

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	1309 N 374th Avenue, Tonopah, ARIZONA 85354	Order ID	8444660	Property ID	33346493
Inspection Date	09/27/2022	Date of Report	09/30/2022		
Loan Number	49036	APN	50640222		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC,	Remodeled, new flooring, paint, appliances, cabinets, bath fixtures.
R. E. Taxes	\$617	
Assessed Value	\$9,220	
Zoning Classification	Residential R-43	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes (locks)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Rural, lots of land lots available.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$20000 High: \$431000	
Market for this type of property	Increased 18 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1309 N 374th Avenue	38468 W Latham St, Tonopah, Az 85354	215 S 372nd Dr, Tonopah, Az 85354	27 N 375th Ave, Tonopah, Az 85354
City, State	Tonopah, ARIZONA	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.00 ²	0.25 ²	0.50 ²
Property Type	Manuf. Home	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$389,000	\$460,000
List Price \$	--	\$363,900	\$389,000	\$420,000
Original List Date		07/27/2022	09/23/2022	04/23/2022
DOM · Cumulative DOM	-- · --	65 · 65	7 · 7	123 · 160
Age (# of years)	15	0	0	0
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,280	1,470	1,712	1,835
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	9	6	8	8
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.17 acres	1.24 acres	1.00 acres	1.00 acres
Other	--	--	--	--

* Listing 3 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 superior in age of the home and square feet of the lot size, inferior in interior space

Listing 2 superior in age of the home and square feet of the home and garage spaces, inferior in lot size

Listing 3 superior in age of home and garage spaces, inferior in lot size and number of rooms

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1309 N 374th Avenue	2012 N 373rd Ave, Tonopah, Az 85354	37531 W Roosevelt St, Tonopah, Az 85354	1023 N 375th Ave, Tonopah, Az 85354
City, State	Tonopah, ARIZONA	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.38 ¹	0.24 ¹
Property Type	Manuf. Home	Manufactured	SFR	Manufactured
Original List Price \$	--	\$360,000	\$429,900	\$299,000
List Price \$	--	\$350,000	\$399,900	\$299,000
Sale Price \$	--	\$325,000	\$399,900	\$297,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	02/18/2022	07/27/2022	02/22/2022
DOM · Cumulative DOM	-- · --	23 · 22	23 · 64	11 · 12
Age (# of years)	15	22	0	21
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,280	1,569	1,712	1,569
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	9	7	8	5
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.17 acres	2.50 acres	1.11 acres	1.34 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$325,000	\$399,900	\$297,000

* Sold 3 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Superior in lot size of property which is double subject lot size, inferior in age of home, interior space, and rooms

Sold 2 Inferior in lot size, interior size, superior in age of home.

Sold 3 inferior in interior size and age of home, superior in lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Nothing to report					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/30/2022	\$240,000	Tax Records
--	--	--	--	Pending/Contract	09/15/2022	\$339,900	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
<p>Priced to sale. Rural location, unpaved roads, appeals to a particular buyer, the time on market has increased and it is taking a little longer to get under contract and we are still seeing fallouts due to contingencies. See attached aerial map of property as address verification, it is not uncommon for rural areas to not have address numbers on the property or location.</p>		

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



Street

Listing Photos

L1 38468 W Latham ST, Tonopah, AZ 85354
Tonopah, AZ 85354



Front

L2 215 S 372nd DR, Tonopah, AZ 85354
Tonopah, AZ 85354



Front

L3 27 N 375TH AVE, Tonopah, AZ 85354
Tonopah, AZ 85354



Front

Sales Photos

S1 2012 N 373RD AVE, Tonopah, AZ 85354
Tonopah, AZ 85354



Front

S2 37531 W ROOSEVELT ST, Tonopah, AZ 85354
Tonopah, AZ 85354



Front

S3 1023 N 375TH AVE, Tonopah, AZ 85354
Tonopah, AZ 85354



Front

ClearMaps Addendum

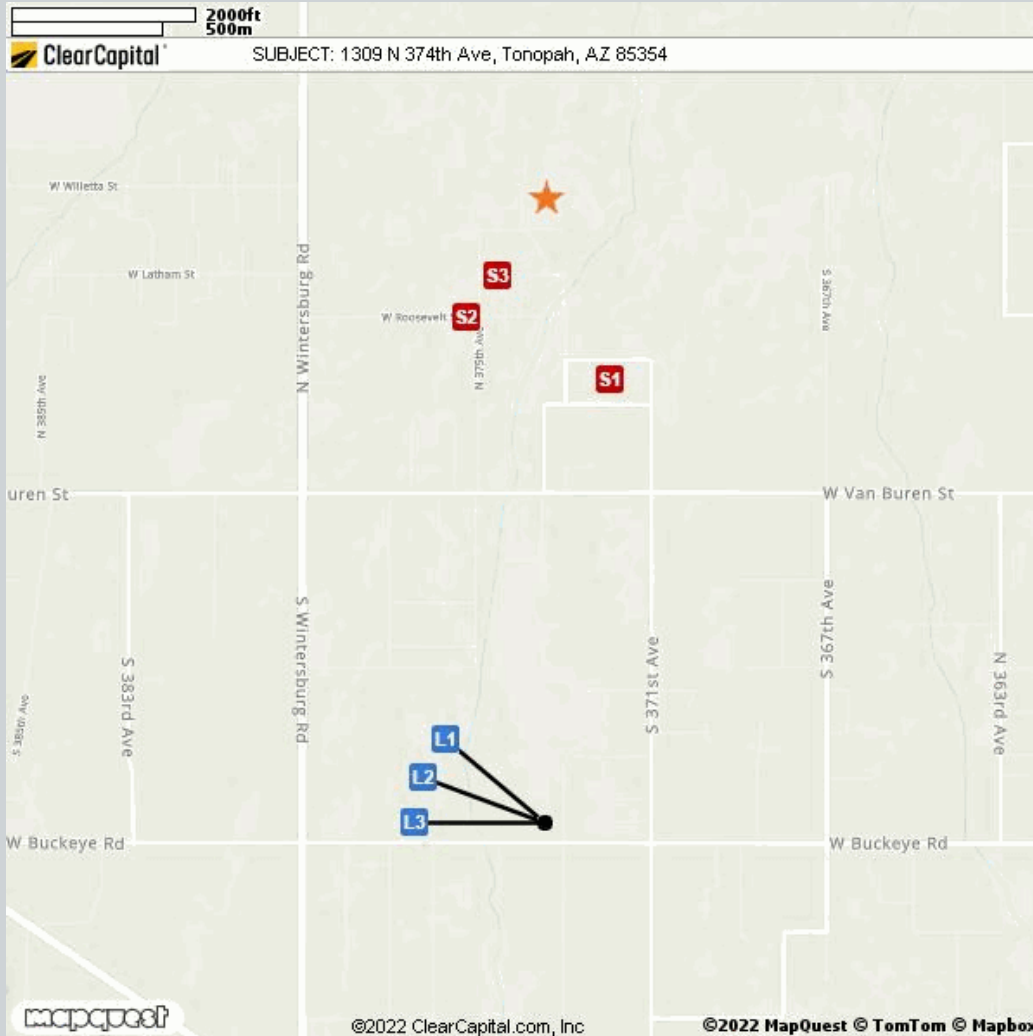
Address ★ 1309 N 374th Avenue, Tonopah, ARIZONA 85354

Loan Number 49036

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$375,000



Comparable Address

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1309 N 374th Avenue, Tonopah, Arizona 85354	--	Parcel Match
L1	Listing 1 38468 W Latham St, Tonopah, Az 85354, Tonopah, AZ 85354	1.00 Miles ²	Unknown Street Address
L2	Listing 2 215 S 372nd Dr, Tonopah, Az 85354, Tonopah, AZ 85354	0.25 Miles ²	Unknown Street Address
L3	Listing 3 27 N 375th Ave, Tonopah, Az 85354, Tonopah, AZ 85354	0.50 Miles ²	Unknown Street Address
S1	Sold 1 2012 N 373rd Ave, Tonopah, Az 85354, Tonopah, AZ 85354	0.54 Miles ¹	Parcel Match
S2	Sold 2 37531 W Roosevelt St, Tonopah, Az 85354, Tonopah, AZ 85354	0.38 Miles ¹	Parcel Match
S3	Sold 3 1023 N 375th Ave, Tonopah, Az 85354, Tonopah, AZ 85354	0.24 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	Latosha Davis	Company/Brokerage	eXp Realty
License No	SA700120000	Address	23689 W Watkins St Buckeye AZ 85326
License Expiration	12/31/2023	License State	AZ
Phone	6025788664	Email	latoshaqdavis@gmail.com
Broker Distance to Subject	17.23 miles	Date Signed	09/30/2022

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.