

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.

<b>Address</b>	21144 E Independence Way, Red Rock, AZ 85145	<b>Order ID</b>	8222059	<b>Property ID</b>	32784928
<b>Inspection Date</b>	05/24/2022	<b>Date of Report</b>	05/25/2022		
<b>Loan Number</b>	50030	<b>APN</b>	410-50-417		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pinal		

**Tracking IDs**

<b>Order Tracking ID</b>	05.23.22_BPO	<b>Tracking ID 1</b>	05.23.22_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$247,674	Subject fascia is ready for paint otherwise overall average condition for the neighborhood.	
<b>Assessed Value</b>	\$194,884		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Typical locks)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$500		
<b>HOA</b>	Red Rock Village Community Association 6029579191		
<b>Association Fees</b>	\$195 / Quarter (Pool,Greenbelt,Other: Rec Center, Skate park)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Subject neighborhood is the master planned community of Red Rock Village with is located in rural Pinal County. USDA financing is available in the area. Major employment is approximately 30-45-minute drive time to Casa Grande to the N or Tucson to the S.	
<b>Sales Prices in this Neighborhood</b>	Low: \$215,000 High: \$399,990		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	21144 E Independence Way	34370 S Spirit Lane	34056 S Ranch Road	21097 E Prospector Place
City, State	Red Rock, AZ	Red Rock, AZ	Red Rock, AZ	Red Rock, AZ
Zip Code	85145	85145	85145	85145
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 <sup>1</sup>	0.08 <sup>1</sup>	0.08 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$399,000	\$399,500
List Price \$	--	\$305,000	\$399,000	\$399,500
Original List Date		04/02/2022	05/12/2022	04/21/2022
DOM · Cumulative DOM	-- · --	13 · 53	13 · 13	7 · 34
Age (# of years)	14	14	14	15
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,624	2,424	3,600	3,736
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2 · 1	5 · 3 · 1	4 · 4
Total Room #	10	8	10	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.14 acres	0.17 acres	0.17 acres
Other	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Comparable is inferior in gross living area, site size, rooms and parking. Similar overall average condition no listing concessions noted.

**Listing 2** Comparable is similar in gross living area and other features, similar overall average condition. No listing concessions noted.

**Listing 3** Comparable is superior in gross living area and baths with inferior bedroom count. Similar average condition. No listing concessions noted.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	21144 E Independence Way	21169 E Independence Way	33915 S Colony Drive	33876 S Miner Road
<b>City, State</b>	Red Rock, AZ	Red Rock, AZ	Red Rock, AZ	Red Rock, AZ
<b>Zip Code</b>	85145	85145	85145	85145
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.11 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$369,000	\$375,000	\$365,000
<b>List Price \$</b>	--	\$369,000	\$375,000	\$365,000
<b>Sale Price \$</b>	--	\$345,000	\$360,000	\$367,500
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	03/09/2022	05/16/2022	10/22/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 37	4 · 54	5 · 64
<b>Age (# of years)</b>	14	13	15	15
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,624	3,600	3,184	4,179
<b>Bdrm · Bths · ½ Bths</b>	5 · 3 · 1	5 · 3 · 1	4 · 2 · 1	5 · 4
<b>Total Room #</b>	10	10	8	10
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.18 acres	0.17 acres	0.24 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$800	+\$24,400	-\$6,900
<b>Adjusted Price</b>	--	\$345,800	\$384,400	\$360,600

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Upward adjustment for gross living area \$800. Overall similar average condition. No seller concessions noted.

**Sold 2** Upward adjustment for gross living area \$15,400, bedroom \$4000, bathroom \$5000. Similar average condition. No seller concessions noted.

**Sold 3** Downward adjustment for gross living area \$19,400, bathroom \$2000, site size \$3500, upward adjustment for appreciating market \$18,000. No seller concessions noted. Similar overall average condition.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last listing for subject closed on 11/21/2018 \$230k with \$6900 in seller concessions.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$360,000	\$361,000
<b>Sales Price</b>	\$355,000	\$356,000
<b>30 Day Price</b>	\$347,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>In order to locate a sold comp to bracket the top end of GLA it was necessary to expand age of sale to one year and in order to locate a listing comp to bracket the sold comp range it was necessary to expand GLA. Red Rock Village is a rural housing option locate in between Tucson to the S and Casa Grande to the N. Overall, the real estate markets in Tucson and Casa Grande are beginning to soften with rising interest rates. In the event prices begin declining in Tucson or Casa Grande this has historically cased a significant impact to Red Rock Village values, for many buyers in Red Rock it is the old saying of "drive till you qualify" and with Tucson and Casa Grande having major employers more attractive pricing in either of those markets will pull would be Red Rock buyers out of that market.</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.

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Street



Other



Other



Other



## Listing Photos

**L1** 34370 S Spirit Lane  
Red Rock, AZ 85145



Front

**L2** 34056 S Ranch Road  
Red Rock, AZ 85145



Front

**L3** 21097 E Prospector Place  
Red Rock, AZ 85145



Front

## Sales Photos

**S1** 21169 E Independence Way  
Red Rock, AZ 85145



Front

**S2** 33915 S Colony Drive  
Red Rock, AZ 85145



Front

**S3** 33876 S Miner Road  
Red Rock, AZ 85145



Front

## ClearMaps Addendum

**Address** ★ 21144 E Independence Way, Red Rock, AZ 85145

**Loan Number** 50030

**Suggested List** \$360,000

**Suggested Repaired** \$361,000

**Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21144 E Independence Way, Red Rock, AZ 85145	--	Parcel Match
L1 Listing 1	34370 S Spirit Lane, Red Rock, AZ 85145	0.23 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	34056 S Ranch Road, Red Rock, AZ 85145	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	21097 E Prospector Place, Red Rock, AZ 85145	0.08 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	21169 E Independence Way, Red Rock, AZ 85145	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	33915 S Colony Drive, Red Rock, AZ 85145	0.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	33876 S Miner Road, Red Rock, AZ 85145	0.10 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Shawn Polston	<b>Company/Brokerage</b>	Keller Williams Southern Arizona
<b>License No</b>	SA572298000	<b>Address</b>	1745 E River Rd Tucson AZ 85718
<b>License Expiration</b>	02/29/2024	<b>License State</b>	AZ
<b>Phone</b>	5208206949	<b>Email</b>	smpolston@hotmail.com
<b>Broker Distance to Subject</b>	30.22 miles	<b>Date Signed</b>	05/25/2022

*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.**