

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	1588 S 226th Dr, Buckeye, AZ 85326	Order ID	9415486	Property ID	35564377
Inspection Date	06/15/2024	Date of Report	06/15/2024		
Loan Number	49295	APN	50421415		
Borrower Name	Champery Rental REO LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	Atlas_agedbpo	Tracking ID 1	Atlas_agedbpo
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY RENTAL REO LLC	Condition Comments	<p>The property appears to be well maintained from the driveway/sidewalk. Photos of the interior from a rental listing in early 2023 show renovated bathrooms and kitchen with black quartz countertops and stainless steel appliances. Luxury vinyl plank (LVP) flooring has been laid throughout much of the house. The backyard features an inground pool and a small turf area for children or dogs. A significant portion of nearby subdivisions are age-restricted to 55+. Properties for sale or recently sold from those adjacent subdivisions (that do not allow young persons) were omitted from this analysis. The subject property is not within an age-restricted subdivision, and therefore is compared only to similar nearby properties within the same subdivision or also not within age-restricted subdivisions.</p>
R. E. Taxes	\$1,791		
Assessed Value	\$33,460		
Zoning Classification	Residential PC		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Sundance Residential 602-957-9191		
Association Fees	\$146 / Quarter (Greenbelt,Other: Children's Playground)		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	<p>The Sundance subdivision was built between 2004 to 2006 featuring entry level housing sized between 1,300 sqft to 2,500 sqft of GLA, with small greenbelts and park spaces. The subdivision has seen prices appreciate into the \$300,000's and \$400,000's, providing suburban affordability for entry-level buyers just below the valley median home price (currently at \$450,000). Most city amenities (schools, libraries, etc) have all been built within the past 20 years.</p>
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$315,000 High: \$619,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1588 S 226th Dr	22963 W La Pasada Blvd	23079 W Morning Glory St	22013 W Hadley St
City, State	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
Zip Code	85326	85326	85326	85326
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.95 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$492,500	\$485,000
List Price \$	--	\$362,000	\$492,500	\$485,000
Original List Date		03/28/2024	05/10/2024	01/14/2024
DOM · Cumulative DOM	-- · --	79 · 79	36 · 36	153 · 153
Age (# of years)	20	19	19	18
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,714	1,420	1,977	2,020
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 3
Total Room #	9	9	12	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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
Lot Size	0.13 acres	0.12 acres	0.15 acres	0.15 acres
Other	--	--	--	--

* 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** Listing #1 is a 4-bedroom, 2-bathroom house of 1,420 sqft of GLA located in an adjacent subdivision to the subject property. Listing #1 has a 4th formal bedroom, but is smaller in interior GLA, and also lacks a swimming pool. The subject property would be considered superior to Listing #1.
- Listing 2** Listing #2 is a 4-bedroom, 2-bathroom house plus den and office of 1,977 sqft of GLA located in an adjacent subdivision to the subject property. Listing #2 has a 4th formal bedroom, is larger in interior GLA, and has a swimming pool. Listing #2 would be considered superior to the subject property.
- Listing 3** Listing #3 is a 4-bedroom, 3-bathroom of 20,20 sqft of GLA located in an adjacent subdivision to the subject property. Listing #3 has a 4th formal bedroom, is larger in interior GLA, and has a swimming pool. Listing #3 would be considered superior to the subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1588 S 226th Dr	1458 S 219th Dr	23419 W Harrison Dr	21984 W Hadley St
City, State	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
Zip Code	85326	85326	85326	85326
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.93 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$379,900	\$395,000
List Price \$	--	\$359,000	\$379,900	\$395,000
Sale Price \$	--	\$369,000	\$376,000	\$395,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/06/2024	06/13/2024	05/07/2024
DOM · Cumulative DOM	-- · --	34 · 34	35 · 35	33 · 33
Age (# of years)	20	19	19	18
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,714	1,420	1,535	1,961
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	--
Lot Size	0.13 acres	0.16 acres	0.13 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	+\$10,000
Adjusted Price	--	\$369,000	\$376,000	\$405,000

* 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** Sold #1 is a 3-bedroom, 2-bathroom house plus den/office of 1,420 sqft of GLA located in the same subdivision to the subject property. Sold #1 has a swimming pool, but is smaller in interior GLA. The subject property would be considered superior to Sold #1.
- Sold 2** Sold #2 is a 4-bedroom, 2-bathroom house of 1,535 sqft of GLA located in an adjacent subdivision to the subject property. Sold #2 has a 4th formal bedroom and has a swimming pool, but is smaller than the subject property. The subject property would be considered superior to Sold #2.
- Sold 3** Sold #3 is a 3-bedroom, 2-bathroom house plus den/office of 1,961 sqft of GLA located in an adjacent subdivision to the subject property. Sold #2 has a den/office, and is larger in interior GLA, but lacks a swimming pool. The subject property would be considered superior to Sold #2. A positive adjustment was made due to the property lacking a swimming pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property has not been listed for sale in the past 12 months.			
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	\$399,900	\$399,900
Sales Price	\$389,900	\$389,900
30 Day Price	\$389,900	--
Comments Regarding Pricing Strategy		
<p>The subject property is in good condition, and features a lot of updates compared to other nearby homes. It does however lack a 4th bedroom (or den/office). Prices have appreciated since January 2024, but are now plateauing for the summer. Thus recommend a list price of \$399,900 with an intention to drop the price to \$399,900 within 30 days if a buyer is not found.</p>		

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.

DRIVE-BY BPO

by ClearCapital

1588 S 226TH DR

BUCKEYE, AZ 85326

49295

Loan Number

\$389,900

As-Is Value

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 22963 W La Pasada Blvd
Buckeye, AZ 85326



Front

L2 23079 W Morning Glory St
Buckeye, AZ 85326



Front

L3 22013 W Hadley St
Buckeye, AZ 85326



Front

Sales Photos

S1 1458 S 219th Dr
Buckeye, AZ 85326



Front

S2 23419 W Harrison Dr
Buckeye, AZ 85326



Front

S3 21984 W Hadley St
Buckeye, AZ 85326



Front

ClearMaps Addendum

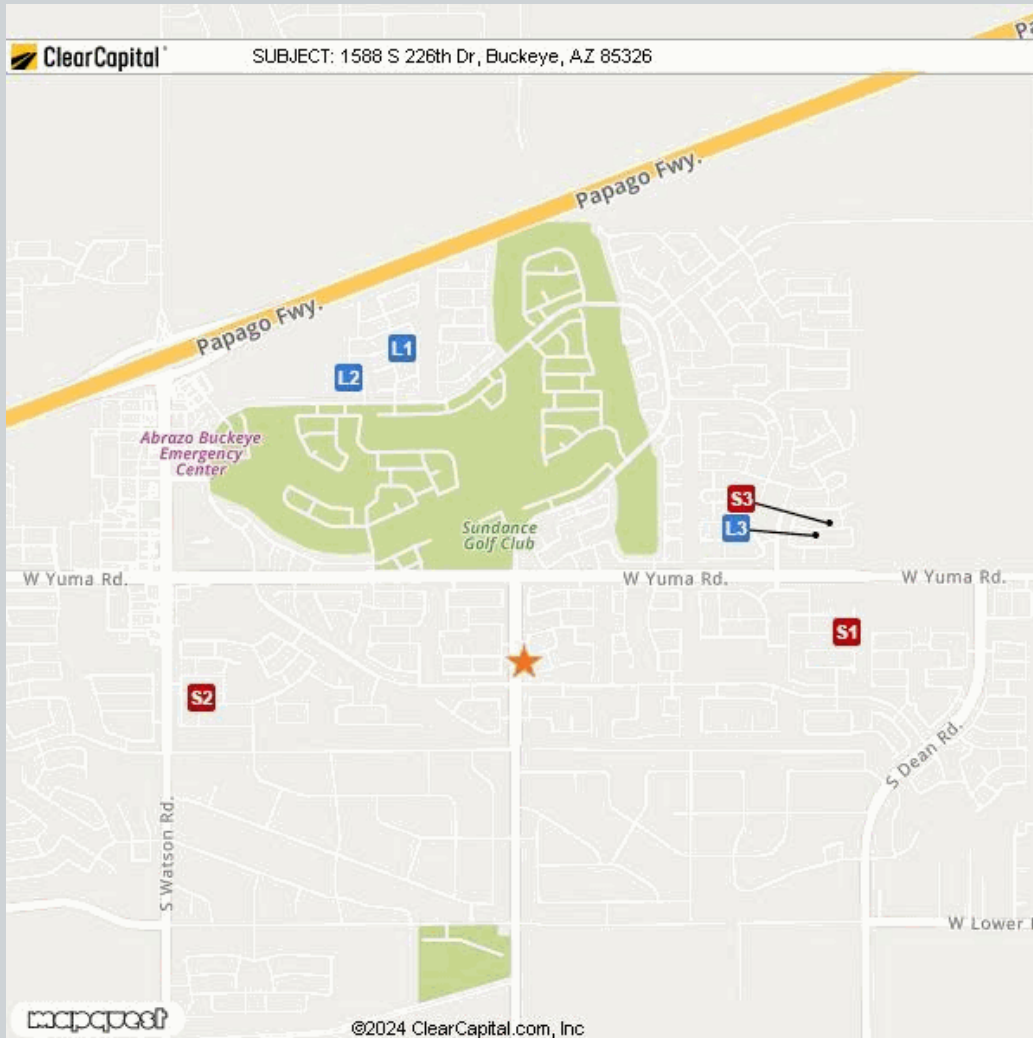
Address ★ 1588 S 226th Dr, Buckeye, AZ 85326

Loan Number 49295

Suggested List \$399,900

Suggested Repaired \$399,900

Sale \$389,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1588 S 226th Dr, Buckeye, AZ 85326	--	Parcel Match
L1 Listing 1	22963 W La Pasada Blvd, Buckeye, AZ 85326	0.96 Miles ¹	Parcel Match
L2 Listing 2	23079 W Morning Glory St, Buckeye, AZ 85326	0.95 Miles ¹	Parcel Match
L3 Listing 3	22013 W Hadley St, Buckeye, AZ 85326	0.91 Miles ¹	Parcel Match
S1 Sold 1	1458 S 219th Dr, Buckeye, AZ 85326	0.93 Miles ¹	Parcel Match
S2 Sold 2	23419 W Harrison Dr, Buckeye, AZ 85326	0.93 Miles ¹	Parcel Match
S3 Sold 3	21984 W Hadley St, Buckeye, AZ 85326	0.96 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	Theodore Bland	Company/Brokerage	Libertas Real Estate, LLC
License No	BR656646000	Address	250 N Litchfield Rd Goodyear AZ 85338
License Expiration	02/28/2025	License State	AZ
Phone	4806121919	Email	sales@TedBland.Realtor
Broker Distance to Subject	10.40 miles	Date Signed	06/15/2024

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.