

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>	2645 E Omega Drive, Queen Creek, AZ 85143	<b>Order ID</b>	8559931	<b>Property ID</b>	33754919
<b>Inspection Date</b>	12/21/2022	<b>Date of Report</b>	12/23/2022		
<b>Loan Number</b>	50422	<b>APN</b>	210-77-649		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pinal		

Tracking IDs					
<b>Order Tracking ID</b>	12.20.22 BPO	<b>Tracking ID 1</b>	12.20.22 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>	\$1,408	No deferred maintenance observed.
<b>Assessed Value</b>	\$209,629	
<b>Zoning Classification</b>	[CR-3] Single Reside	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (mechanical locks)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Rancho Bella Vista South 480-682-3209	
<b>Association Fees</b>	\$72 / Month (Other: Common area greenbelts)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	subject is located in a fairly new subdivision of 125 homes with an average GLA of 1,971. Lots of residential/commercial development in the area. Subject is much newer than most in the area.
<b>Sales Prices in this Neighborhood</b>	Low: \$340,000 High: \$500,000	
<b>Market for this type of property</b>	Decreased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2645 E Omega Drive	31342 N. Cactus Rd	3149 E. Desert Moon Trail	3167 E. Denim Trail
<b>City, State</b>	Queen Creek, AZ	Queen Creek, AZ	San Tan Valley, AZ	San Tan Valley, AZ
<b>Zip Code</b>	85143	85143	85143	85143
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.20 <sup>1</sup>	0.36 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$435,000	\$439,000	\$475,000
<b>List Price \$</b>	--	\$425,000	\$439,000	\$465,000
<b>Original List Date</b>		12/04/2022	11/30/2022	09/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	18 · 19	14 · 23	91 · 93
<b>Age (# of years)</b>	5	17	16	17
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Other	Beneficial ; Adjacent to Park	Beneficial ; Other	Neutral ; Residential
<b>View</b>	Beneficial ; Other	Beneficial ; Park	Beneficial ; Other	Neutral ; Residential
<b>Style/Design</b>	2 Stories Conventional	2 Stories Conventional	2 Stories conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,152	2,336	2,293	2,307
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	--	--
<b>Lot Size</b>	.155 acres	.120 acres	.156 acres	.163 acres
<b>Other</b>	None	None	None	None

\* 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** Well maintained 4 bedroom, 3 bath home with a pool in San Tan Valley!! This home has it all - great room with separate dining area, one bedroom and full bathroom downstairs, large loft, blinds and fans throughout, two-tone paint and newer carpet. Large kitchen with black appliances, and breakfast bar. The laundry room is downstairs with cabinets for storage. The backyard is a paradise - low maintenance landscaping, custom pool with pebble tec and a water fall, covered patio and sun decking, perfect for entertaining!!(INFERIOR) Larger GLA (-8K) Pool (-10K) older (+18K) Inferior condition(+10K) 3 BA(-5K)
- Listing 2** Enjoy the Holidays knowing where your NEW YEAR of memories will begin. The bright open great room is surrounded by 4 BD 2.5 BA w/ bonus room. The many custom touches, the cute play area under the stairs & the modern half bath & entryway. The gorgeous quartz counters throughout exude a fresh and clean feel creating an entertaining mecca for all. The very roomy primary suite boasts a vaulted ceiling that flows right into the naturally lit owner's bath with dual sinks, a separate tub & shower, and a vanity. The HUGE walk-in closet has space for his clothes too! Take time to enjoy the scenic beauty of your spacious, low-maintenance backyard. San Tan Valley is one of the fastest-growing cities in the East Valley, building rapidly with new shops, restaurants. (INFERIOR) Older home(+18K) larger GLA(-4K)
- Listing 3** I'm beautiful inside, come see this fabulous 4 bed, 3.5 bath home nestled in Rancho Bella Vista in the San Tan Valley of Arizona. Come live in the rural town with hiking, farming and a sense of community outside the fast pace big city of Phoenix. This gorgeous home greets you with a quaint foyer, powder bathroom at entry and then you step into the cathedral ceilings of the living/family room. The tall ceilings and large windows offer a dramatic effect with plenty of natural, bright light. The light pours into the great room including a family dining room, spacious kitchen and a formal dining area great for entertaining or daily life. The stunning kitchen includes white cabinets, granite counters, stainless steel on black appliances and a large pantry. Touches of crown molding throughout(EAUAL) Older home(+18K) Larger GLA(-8K) 3.5 Bath(\_10K)

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2645 E Omega Drive	31405 N. Mesquite Way	1061 E. Poncho	979 E. Rosebud Dr
<b>City, State</b>	Queen Creek, AZ	San Tan Valley, AZ	San Tan Valley, AZ	San Tan Valley, AZ
<b>Zip Code</b>	85143	85143	85143	85143
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.08 <sup>1</sup>	1.13 <sup>1</sup>	1.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$469,000	\$499,900	\$475,000
<b>List Price \$</b>	--	\$380,000	\$439,900	\$469,000
<b>Sale Price \$</b>	--	\$385,000	\$439,900	\$464,900
<b>Type of Financing</b>	--	Va	Fha	Conventional
<b>Date of Sale</b>	--	11/15/2022	10/07/2022	12/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	120 · 119	55 · 126	73 · 73
<b>Age (# of years)</b>	5	17	17	17
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Other	Beneficial ; Adjacent to Park	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Other	Beneficial ; Park	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,152	2,336	2,337	2,385
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	4 · 3	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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>	--	--	Pool - Yes	--
<b>Lot Size</b>	.155 acres	.119 acres	.119 acres	.21 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$20,000	+\$5,000	+\$7,000
<b>Adjusted Price</b>	--	\$405,000	\$444,900	\$471,900

\* Sold 2 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** Huge price reduction on Beautiful two-story home in the peaceful Ranch Bella Vista is a MUST-SEE! 4 beds, 3 baths, and a 2 car garage. Welcoming great room with sliding doors that merge the inside & outside activities! Neutral gray paint t/out, carpet & tile floors downstairs, wood laminate floors upstairs, window treatments, and natural light. The kitchen boasts Stainless steel appliances, spacious counters, plenty of cabinets, and a breakfast bar. A loft upstairs fit for a TV/play area! Primary bedroom has a barn door that opens to the full ensuite w/dual sinks. Enjoy relaxing & entertaining in the large grassy backyard & covered patio, grass, and a paver patio w/fire pit! NO neighbors behind for max privacy! You'll LOVE it!(INFERIOR) Older home(+18K) Inferior condition(+10K) Larger GLA(-8K)
- Sold 2** Beautiful highly upgraded home. Super clean home seller is transferring out of state so your win. This move in ready 4 bed 3 bath features so many updated items. Some of the great updates, 2 new complete A/C units installed 2/2021, new carpet 2/2022, new irrigation system 2/2020, exterior house painted 2/2021, exterior window sun screens, interior window treatments, all appliances, lower level laminate flooring and pool patio with pavers all in the last 5 years. Some other great features full bath and bedroom on lower level, granite counters, updated kitchen cabinets, large loft which could be a great game room, oversized garage, awesome pool with paver patio, upgraded front/rear landscaping and so much more. Close to shopping, restaurants and job centers.(INFERIOR) Older home(+18K) Larger GLA(-8K) Pool(-10K), inferior location(+10K) 3Ba(-5K)
- Sold 3** Must-See Remodeled Home! Kitchen features such as beautiful cabinets, quartz counter tops and stainless-steel appliances and plenty of cabinets for storage. New Luxury Vinyl flooring in main areas and carpet in the bedrooms. Fresh paint and upgraded fixtures throughout the home. 2 and a half bathrooms and master bath comes with a separate tub and shower. Home has a large 3 car garage for plenty of parking. Property comes with a pool and a large backyard. Older home(+18K) Larger GLA(-8K) 3G(-10K) Larger lot(-3K) Inferior location(+10K)

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property was purchased at Trustee Sale on 7/1/2022 and put on market for \$399,000 and did not sell.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		1					
<b># of Sales in Previous 12 Months</b>		1					
<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>
--	--	--	--	Sold	07/01/2022	\$194,156	Tax Records
11/10/2022	\$399,000	12/21/2022	\$389,900	Cancelled	12/21/2022	\$389,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$450,000	\$450,000
<b>Sales Price</b>	\$445,000	\$445,000
<b>30 Day Price</b>	\$425,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market prices have declined 10% in the past 6 months. Seller's are having to give buyer incentives. I had to expand my search criteria in order to find similar comps.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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** 31342 N. Cactus Rd  
Queen Creek, AZ 85143



Front

**L2** 3149 E. Desert Moon Trail  
San Tan Valley, AZ 85143



Front

**L3** 3167 E. Denim Trail  
San Tan Valley, AZ 85143



Front



## Sales Photos

**S1** 31405 N. Mesquite Way  
San Tan Valley, AZ 85143



Front

**S2** 1061 E. Poncho  
San Tan Valley, AZ 85143



Front

**S3** 979 E. Rosebud Dr  
San Tan Valley, AZ 85143



Front

### ClearMaps Addendum

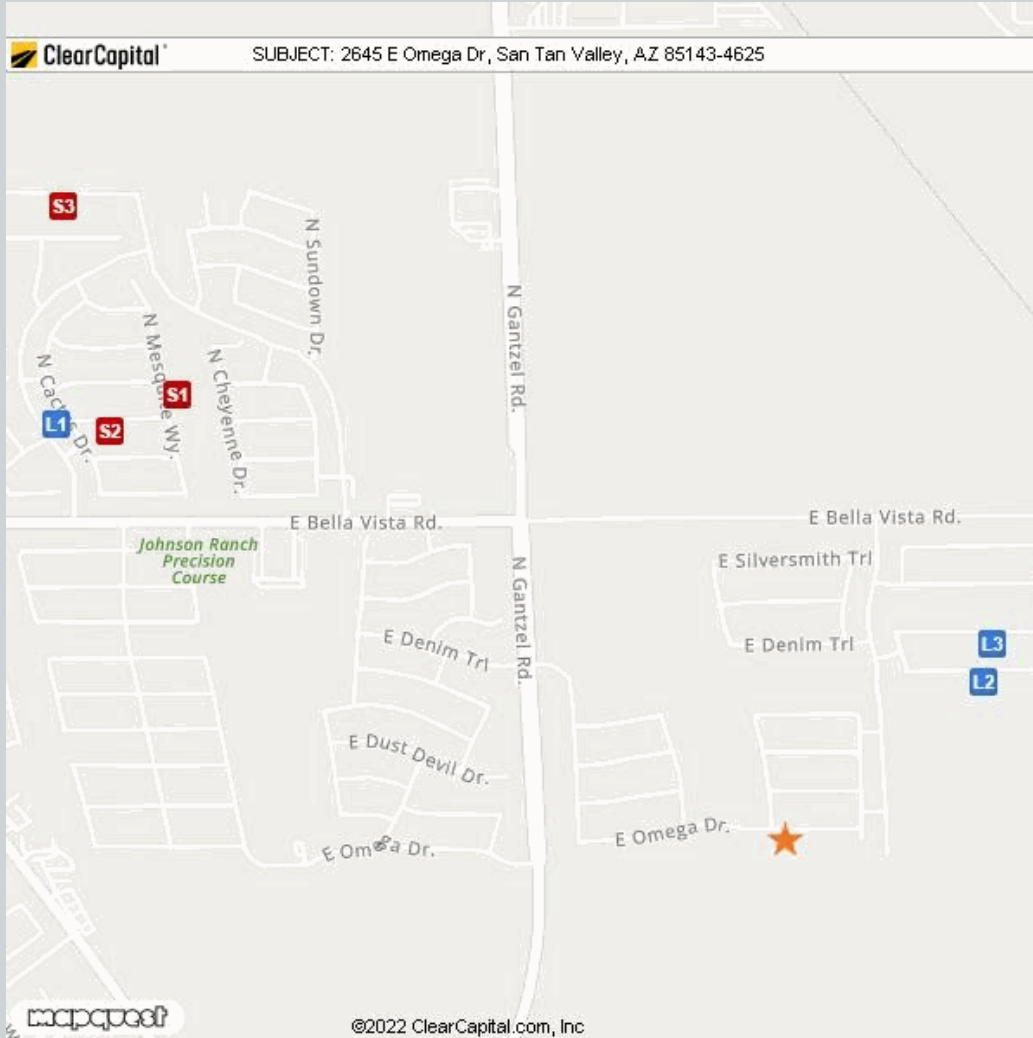
**Address** ★ 2645 E Omega Drive, Queen Creek, AZ 85143

**Loan Number** 50422

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2645 E Omega Drive, Queen Creek, AZ 85143	--	Parcel Match
L1 Listing 1	31342 N. Cactus Rd, Queen Creek, AZ 85142	1.20 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3149 E. Desert Moon Trail, San Tan Valley, AZ 85143	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3167 E. Denim Trail, San Tan Valley, AZ 85143	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	31405 N. Mesquite Way, San Tan Valley, AZ 85143	1.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1061 E. Poncho, San Tan Valley, AZ 85143	1.13 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	979 E. Rosebud Dr, San Tan Valley, AZ 85143	1.38 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>	Martin G. Georgianni	<b>Company/Brokerage</b>	Grace Realty Group
<b>License No</b>	BR026113000	<b>Address</b>	2883 E. Santa Fe Lane Gilbert AZ 85297
<b>License Expiration</b>	01/31/2024	<b>License State</b>	AZ
<b>Phone</b>	6024637374	<b>Email</b>	martingeorgianni@gmail.com
<b>Broker Distance to Subject</b>	13.84 miles	<b>Date Signed</b>	12/23/2022

*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.**