

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	15041 S Avalon Road, Arizona City, AZ 85123	Order ID	8208750	Property ID	32753140
Inspection Date	05/17/2022	Date of Report	05/17/2022		
Loan Number	49806	APN	40707243		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	05.17.22 BPO	Tracking ID 1	05.17.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	LESLIE SMITH	Condition Comments Subject has been maintained and is showing no signs of immediate repairs needed.
R. E. Taxes	\$913	
Assessed Value	\$16,759	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is in a more rural area with no HOA.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$135,000 High: \$505,000	
Market for this type of property	Increased 17 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	15041 S Avalon Road	14287 S Capistrano Rd	14865 S Charco Rd	14652 S Tampico Rd
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.31 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,999	\$295,000	\$342,500
List Price \$	--	\$279,999	\$295,000	\$342,500
Original List Date		04/24/2022	03/26/2022	05/06/2022
DOM · Cumulative DOM	-- · --	21 · 23	52 · 52	10 · 11
Age (# of years)	18	20	16	17
Condition	Average	Average	Average	Average
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	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,342	1,330	1,461	1,375
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	7	7	7
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	--	--
Lot Size	0.16 acres	0.19 acres	0.17 acres	0.16 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** 4 bedroom 2 bath home is located in a non HOA community and offers a split floorplan with plant shelves, Ceramic tile throughout, ceiling fans and fresh paint on walls. Upgraded cabinetry in the kitchen along with an oversized pantry and eat in dining. RV gate and parking on the side of the house. 2 car garage and block fence for additional privacy.
- Listing 2** This 4 bedroom 2 bath home is fully fenced with a block wall, minimal yard maintenance and no HOA!
- Listing 3** New 4 Ton HVAC System, Owned Solar Panels (No Lease!) Averaging Just \$30.00 Monthly, New Motorized Awning At The Covered Patio, New Laminate Flooring The Bedrooms, (No Carpet!), Open Kitchen with Granite Counters & New Stainless Refrigerator, Vaulted Ceilings, Designer Paint, Updated Bathrooms, Dual-Pane Windows, Available Partially Furnished Too; The Exterior Features A Spacious Backyard, RV Parking with Water & Electric Hook-Ups.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15041 S Avalon Road	15019 S Patagonia Rd	14575 S Cababi Rd	10041 W Mission Dr
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.40 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,000	\$298,700	\$350,000
List Price \$	--	\$289,000	\$298,700	\$350,000
Sale Price \$	--	\$289,000	\$310,000	\$350,000
Type of Financing	--	Cash	Other	Conventional
Date of Sale	--	04/21/2022	03/24/2022	04/27/2022
DOM · Cumulative DOM	-- · --	25 · 27	4 · 30	13 · 154
Age (# of years)	18	23	18	18
Condition	Average	Average	Average	Average
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,342	1,293	1,493	1,508
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	7	7
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
Lot Size	0.16 acres	0.18 acres	0.16 acres	0.37 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$6,795	-\$7,470
Adjusted Price	--	\$289,000	\$303,205	\$342,530

* 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** VINYL PLANK FLOORS THROUGHOUT WITH NEW CARPET IN MASTER BEDROOM AND LIVING ROOM. NEW WALK-IN SHOWER IN MASTER BATH WITH GRAB RAILS. LARGE WALK-IN CLOSET AND LINEN CLOSET IN MASTER. NEW CEILING FANS AND LIGHT FIXTURES THROUGHOUT. NEW QUARTZ SINK IN KITCHEN AND NEW FIXTURES IN ALL SINKS. BRIGHT CHEERY PAINT THROUGHOUT. WALK OUT THE NEW FRENCH DOOR TO A LARGE COVERED PATIO AND LARGE FENCED BACK YARD LOTS OF ROCK AND DESERT LANDSCAPING. INDOOR LAUNDRY ROOM OFF THE 2 CAR GARAGE WITH DOOR OPENER. DRIVEWAY AND ENTRY WALK ARE FRESHLY PAINTED WITH EPOXY FOR A FRESH LOOK.
- Sold 2** open great room with breakfast bar. Patio doors lead out to covered, extended patio with fireplace to make your living space even larger! The kitchen comes complete with stainless appliances to include the refrigerator, breakfast bar and lots of counter space. Tile flooring in all high traffic and wet areas and carpet in living area and bedrooms. Large laundry space increases storage area with room for cabinets or shelving.
- Sold 3** covered patio, sensational gated swimming pool, & an inviting Ramada creating the picture perfect desert Oasis! TONS of space to relax & sunbathe!! This amazing solar powered home sits on a double lot, has easy-care front yard & dual RV gates. Inside, you'll find a spacious open floor plan with designer palette, neutral tile floors, vaulted ceilings, & sliding doors leading to the back patio. Enjoy cooking in the impeccable kitchen showcasing plenty of counter space, ample wood cabinets, recessed lighting, & a breakfast bar.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$305,000	\$305,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
The subject property is located in a market that has seen a substantial increase in property value over the past year. The supply is low and the demand is high. There is no REO activity within the subjects market area. Investors are the main purchasers.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 14287 S Capistrano Rd
Arizona City, AZ 85123



Front

L2 14865 S Charco Rd
Arizona City, AZ 85123



Front

L3 14652 S Tampico Rd
Arizona City, AZ 85123



Front

Sales Photos

S1 15019 S Patagonia Rd
Arizona City, AZ 85123



Front

S2 14575 S Cababi Rd
Arizona City, AZ 85123



Front

S3 10041 W Mission Dr
Arizona City, AZ 85123



Front

ClearMaps Addendum

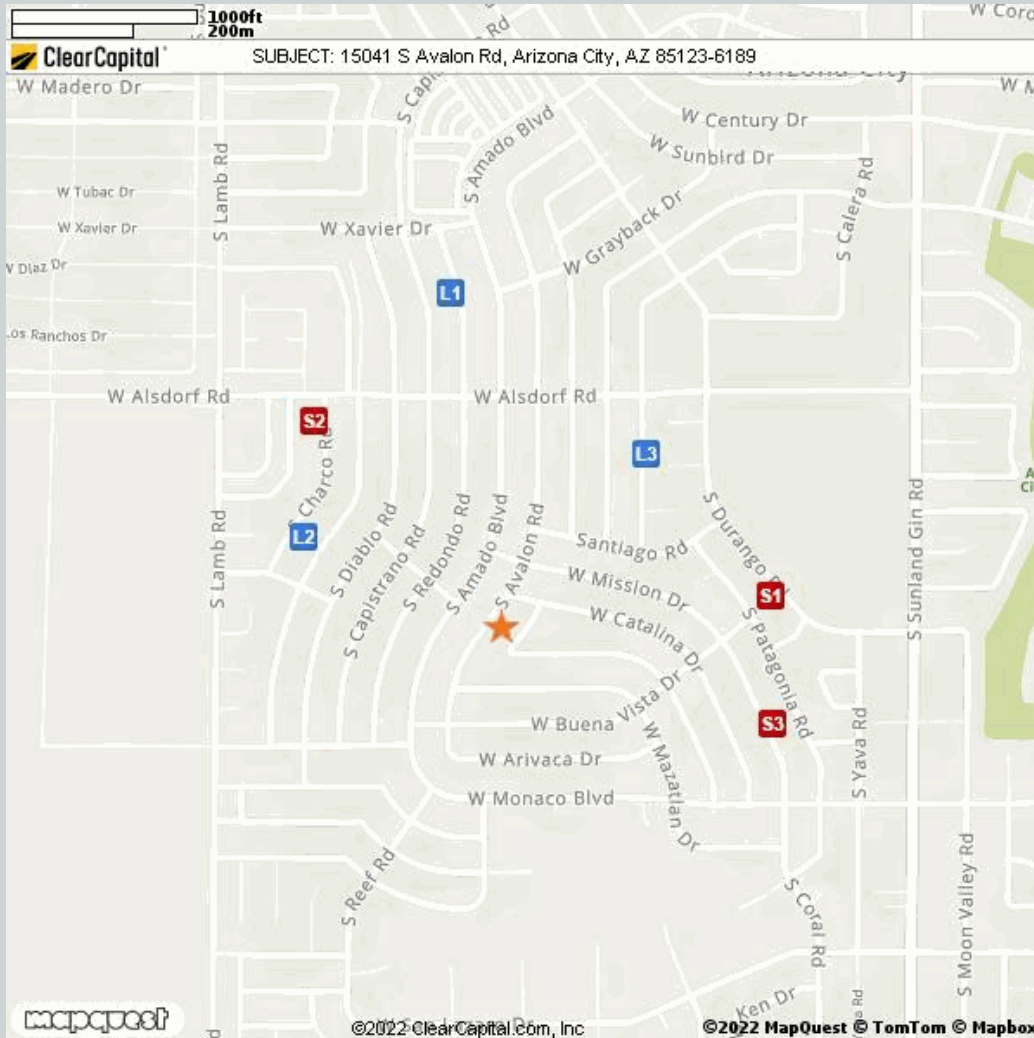
Address ★ 15041 S Avalon Road, Arizona City, AZ 85123

Loan Number 49806

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15041 S Avalon Road, Arizona City, AZ 85123	--	Parcel Match
L1 Listing 1	14287 S Capistrano Rd, Arizona City, AZ 85123	0.49 Miles ¹	Parcel Match
L2 Listing 2	14865 S Charco Rd, Arizona City, AZ 85123	0.31 Miles ¹	Parcel Match
L3 Listing 3	14652 S Tampico Rd, Arizona City, AZ 85123	0.34 Miles ¹	Parcel Match
S1 Sold 1	15019 S Patagonia Rd, Arizona City, AZ 85123	0.40 Miles ¹	Parcel Match
S2 Sold 2	14575 S Cababi Rd, Arizona City, AZ 85123	0.40 Miles ¹	Parcel Match
S3 Sold 3	10041 W Mission Dr, Arizona City, AZ 85123	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.

*** 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.

Report Instructions - cont.

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.

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	Darrah Lannon	Company/Brokerage	Summit Real Estate Professionals
License No	BR558555000	Address	925 North Morrison Ave Casa Grande AZ 85122
License Expiration	02/28/2024	License State	AZ
Phone	5208400329	Email	darrah@summitrepros.com
Broker Distance to Subject	10.36 miles	Date Signed	05/17/2022

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.