

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>	1423 E Holiday Drive, Casa Grande, ARIZONA 85122	<b>Order ID</b>	9334224	<b>Property ID</b>	35392133
<b>Inspection Date</b>	05/13/2024	<b>Date of Report</b>	05/13/2024		
<b>Loan Number</b>	50334	<b>APN</b>	505-78-591		
<b>Borrower Name</b>	Champery Rental REO LLC	<b>County</b>	Pinal		

**Tracking IDs**

<b>Order Tracking ID</b>	5.9_Atlas_AgedBPO	<b>Tracking ID 1</b>	5.9_Atlas_AgedBPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CHAMPERY RENTAL REO	<b>Condition Comments</b> The subject property appears to be in good condition with no adverse items to note.
<b>R. E. Taxes</b>	\$1,992	
<b>Assessed Value</b>	\$166	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	IRONWOOD COMMONS	
<b>Association Fees</b>	\$45 / Month (Landscaping)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is located in a master planned community with common areas, parks and close to all amenities.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$245,000 High: \$515,000	
<b>Market for this type of property</b>	Decreased 12 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1423 E Holiday Drive	1822 N Desert Willow St	1341 E 12th St	1576 E Viola Dr
<b>City, State</b>	Casa Grande, ARIZONA	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
<b>Zip Code</b>	85122	85122	85122	85122
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.96 <sup>1</sup>	0.32 <sup>1</sup>	0.82 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$400,000	\$365,000	\$349,000
<b>List Price \$</b>	--	\$406,500	\$365,000	\$342,900
<b>Original List Date</b>		02/13/2024	01/11/2024	03/11/2024
<b>DOM · Cumulative DOM</b>	-- · --	83 · 90	121 · 123	55 · 63
<b>Age (# of years)</b>	18	18	21	20
<b>Condition</b>	Good	Good	Good	Good
<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>	2,659	2,705	2,444	2,452
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2 · 1	4 · 2 · 1	4 · 3
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 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>	Pool - Yes	Pool - Yes	--	--
<b>Lot Size</b>	0.16 acres	.15 acres	.18 acres	.17 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Discover this exquisite Highland Manor residence, showcasing 3 bedrooms, 2.5 bathrooms, an expansive loft area, solar panels for energy efficiency, and a 3-car tandem garage. Step inside to find soaring ceilings and abundant natural light in the inviting living/dining area. The kitchen boasts an island, pantry, granite countertops, and an eat-in space. A cozy family room offers ample seating and a wall of windows. Upstairs, the sizable loft includes two integrated desks, perfect for work or study. The primary suite features vaulted ceilings, an en suite bathroom with double sinks, a separate shower, tub, and a walk-in closet. The backyard serves as a private retreat, with a covered patio leading to a breathtaking pool with a waterfall feature. This stunning home awaits your visit today!
- Listing 2** Great 4 bedroom, 2.5 bath home with a vaulted formal living room and formal dining, family room with built-in entertainment center. Eat-in kitchen with an island. Spacious primary bedroom and bath with separate tub and shower, double sinks, walk-in closet. Tile, blinds, ceiling fans, and two tone paint throughout. Nice size backyard with citrus trees, RV gate, extended patio cover with ceiling fans and misters. H2O Concept water treatment system, instant hot water feature, and cooling system includes both a/c unit and evaporative cooler.
- Listing 3** Buy this home with as little as 1% down or \$7500 buyer credit... Come view this beautiful two story home with spacious living and family rooms, one bedroom downstairs and large loft upstairs. All new interior paint and carpeting. Kitchen consists of spacious cabinets, island, granite counter tops and white appliances. Home has a built in entertainment center in great room and ceiling fans throughout. The master bedroom has a large walk in closet, double sink vanity in master bathroom with separate shower and tub. You can enjoy the nicely landscaped back yard with covered patio and a grassy area. Great neighborhood close to schools, shopping and medical services. Call today to view this home.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1423 E Holiday Drive	1816 N Desert Willow St	40 N Pottebaum Rd	1255 E Prickly Pear St
<b>City, State</b>	Casa Grande, ARIZONA	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
<b>Zip Code</b>	85122	85122	85122	85122
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.95 <sup>1</sup>	1.19 <sup>1</sup>	1.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$390,000	\$397,777
<b>List Price \$</b>	--	\$375,000	\$359,900	\$377,777
<b>Sale Price \$</b>	--	\$383,500	\$352,500	\$385,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	03/28/2024	03/22/2024	02/15/2024
<b>DOM · Cumulative DOM</b>	-- · --	26 · 50	168 · 178	81 · 96
<b>Age (# of years)</b>	18	18	18	19
<b>Condition</b>	Good	Good	Good	Good
<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>	2,659	2,926	2,890	2,611
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	5 · 3	5 · 3	5 · 3
<b>Total Room #</b>	8	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 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>	Pool - Yes	--	--	Pool - Yes
<b>Lot Size</b>	0.16 acres	.18 acres	.16 acres	.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$2,645	+\$4,985	+\$5,000
<b>Adjusted Price</b>	--	\$386,145	\$357,485	\$390,000

\* Sold 3 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** Embrace the charm of this energy-efficient residence in Highland Manor! The façade displays a 2-car garage, RV gate, stone accents, & an inviting front porch. The welcoming interior w/tile & carpet flooring, plantation shutters, picture windows, & designer paint will impress you. You'll also LOVE the combined living & dining room & the family room with media niches. The open-concept kitchen has a walk-in pantry, recessed lighting, cabinets & cupboards w/crown moulding, granite counters, tile backsplash, SS appliances, & a prep island. This haven includes a loft & a bonus room offering boundless possibilities! The main retreat is a true highlight, complete w/a private balcony, vaulted ceilings, an ensuite w/dual sinks, & a walk-in closet. The expansive backyard has a covered patio. Hurry!
- Sold 2** An open and spacious floor plan featuring 5 bedrooms and 3 full bathrooms perfect for a large family! One of the bedrooms is downstairs adjacent to a full bath. The spacious kitchen opens to the family room and features plenty of cabinetry, a kitchen island, a Butler's pantry, and a large walk-in pantry. Formal dining room next to the staircase. Upstairs you will find a spacious loft area with walk-in closet and four more bedrooms and a full bath in the hallway. The Master bedroom has double door entry, and the Master Bath features double sinks, a separate Garden tub and shower, a private toilet room, and ample walk-in closet. Two of the secondary bedrooms upstairs feature walk-in closets. The laundry is upstairs for convenience! Carpet only on the stairway. Easy care laminate
- Sold 3** With fresh exterior paint & OWNED Solar, This large 5 bedroom 3 bathroom is Home Sweet Home! An upstairs loft for extra gathering space? A POOL for cooling off in the Arizona sunshine. Full bedroom and bathroom DOWNSTAIRS with the additional 4 bedrooms (including primary) and 2 baths upstairs. Granite countertop in the kitchen. Water softener throughout the home. Enjoy your back yard bbq's while splashing in the pool (featuring a waterfall feature and adorable turtle decor inlays!)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				has not been listed in the past 12 months.			
<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>	\$390,000	\$390,000
<b>Sales Price</b>	\$385,000	\$385,000
<b>30 Day Price</b>	\$375,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject property is located in a real estate market that is seeing a rapid decline in property values. Comparables were pulled from the subject's immediate subdivision and sales pulled are the most recent available. These most recent comparables are most indicative of the subjects current market value since prices are declining. Inventory is high and demand is very low. Homes are sitting on the market for longer and prices are dropping drastically.</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



Side



Side



Street



Street



### Subject Photos



Other



Other

## Listing Photos

**L1** 1822 N DESERT WILLOW ST  
Casa Grande, AZ 85122



Front

**L2** 1341 E 12TH ST  
Casa Grande, AZ 85122



Front

**L3** 1576 E VIOLA DR  
Casa Grande, AZ 85122



Front

## Sales Photos

**S1** 1816 N DESERT WILLOW ST  
Casa Grande, AZ 85122



Front

**S2** 40 N POTTEBAUM RD  
Casa Grande, AZ 85122



Front

**S3** 1255 E PRICKLY PEAR ST  
Casa Grande, AZ 85122



Front

### ClearMaps Addendum

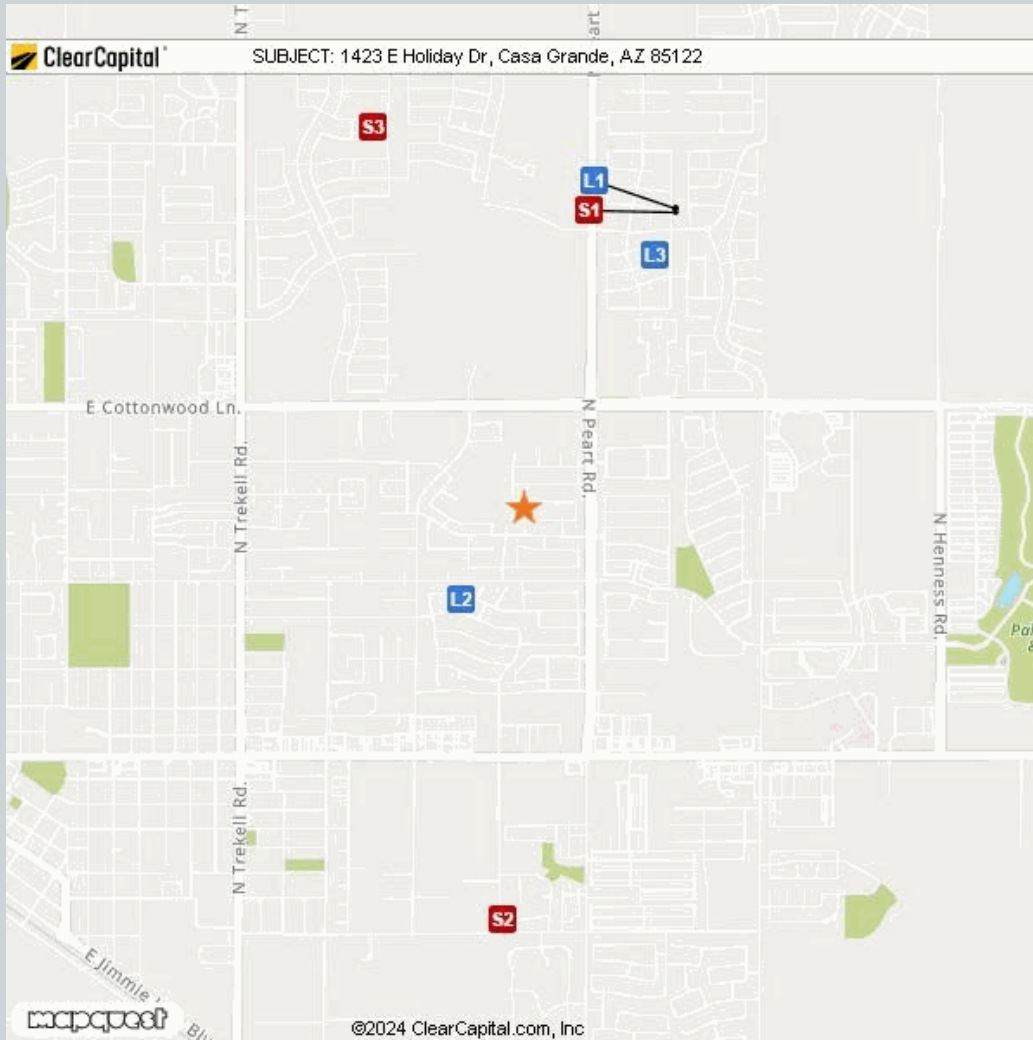
**Address** ★ 1423 E Holiday Drive, Casa Grande, ARIZONA 85122

**Loan Number** 50334

**Suggested List** \$390,000

**Suggested Repaired** \$390,000

**Sale** \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1423 E Holiday Drive, Casa Grande, Arizona 85122	--	Parcel Match
L1 Listing 1	1822 N Desert Willow St, Casa Grande, AZ 85122	0.96 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1341 E 12th St, Casa Grande, AZ 85122	0.32 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1576 E Viola Dr, Casa Grande, AZ 85122	0.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1816 N Desert Willow St, Casa Grande, AZ 85122	0.95 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	40 N Pottebaum Rd, Casa Grande, AZ 85122	1.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1255 E Prickly Pear St, Casa Grande, AZ 85122	1.18 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.

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

<b>Broker Name</b>	Darrah Lannon	<b>Company/Brokerage</b>	Summit Real Estate Professionals
<b>License No</b>	BR558555000	<b>Address</b>	925 North Morrison Ave Casa Grande AZ 85122
<b>License Expiration</b>	02/28/2026	<b>License State</b>	AZ
<b>Phone</b>	5208400329	<b>Email</b>	darrah@summitrepros.com
<b>Broker Distance to Subject</b>	1.29 miles	<b>Date Signed</b>	05/13/2024

*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.**