

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	6808 S 41st Lane, Phoenix, ARIZONA 85041	Order ID	8288785	Property ID	32979776
Inspection Date	06/22/2022	Date of Report	06/22/2022		
Loan Number	50392	APN	10589753		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	06.22.22 BPO	Tracking ID 1	06.22.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	DANIEL LEE JOHNSON	The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition.
R. E. Taxes	\$2,371	
Assessed Value	\$255,200	
Zoning Classification	Residential R-10	
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	ARLINGTON ESTATES	
Association Fees	\$76 / Month (Greenbelt,Other: Association Fee Incl: Common Area Maint; Street Maint)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject is located in the ARLINGTON ESTATES PHASE 2 Subdivision which has 236 similar homes.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$699,000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6808 S 41st Lane	4135 W Saint Anne Ave	4106 W Vineyard Rd	6705 S 40th Ave
City, State	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85041	85041	85041	85041
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.08 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$548,000	\$600,000	\$520,000
List Price \$	--	\$548,000	\$600,000	\$520,000
Original List Date		05/27/2022	02/12/2022	05/17/2022
DOM · Cumulative DOM	-- · --	26 · 26	130 · 130	36 · 36
Age (# of years)	18	17	20	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	2 Stories Southwestern	2 Stories Southwestern	2 Stories Southwestern	2 Stories Southwestern
# Units	1	1	1	1
Living Sq. Feet	3,159	3,370	3,159	3,370
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 3	5 · 2 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	--	Pool - Yes Spa - Yes	Pool - Yes	--
Lot Size	0.13 acres	0.14 acres	0.16 acres	0.14 acres
Other	--	--	--	--

* Listing 2 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** Public Remarks: Spacious and bright home featuring a large kitchen with granite countertops, plenty of cabinets and a large walk in pantry. A large dining room and living room with half bath and a den downstairs. Master bedroom upstairs, master bath offer a jacuzzi tub and a shower for two. Double sink guest bathroom with additional two bedrooms, laundry room and a huge loft. Expansive yard with a covered patio, Pebble Tec pool, spa, and water feature. 3 car tandem garage. Close to 202 and I10 freeways as well as shopping and entertainment.
- Listing 2** Public Remarks: This one has it all! Close to everything and ready for move in! You will love everything about this one - If you are looking for the perfect home, get over to see this one today!!! An awesome kitchen, huge master suite, spacious loft, large laundry room, and awesome backyard!
- Listing 3** Public Remarks: Families - look no further! This home offers plenty of space for your family, with 5 bedrooms, a large open floor plan, huge loft area for the kids and some terrific extras you don't see everyday. Come see the fantastic "tree house" in the backyard then check out the "Harry Potter" playroom under the stairs. You'll love the kitchen island (owners kids call it a continent) which will be the hub of your home. Check out the enormous walk-in pantry. But wait, this house offers extra options to wipe away stress after a long day- Relax on the hammock out back or take a nice calming bath in the oversized tub in the Master Bedroom. This home has something for everyone. Come see it before it's gone!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6808 S 41st Lane	4044 W Lydia Ln	4020 W Lydia Ln	6637 S 44th Ln
City, State	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Laveen, AZ
Zip Code	85041	85041	85041	85339
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.29 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$557,500	\$579,900	\$521,000
List Price \$	--	\$557,500	\$579,900	\$501,000
Sale Price \$	--	\$565,000	\$552,000	\$501,000
Type of Financing	--	Fixed	Fixed	Fixed
Date of Sale	--	06/06/2022	04/04/2022	06/09/2022
DOM · Cumulative DOM	-- · --	42 · 42	44 · 44	92 · 92
Age (# of years)	18	17	17	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	2 Stories Southwestern	2 Stories Southwestern	2 Stories Southwestern	2 Stories Southwestern
# Units	1	1	1	1
Living Sq. Feet	3,159	3,370	3,776	2,706
Bdrm · Bths · ½ Bths	3 · 3	5 · 3	4 · 3	5 · 3
Total Room #	8	9	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes Spa - Yes	--	--
Lot Size	0.13 acres	0.14 acres	0.14 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$35,000	-\$20,000	+\$20,000
Adjusted Price	--	\$530,000	\$532,000	\$521,000

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Public Remarks: The search is over! You've found the home you long for. Providing 5 beds, & 3 baths, w/ POOL this one has it all! Enter home past the nice front porch and discover free flowing spaces featuring a formal living/dining room, gorgeous diagonal tile flooring, neutral tones, & shutters. The kitchen overlooks the family room and comes complete w/SS appliances, tile backsplash, an abundance of cabinet storage & granite counters, + a HUGE island w/breakfast bar. Enjoy bonding in the spacious loft! Main is a warm and welcoming retreat at the end of the day, as well as a lavish en suite complete w/all the must-haves. Resort style backyard has a covered patio, & sparkling pool/spa w/waterfall. This is an absolute must-see! Enjoy the electricity savings of leased solar panels!! Stop by today
- Sold 2** Public Remarks: Wow, just wow! Fantastic opportunity to own this magnificent 2-story home in the highly desirable Vineyard Commons! This beauty features a 2-car garage, stone accents, and refined landscape. Welcoming living room with a cozy fireplace to keep you warm on chilly AZ nights, ceiling fans, window blinds, warm palette, & beautiful tile floors. Formal living/dining room Have a feast under the lovely light fixture in the formal dining room! The spacious family room w/a vaulted ceiling is perfect for entertaining. Stunning chef's kitchen offers a plethora of wood cabinets w/crown molding, energy-star SS appliances, granite counters, stylish tile backsplash, built-in desk, pantry, center island w/a breakfast bar, and a bay window in the breakfast room. More...
- Sold 3** Public Remarks: Welcome to this gorgeous neighborhood! Terrific 5 bedroom and 3 bath home with a 3 car garage. Enjoy cooking in this stylish kitchen with stainless appliances and a center island, great for food preparation. Step inside this beautiful interior with tile and hardwood floors throughout, plenty of natural light, and neutral palette. The main bedroom boasts a private ensuite with dual sinks and walk-in closet. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Entertain on the covered back patio, perfect for barbecues. Don't wait! Make this beautiful home yours today.

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	\$535,000	\$535,000
Sales Price	\$525,000	\$525,000
30 Day Price	\$515,000	--
Comments Regarding Pricing Strategy		
<p>The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition. Subject is located in high demand area with rising values and short market times. There are few if any distressed properties which are having zero impact on the market. All available comparables were reviewed, the most similar and proximate to the subject were selected.</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



Street

Listing Photos

L1 4135 W Saint Anne Ave
Phoenix, AZ 85041



Front

L2 4106 W Vineyard Rd
Phoenix, AZ 85041



Front

L3 6705 S 40th Ave
Phoenix, AZ 85041



Front

Sales Photos

S1 4044 W Lydia Ln
Phoenix, AZ 85041



Front

S2 4020 W Lydia Ln
Phoenix, AZ 85041



Front

S3 6637 S 44th Ln
Laveen, AZ 85339



Front

ClearMaps Addendum

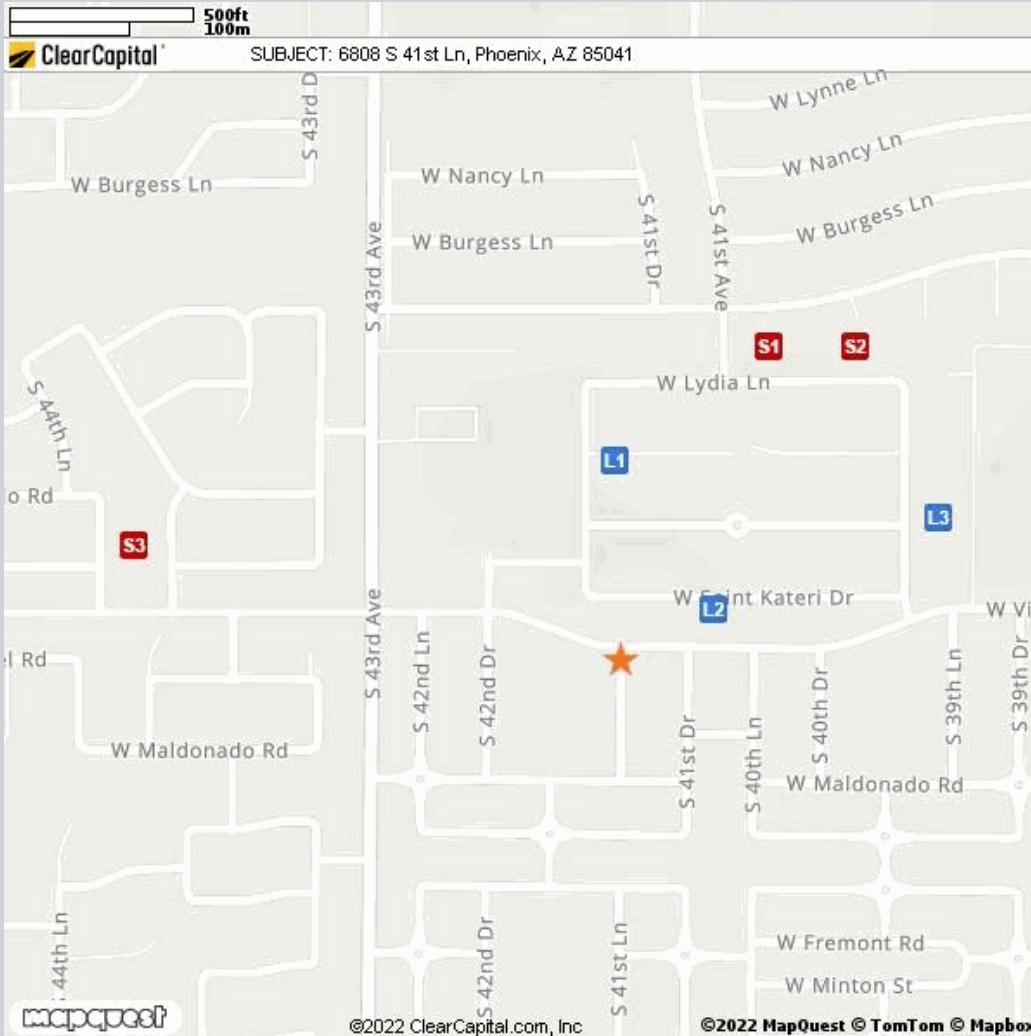
Address ★ 6808 S 41st Lane, Phoenix, ARIZONA 85041

Loan Number 50392

Suggested List \$535,000

Suggested Repaired \$535,000

Sale \$525,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6808 S 41st Lane, Phoenix, Arizona 85041	--	Parcel Match
L1 Listing 1	4135 W Saint Anne Ave, Phoenix, AZ 85041	0.15 Miles ¹	Parcel Match
L2 Listing 2	4106 W Vineyard Rd, Phoenix, AZ 85041	0.08 Miles ¹	Parcel Match
L3 Listing 3	6705 S 40th Ave, Phoenix, AZ 85041	0.26 Miles ¹	Parcel Match
S1 Sold 1	4044 W Lydia Ln, Phoenix, AZ 85041	0.25 Miles ¹	Parcel Match
S2 Sold 2	4020 W Lydia Ln, Phoenix, AZ 85041	0.29 Miles ¹	Parcel Match
S3 Sold 3	6637 S 44th Ln, Laveen, AZ 85339	0.35 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	Scott Stone	Company/Brokerage	SStone PLLC
License No	SA510681000	Address	1776 North Scottsdale Road Scottsdale AZ 85257
License Expiration	05/31/2024	License State	AZ
Phone	6022955100	Email	sstonebpo@gmail.com
Broker Distance to Subject	13.96 miles	Date Signed	06/22/2022

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.