

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	17261 E Kirk Lane, Fountain Hills, ARIZONA 85268	Order ID	8566503	Property ID	33778425
Inspection Date	01/02/2023	Date of Report	01/03/2023		
Loan Number	50135	APN	17610273		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments No repairs items noted. No negative commercial or industrial influences. Mountain views. Community playground.
R. E. Taxes	\$1,218	
Assessed Value	\$25,480	
Zoning Classification	Residential M-M	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Standard keyset.)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	CLEAR AIRE 480 967-7182	
Association Fees	\$130 / Month (Pool,Greenbelt)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Ranch style homes. No negative commercial or industrial influences. Mountain views. Community pool.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$305,000 High: \$475,000	
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	17261 E Kirk Lane	17031 E Calle Del Sol	14228 N Yerba Buena Way	16812 E Lamplighter Way 12
City, State	Fountain Hills, ARIZONA	Fountain Hills, AZ	Fountain Hills, AZ	Fountain Hills, AZ
Zip Code	85268	85268	85268	85268
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	3.00 ¹	2.80 ¹	1.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$434,000	\$430,000	\$359,900
List Price \$	--	\$434,000	\$430,000	\$345,000
Original List Date		11/11/2022	12/15/2022	09/26/2022
DOM · Cumulative DOM	-- · --	51 · 53	13 · 19	96 · 99
Age (# of years)	42	49	49	34
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 Townhouse	1 Story Townhouse	1 Story Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,450	1,340	1,635	1,393
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.132 acres	0.115 acres	0.002 acres
Other	None	None	None	None

* 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 Fair market. Similar square footage, lot size.

Listing 2 Fair market. Superior square footage. Similar lot size.

Listing 3 Fair market. Similar square footage. Inferior lot size, parking.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	17261 E Kirk Lane	17262 E Kirk Ln	11878 N Saguaro Blve B	16674 E Westby Dr 104
City, State	Fountain Hills, ARIZONA	Fountain Hills, AZ	Fountain Hills, AZ	Fountain Hills, AZ
Zip Code	85268	85268	85268	85268
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.08 ¹	1.34 ¹	2.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$445,000	\$350,000	\$319,900
List Price \$	--	\$445,000	\$329,000	\$319,900
Sale Price \$	--	\$467,000	\$310,000	\$330,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	04/09/2022	10/15/2022	07/16/2022
DOM · Cumulative DOM	-- · --	0 · 31	119 · 126	4 · 17
Age (# of years)	42	42	46	37
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 Townhouse	1 Story Townhouse	1 Story Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,450	1,450	1,110	1,364
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2 · 1
Total Room #	5	5	4	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.08 acres	0.003 acres	0.001 acres
Other	None	None	None	None
Net Adjustment	--	\$0	+\$42,000	+\$19,600
Adjusted Price	--	\$467,000	\$352,000	\$349,600

* Sold 1 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 Fair market. Equal square footage. Similar lot size. In subject complex.

Sold 2 Fair market. Inferior square footage, lot size, parking.

Sold 3 Fair market. Similar square footage. Inferior lot size, parking. Superior bath count.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS history for subject.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	06/28/2022	\$338,000	Tax Records
11/30/2022	\$469,900	--	--	Expired	12/24/2022	\$469,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$465,000	\$465,000
Sales Price	\$450,000	\$450,000
30 Day Price	\$450,000	--
Comments Regarding Pricing Strategy		
Subject price near top of sold comp adjusted price range, weighted by sold comp 1, most similar and in subject neighborhood. Limited comps due to subject property type. Expanded search to 3 mile radius, 9 month COE, 100-1900 sf, 1965-1995 age range.		

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.

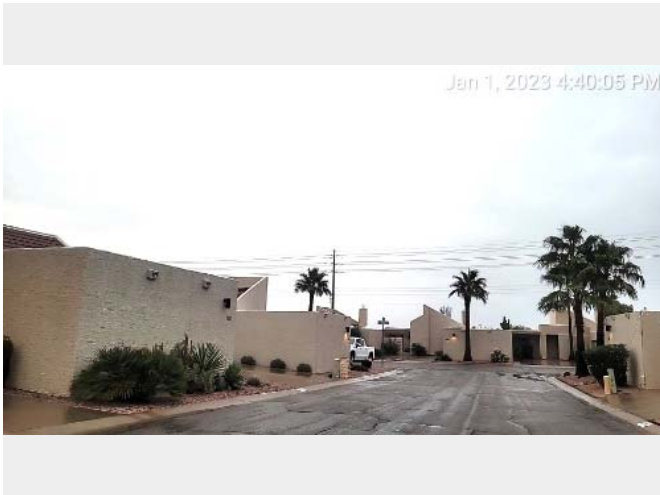
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 17031 E Calle Del Sol
Fountain Hills, AZ 85268



Front

L2 14228 N Yerba Buena Way
Fountain Hills, AZ 85268



Front

L3 16812 E Lamplighter Way 12
Fountain Hills, AZ 85268



Front

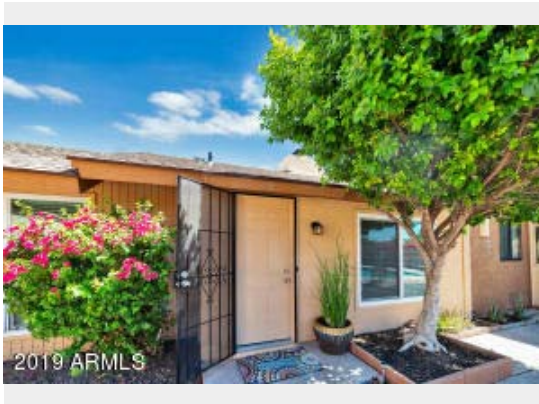
Sales Photos

S1 17262 E Kirk Ln
Fountain Hills, AZ 85268



Front

S2 11878 N Saguaro Blve B
Fountain Hills, AZ 85268



Front

S3 16674 E Westby Dr 104
Fountain Hills, AZ 85268



Front

ClearMaps Addendum

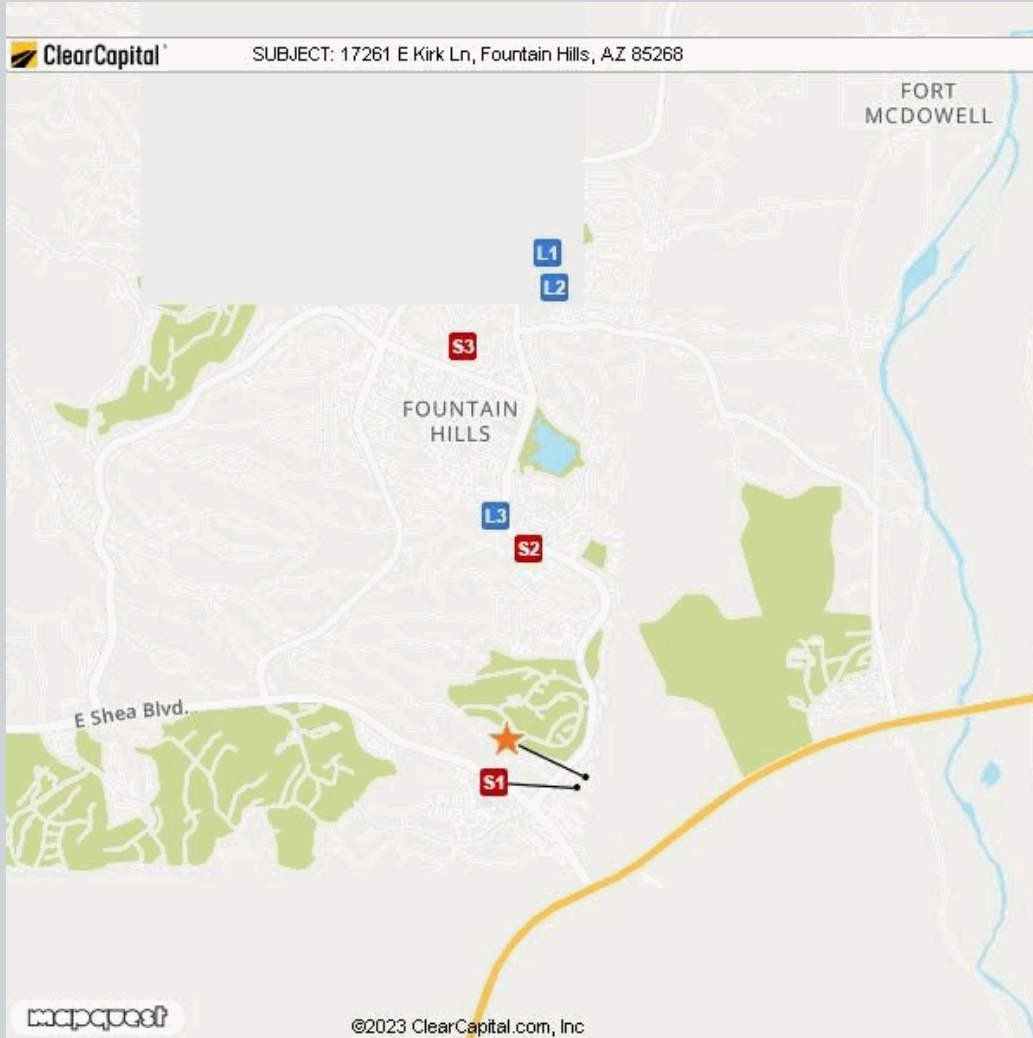
Address ★ 17261 E Kirk Lane, Fountain Hills, ARIZONA 85268

Loan Number 50135

Suggested List \$465,000

Suggested Repaired \$465,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17261 E Kirk Lane, Fountain Hills, Arizona 85268	--	Parcel Match
L1 Listing 1	17031 E Calle Del Sol, Fountain Hills, AZ 85268	3.00 Miles ¹	Parcel Match
L2 Listing 2	14228 N Yerba Buena Way, Fountain Hills, AZ 85268	2.80 Miles ¹	Parcel Match
L3 Listing 3	16812 E Lamplighter Way 12, Fountain Hills, AZ 85268	1.57 Miles ¹	Parcel Match
S1 Sold 1	17262 E Kirk Ln, Fountain Hills, AZ 85268	0.08 Miles ¹	Street Centerline Match
S2 Sold 2	11878 N Saguaro Blve B, Fountain Hills, AZ 85268	1.34 Miles ¹	Parcel Match
S3 Sold 3	16674 E Westby Dr 104, Fountain Hills, AZ 85268	2.55 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	John Deidiker	Company/Brokerage	Vista Bonita Realty, llc
License No	BR103089000	Address	817 N 94th Pl Mesa AZ 85207
License Expiration	04/30/2023	License State	AZ
Phone	4802173179	Email	jdeidiker@gmail.com
Broker Distance to Subject	11.10 miles	Date Signed	01/02/2023

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.