

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>	517 W Wayland Drive, Phoenix, AZ 85041	<b>Order ID</b>	8603490	<b>Property ID</b>	33870148
<b>Inspection Date</b>	02/03/2023	<b>Date of Report</b>	02/03/2023		
<b>Loan Number</b>	50630	<b>APN</b>	11339037		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Maricopa		

### Tracking IDs

<b>Order Tracking ID</b>	02.01.23 BPO Citi-CS Update	<b>Tracking ID 1</b>	02.01.23 BPO Citi-CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC,	<b>Condition Comments</b> The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition for this report.
<b>R. E. Taxes</b>	\$1,071	
<b>Assessed Value</b>	\$231,800	
<b>Zoning Classification</b>	Residential M-M	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Sunland Estates HOA 6023140096	
<b>Association Fees</b>	\$25 / Month (Other: Association Fee Incl: Common Area Maint)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in the SUNLAND ESTATES Subdivision which has 39 similar homes.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$275800 High: \$513000	
<b>Market for this type of property</b>	Decreased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	517 W Wayland Drive	706 W Saint Anne Ave	5216 S 4th St	815 W Lydia Ln
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85041	85041	85040	85041
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.52 <sup>1</sup>	0.71 <sup>1</sup>	0.52 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,900	\$345,000	\$339,000
<b>List Price \$</b>	--	\$299,900	\$345,000	\$339,000
<b>Original List Date</b>		01/27/2023	11/09/2022	01/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 7	84 · 86	8 · 10
<b>Age (# of years)</b>	22	19	22	19
<b>Condition</b>	Average	Average	Average	Average
<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>	1 Story Southwestern/Ranch	1 Story Southwestern/Ranch	1 Story Southwestern/Ranch	1 Story Southwestern/Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,185	1,152	1,202	1,349
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	--	--	--	--
<b>Lot Size</b>	0.11 acres	0.10 acres	0.13 acres	0.09 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Public Remarks: Welcome home to this beautifully kept single story home. A rare find in the Vineyard Hills Estates. Ceramic tile flooring throughout and both bathrooms completely remodeled! This home also has a brand new A/C Unit as well as a brand new water heater. Corner lot with a great location.
- Listing 2** Public Remarks: Check out this wonderful single-level home waiting for its new owner! Displaying a 2-car garage, a gated green grass front yard, and a paver front patio to enjoy a morning coffee. Come inside to discover a welcoming great room paired with neutral paint, tons of natural light, sliding doors to the back, and laminate floors w/tile in all the wet areas. The kitchen features built-in appliances, dark Espresso cabinets, a pantry, and recessed lighting. Inside the main bedroom, you'll find a walk-in closet and a full bathroom for added comfort. The perfectly sized backyard with a covered patio is the ideal resting spot after a busy day! Fantastic Phoenix location close to schools, shopping, restaurants, and freeways. Excellent for a starter house! Don't miss this opportunity!
- Listing 3** Public Remarks: Home sweet home! Desired to own this adorable 3 bed, 2 bath residence with a 2-car garage and no-fuss front yard! Be impressed by an appealing interior featuring wood-look & tile flooring, archways, neutral palette, ceiling fans, window blinds, and a spacious living room with Arcadia doors leading to the back patio. The lovely kitchen is waiting for your cooking skills and offers plenty of cabinets with crown moulding, built-in appliances, and a bright dining area. Owner will have stove put in for any buyer. You'll love the generous-sized primary bedroom filled with natural light and has a walk-in closet. Enjoy a cool drink under the relaxing covered patio in the backyard after a hard day's work. Don't miss this gem! Just pack your bags and move in!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	517 W Wayland Drive	812 W Saint Charles Ave	6612 S 16th Dr	7232 S 2nd Ln
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85041	85041	85041	85041
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	0.97 <sup>1</sup>	1.00 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$263,000	\$360,000	\$335,000
<b>List Price \$</b>	--	\$263,000	\$360,000	\$335,000
<b>Sale Price \$</b>	--	\$275,000	\$360,000	\$335,000
<b>Type of Financing</b>	--	Fixed	Fixed	Fixed
<b>Date of Sale</b>	--	01/06/2023	01/24/2023	12/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	30 · 30	41 · 41	29 · 29
<b>Age (# of years)</b>	22	19	19	19
<b>Condition</b>	Average	Average	Good	Average
<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>	1 Story Southwestern/Ranch	1 Story Southwestern/Ranch	1 Story Southwestern/Ranch	1 Story Southwestern/Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,185	964	1,343	1,260
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	--	--	--	--
<b>Lot Size</b>	0.11 acres	0.09 acres	0.14 acres	0.25 acres
<b>Other</b>	--	\$7500 Seller concessions	\$5000 seller concessions	8725 seller concessions
<b>Net Adjustment</b>	--	+\$32,500	-\$35,000	-\$28,750
<b>Adjusted Price</b>	--	\$307,500	\$325,000	\$306,250

\* 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** Public Remarks: Welcome to this fabulous area! Windows create a light filled interior with well placed neutral accents. Step into the kitchen, complete with an eye catching stylish backsplash. Head to the spacious primary suite with good layout and closet included. Extra bedrooms add nice flex space for your everyday needs. The primary bathroom features plenty of under sink storage waiting for your home organization needs. Take it easy in the fenced in back yard. The sitting area makes it great for BBQs! A must see!
- Sold 2** Public Remarks: Beautiful, move-in ready home that's an amazing value! 3 bedrooms and 2 bathrooms. The primary suite is its own getaway- with a walk-in closet, and a large full bathroom. Kitchen was remodeled including brand new appliances in 2021. High, vaulted ceilings are just right for the layout. Oversized backyard is your blank canvas to make all your dreams come to life. Room for dogs, a pool, playground, garden... you name it! Excellent location that makes a commute or downtown dining easy. And, hikes on South Mountain are only 7 minutes away!
- Sold 3** Public Remarks: Great starter home that is in a great central location of Phoenix. Newer home that comes with low maintenance tile throughout the house. 3 Bedroom 2 Bathroom home that has indoor laundry. Front and back yard are rock and desert landscape for very low upkeep. 2 Car garage with epoxy coating. Perfect house for a new homebuyer or an investor. Property qualifies for Midfirst Home Loan Grant of \$15, 000 to qualified buyer!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	\$315,000	\$315,000
<b>Sales Price</b>	\$310,000	\$310,000
<b>30 Day Price</b>	\$300,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition for this report. Subject market is declining with increasing inventory and decreasing sales prices. There are few if any distressed properties in the subject area which are having no impact on the subject market at this time. All available comparables were reviewed, the most similar and proximate to the subject were selected, appropriate adjustments were made where necessary.</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



Side



Side



Street



Street



### Subject Photos



Other



Other

## Listing Photos

**L1** 706 W Saint Anne Ave  
Phoenix, AZ 85041



Front

**L2** 5216 S 4th St  
Phoenix, AZ 85040



Front

**L3** 815 W Lydia Ln  
Phoenix, AZ 85041



Front

## Sales Photos

**S1** 812 W Saint Charles Ave  
Phoenix, AZ 85041



Front

**S2** 6612 S 16th Dr  
Phoenix, AZ 85041



Front

**S3** 7232 S 2nd Ln  
Phoenix, AZ 85041



Front

### ClearMaps Addendum

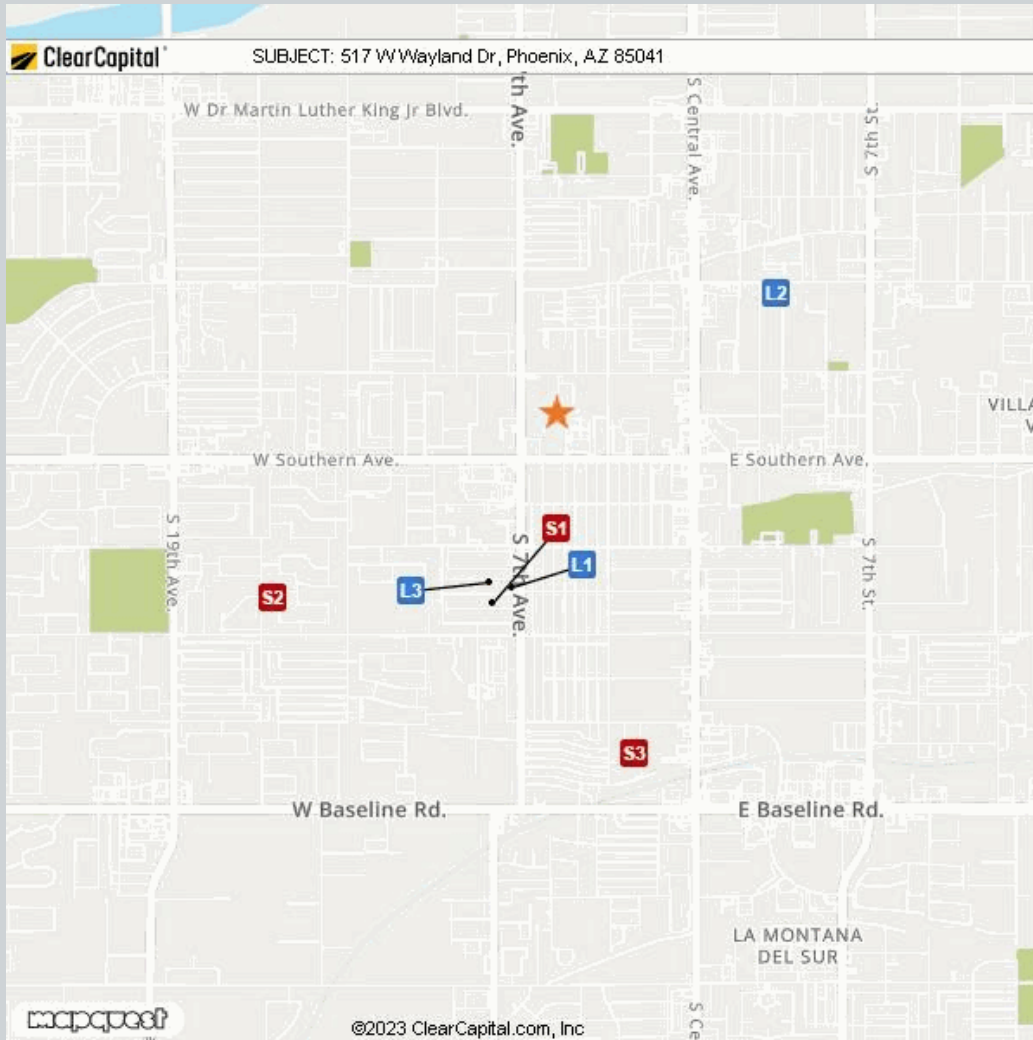
**Address** ★ 517 W Wayland Drive, Phoenix, AZ 85041

**Loan Number** 50630

**Suggested List** \$315,000

**Suggested Repaired** \$315,000

**Sale** \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	517 W Wayland Drive, Phoenix, AZ 85041	--	Parcel Match
L1 Listing 1	706 W Saint Anne Ave, Phoenix, AZ 85041	0.52 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5216 S 4th St, Phoenix, AZ 85040	0.71 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	815 W Lydia Ln, Phoenix, AZ 85041	0.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	812 W Saint Charles Ave, Phoenix, AZ 85041	0.57 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6612 S 16th Dr, Phoenix, AZ 85041	0.97 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7232 S 2nd Ln, Phoenix, AZ 85041	1.00 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>	Scott Stone	<b>Company/Brokerage</b>	SStone PLLC
<b>License No</b>	SA510681000	<b>Address</b>	1776 North Scottsdale Road Scottsdale AZ 85257
<b>License Expiration</b>	05/31/2024	<b>License State</b>	AZ
<b>Phone</b>	6022955100	<b>Email</b>	sstonebpo@gmail.com
<b>Broker Distance to Subject</b>	10.15 miles	<b>Date Signed</b>	02/03/2023

*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.**