

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	4126 W Irwin Ave, Phoenix, AZ 85041	Order ID	9415486	Property ID	35564312
Inspection Date	06/17/2024	Date of Report	06/18/2024		
Loan Number	50440	APN	10589705		
Borrower Name	Champery Rental REO LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	Atlas_agedbpo	Tracking ID 1	Atlas_agedbpo
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHAMPERY RENTAL REO LLC	Condition Comments	
R. E. Taxes	\$1,915	Subject conforms to the neighborhood. Subject has good curb appeal. The subject property appears to be in good condition so the property should be marketed as-is.	
Assessed Value	\$33,900		
Zoning Classification	SFR		
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 520-829-7120		
Association Fees	\$76 / Month (Other: Common Area Maint)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The neighborhood is located in Phoenix. The subject is close to schools, shopping, major employment, and freeway access nearby.	
Sales Prices in this Neighborhood	Low: \$382,000 High: \$465,000		
Market for this type of property	Decreased 10 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4126 W Irwin Ave	4021 W Carter Rd	6521 S 43rd Dr	4209 W Maldonado Rd
City, State	Phoenix, AZ	Phoenix, AZ	Laveen, AZ	Phoenix, AZ
Zip Code	85041	85041	85339	85041
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.39 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$415,000	\$465,000	\$399,900
List Price \$	--	\$415,000	\$455,000	\$392,900
Original List Date		05/20/2024	03/14/2024	03/25/2024
DOM · Cumulative DOM	-- · --	19 · 29	96 · 96	51 · 85
Age (# of years)	20	22	20	20
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,103	1,830	2,169	1,830
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 3	3 · 2 · 1
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.08 acres	0.13 acres	0.08 acres
Other	MLS#	MLS#6708752	MLS#6676880	MLS#6682157

* 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** Welcome! A stunning single-family property boasts 4 spacious bedrooms, 2.5 well-appointed bathrooms, and a generous living space of 1,830 square feet, all set on a sizable lot. Built in 2002, this two-story residence features a modern open kitchen and upgraded tile, perfect for entertaining and family gatherings. The exterior's frame wood construction and concrete tile roofing add to the home's curb appeal and durability. Parking is a breeze with a 2-car garage. This home is surrounded by picturesque parks, including Camelback Mountain Park, Alkire Park, and Colter Park, offering ample opportunities for outdoor activities and relaxation. Laveen Elementary, Vista del Sur Accelerated, and Cesar Chavez High School, all part of the respected Laveen Elementary and PHX Union High School District
- Listing 2** Sharp FORMER MODEL 3BR/3BA plus den shows beautifully. Lots of upgrades including spacious island kitchen overlooking family room, complete with upgraded cherry cabinets, granite, and stainless steel appliances. Upstairs features Primary bedroom, guest room with en-suite bath, and open den/loft area with built-in cabinets/desk. One full bedroom/bath downstairs as well. Upgraded plank-style wood flooring, custom window coverings, upgraded bay windows in dining & kitchen complete the interior of this wonderful home. Double French doors lead to spacious backyard complete with covered patio, gazebo and mature landscaping. All of this, and close to Cesar Chavez park, schools, shopping and restaurants. This home shows very well and will NOT disappoint! Welcome home!
- Listing 3** Welcome to your dream home in Phoenix! This stunning home boasts an open floor concept, seamlessly blending modern appeal with timeless charm. Step inside to discover spacious living areas flooded with natural light, perfect for entertaining or simply unwinding. The sleek, updated kitchen features top-of-the-line appliances and ample counter space for culinary adventures. Retreat to the luxurious master suite, complete with a spa-like ensuite bath and walk-in closet. Outside, the backyard paradise awaits, offering the ultimate enjoyment with a covered patio ideal for dining and entertainment. Located less than 10 miles from downtown Phoenix, this home epitomizes Arizona living at its finest. Come experience luxury and comfort in one of Phoenix's most desired communities!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4126 W Irwin Ave	4137 W Irwin Ave	4205 W Irwin Ave	7425 S 39th Dr
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85041	85041	85041	85041
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.08 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$419,000	\$430,000
List Price \$	--	\$375,000	\$379,900	\$430,000
Sale Price \$	--	\$375,000	\$385,000	\$420,000
Type of Financing	--	Conventional	Fha	Other
Date of Sale	--	04/16/2024	02/13/2024	03/15/2024
DOM · Cumulative DOM	-- · --	11 · 42	138 · 171	16 · 32
Age (# of years)	20	21	21	23
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,103	1,616	2,103	2,238
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.07 acres	0.09 acres	0.13 acres
Other	MLS#	MLS#6672714	MLS#6597561	MLS#6663096
Net Adjustment	--	+\$20,500	+\$1,000	-\$6,400
Adjusted Price	--	\$395,500	\$386,000	\$413,600

* Sold 2 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** Home, sweet home! Positioned in the esteemed Arlington Estates, this lovely 3-bed, 2.5-bath residence is a testament to refined living. You'll be delighted by the semi-open layout featuring high ceilings, neutral palette, & wood-look tile flooring that promises durability & easy maintenance. The kitchen comes w/ gleaming quartz counters, refinished cabinets w/ crown moulding, sleek SS appliances, a pantry, & a peninsula w/ a breakfast bar for casual dining. A cozy loft awaits, perfect as a reading nook or intimate TV lounge. The main bedroom boasts plush carpeting, a walk-in closet, & a private bathroom w/ dual sinks. Venture outside to find a backyard offering a covered patio & a fire pit for cool evenings. Great location close to shopping, dining & freeways. Come see this home today!
- Sold 2** Updated 3 BR/2.5 BA two-story home with great room and large loft in Arlington Estates. This move in ready home features new carpet and paint throughout. There is a large open family room off of the kitchen. The kitchen features brand new stainless steel appliances and new granite countertops.
- Sold 3** This spacious 4-bedroom, 3 full bath home sounds like a fantastic opportunity! With features like tile and laminate flooring throughout, a den/office downstairs, a loft upstairs, and a game room or TV room, there's plenty of space for living and entertaining. The convenience of having the laundry upstairs and all bedrooms on the same level adds practicality to daily living. Plus, being within walking distance from a community park, high school, library, community center, and park is a major bonus for families or anyone who enjoys outdoor activities and community amenities. Additionally, the proximity to the 202 freeway provides easy access to both the east and west valley, as well as nearby shopping, restaurants, and South Mountain hiking trails. It sounds like this home offers both

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				All available resources, including Zillow, have been checked. At the time of entry the subject property had not been listed within the last 12 months.			
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	\$400,000	\$400,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
Most weight given to sold comp 2 because it is most similar to the subject in sqft, location and age. The subject property and homes in the area have peaked and appear to be declining now. The Market is declining, down 10% in the last 6 months. The inventory of the homes in the area remains at an approximate 3 month supply. The comps that are being used are the best available for determining the value.		

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 4021 W CARTER RD
Phoenix, AZ 85041



Front

L2 6521 S 43RD DR
Laveen, AZ 85339



Front

L3 4209 W MALDONADO RD
Phoenix, AZ 85041



Front

Sales Photos

S1 4137 W IRWIN AVE
Phoenix, AZ 85041



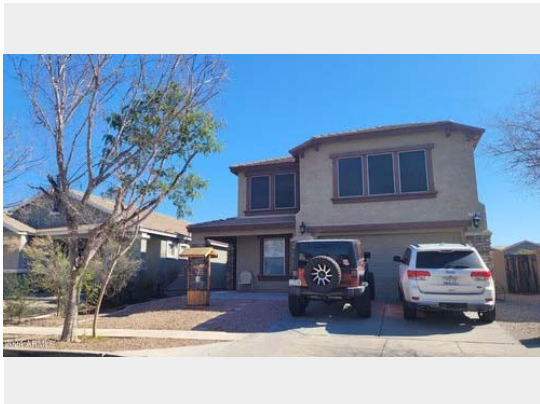
Front

S2 4205 W IRWIN AVE
Phoenix, AZ 85041



Front

S3 7425 S 39TH DR
Phoenix, AZ 85041



Front

ClearMaps Addendum

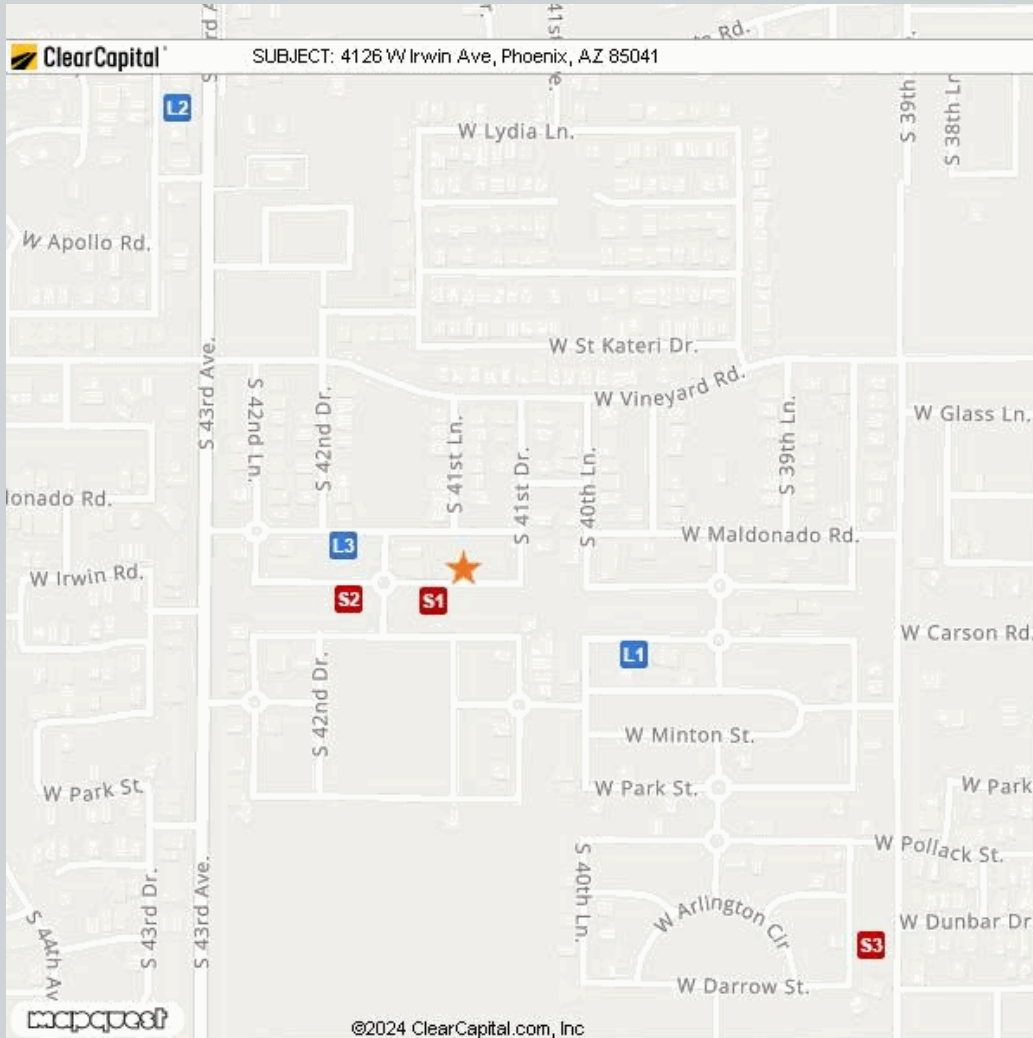
Address ★ 4126 W Irwin Ave, Phoenix, AZ 85041

Loan Number 50440

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4126 W Irwin Ave, Phoenix, AZ 85041	--	Parcel Match
L1 Listing 1	4021 W Carter Rd, Phoenix, AZ 85041	0.14 Miles ¹	Parcel Match
L2 Listing 2	6521 S 43rd Dr, Laveen, AZ 85339	0.39 Miles ¹	Parcel Match
L3 Listing 3	4209 W Maldonado Rd, Phoenix, AZ 85041	0.09 Miles ¹	Parcel Match
S1 Sold 1	4137 W Irwin Ave, Phoenix, AZ 85041	0.03 Miles ¹	Parcel Match
S2 Sold 2	4205 W Irwin Ave, Phoenix, AZ 85041	0.08 Miles ¹	Parcel Match
S3 Sold 3	7425 S 39th Dr, Phoenix, AZ 85041	0.40 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	David Cole	Company/Brokerage	REI & REO Realty
License No	BR522060000	Address	2209 W Dunbar Dr Phoenix AZ 85041
License Expiration	04/30/2026	License State	AZ
Phone	4807032060	Email	REIREODave@gmail.com
Broker Distance to Subject	2.42 miles	Date Signed	06/18/2024

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.