% but is bracketed between the low and high value and is not considered an over-improvement for the area.

Reconciliation Summary

After a thorough search of the market, the comparable sales used in this report are considered to be the most reliable indicators of value available for the subject. Other sales considered would have required more adjustments or were not as recent and therefore not utilized. With general emphasis placed on sale #1 as it has similar GLA and the least net and gross adjustments and sale #2 as it is located within the same subdivision as the subject. An estimated market value of \$540,000 is considered fair and accurate. The income approach to value was not utilized as the accessory unit rents are often not rented and rarely reported. The cost approach has little to no effect on value as due to the age of the subject and is not considered a significant approach to value for this assignment. The sales approach to value is considered the most accurate approach to value as it best determines the sellers and buyer's actions. A reasonable fee of \$250 is to be paid to the appraiser. The AMC is Clear Capital.com, Inc. Az AMC # 40011.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject site is considered average landscape for the area, the overall condition is considered typical for the area as is the quality. The inspector (Darrah Lannon) completed an exterior inspection and stated that there does not appear to be any repairs necessary. The appraiser made no inspection of the subject property.

Neighborhood and Market

From Page 7

The Maricopa market area is located within the northwest section of Pinal County consists primarily of attached and detached one and two story single family dwellings of various styles and ages. There are nearby schools and park areas scattered throughout the market area. Most commercial properties are located along the major roads and intersections for the area. There are no apparent conditions which should affect the subject marketability. The subject has access to all nearby supporting facilities, including schools, recreation and shopping. The other land is vacant, golf course and desert. Route 3 Property values appear increasing for the area due to high demand and relatively low inventory. Bank foreclosures and "short" sales are not considered factors at this time. Marketing time is typically between 1-90 days with some exceptions. Seller concessions typically range from 0 to 3 points when offered. Interest rates are currently low but if they start to increase could have an adverse effect on the market. Conventional, FHA and VA financing is currently available with higher restrictions due to the current credit situation. Cash sales are common throughout the area and have impact on values as they often do not require appraisals. The average DOM for the market area is 28 days. 47 is located nearby for access to the Phoenix and Tucson employment centers.

Analysis of Prior Sales & Listings

From Page 6

To the best of the appraiser's knowledge, the subject had no prior sale for the past 36 months and all sales and sales #2, 3, 4 and 5 had no prior sales for the past 12 months. Sale #1 sold prior on 3/3/2021 for \$492,400. The sale was a non-MLS cash sale and was purchased by an investor and is not considered a typical arms-length transaction.

Highest and Best Use Additional Comments

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? **Event** **Date** **Price** **Data Source**

No

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

MLS,Public Records

EFFECTIVE DATE

11/24/2021

SALES AND LISTING HISTORY ANALYSIS

To the best of the appraiser's knowledge, the subject had no prior sale for the past 36 months and all sales and sales #2, 3. 4 and 5 had no prior sales for the past 12 months. Sale #1 sold prior on 3/3/2021 for \$492,400. The sale was a non-MLS cash sale and was purchased by an investor and is not considered a typical arms-length transaction.

Order Information

BORROWER **LOAN NUMBER**

Catamount Properties 2018 LLC 47052

PROPERTY ID **ORDER ID**

31680533 7765300

ORDER TRACKING ID **TRACKING ID 1**

1122CV 1122CV

Legal

OWNER **ZONING DESC.**

Evelyn Lewis Residential

ZONING CLASS **ZONING COMPLIANCE**

GR Legal

LEGAL DESC.

COBBLESTONE FARMS PARCEL II LOT 68 SEC 15-4S-3E
10193 SQ FT .23 A C

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**

✓

✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**

✓

✓

Economic

R.E. TAXES **HOA FEES** **PROJECT TYPE**

\$5,333 \$1,118 Per Year PUD

FEMA FLOOD ZONE

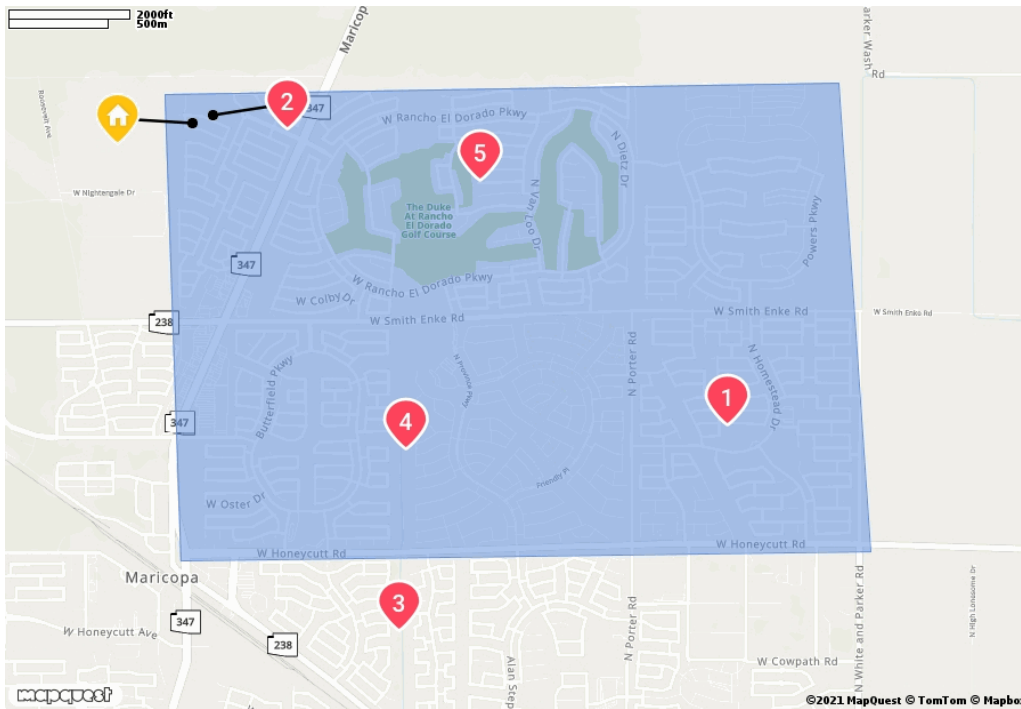
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FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

1243

Months Supply

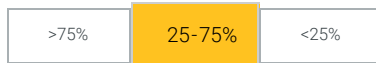
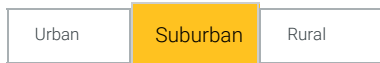
2.0

Avg Days Until Sale

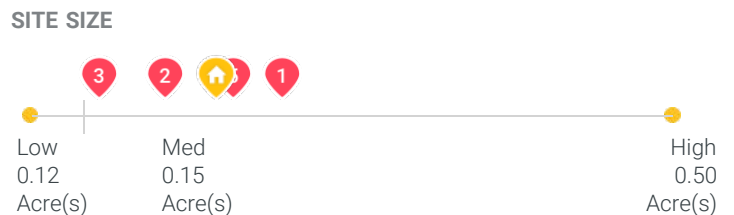
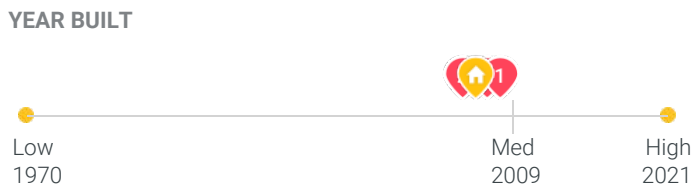
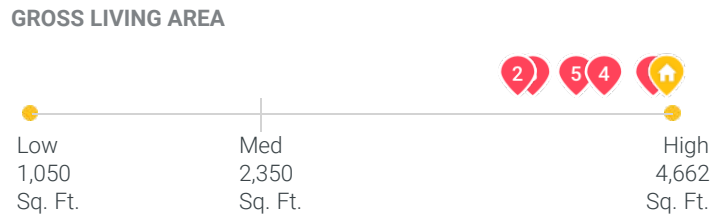
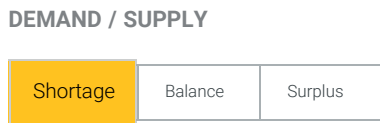
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Subject Neighborhood as defined by the Appraiser

TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS



The Maricopa market area is located within the northwest section of Pinal County consists primarily of attached and detached one and two story single family dwellings of various styles and ages. There are nearby schools and park areas scattered throughout the market area. Most commercial properties are located along the major roads and intersections for the area. There are no apparent c ... **(continued in Appraiser Commentary Summary)**



Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Comparable Photos

Provided by
Appraiser

1 41011 W Walker Way
Maricopa, AZ 85138



Front

2 44562 W Garden Lane
Maricopa, AZ 85139



Front

3 43288 W Kimberly Street
Maricopa, AZ 85138



Front

Comparable Photos

Provided by
Appraiser

4 43241 W Bailey Dr
Maricopa, AZ 85138



Front

5 22163 N O Sullivan Dr
Maricopa, AZ 85138



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Darrah Lannon, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

Assumptions, Conditions, Certifications, & Signature

 Provided by
Appraiser

EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Darrah Lannon and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Michael Roos	11/24/2021	11/25/2021
LICENSE #	STATE	EXPIRATION	COMPANY
10835	AZ	12/31/2022	Roos Appraisal Company

Comments - Continued

 Provided by
Appraiser

SCOPE OF WORK COMMENTS

The property condition inspection ("PCI") report includes property information requested under a scope of work as agreed to by the Clear Capital account holder. It should not be relied on as a full and complete examination for the purpose of identifying the property's life expectancy, exposing maintenance problems, recognizing construction faults, or assessing the condition of all improvements to real property (including structural items, electrical items, mechanical systems, plumbing system, or equipment).

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

When a signing appraiser has relied on work done by appraisers and others who do not sign the certification, the signing appraiser is responsible for the decision to rely on their work. The signing appraiser is required to have a reasonable basis for believing that those individuals performing the work are competent; and the signing appraiser must have no reason to doubt that the work of those individuals is credible."

APPRAISER'S CERTIFICATION COMMENTS

By accepting this assignment, the appraiser agrees that they hold a valid license in good standing in their state, they are geographically competent to the extent required for the assignment, that the assignment is within the scope of practice restrictions and that the assignment will be completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and that the appraiser will comply with applicable laws, regulations, guidelines and appraisal standards.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE SFR	CURRENT USE SFR	PROJECTED USE SFR
OCCUPANCY Occupied	GATED COMMUNITY No	ATTACHED TYPE Detached
PARKING TYPE Attached Garage; 2 spaces	STORIES 2	UNITS 1
EXTERIOR REPAIRS \$0	INTERIOR REPAIRS N/A	TOTAL REPAIRS \$0

Condition & Marketability

CONDITION	✓ Good	Subject has been maintained and is showing no signs of immediate repairs needed.
SIGNIFICANT REPAIRS NEEDED	✓ No	Subject has been maintained and is showing no signs of immediate repairs needed.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No current violations/potential zoning changes.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject conforms to the neighborhood.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	The average condition of the neighboring homes is good.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	no boarded/vacant properties near the subject.
SUBJECT NEAR POWERLINES	✓ No	The subject is not near powerlines.
SUBJECT NEAR RAILROAD	✓ No	The subject is not near railroads.
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	The subject is not near commercial property.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	The subject is not in the flight path of an airport.
ROAD QUALITY	✓	Good	The neighborhood road quality is good.
NEGATIVE EXTERNALITIES	✓	No	No Negative Externalities affecting marketability.
POSITIVE EXTERNALITIES	✓	Yes	Subject has been maintained and conforms to the neighborhood. Master planned community with common areas and parks.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Darrah Lannon/	BR558555000	Darrah Lannon	Summit Real Estate Professionals	11/24/2021