

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>	118 N 223rd Avenue, Buckeye, AZ 85326	<b>Order ID</b>	8603490	<b>Property ID</b>	33870147
<b>Inspection Date</b>	02/03/2023	<b>Date of Report</b>	02/04/2023		
<b>Loan Number</b>	50686	<b>APN</b>	504-20-193		
<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>	
<b>R. E. Taxes</b>	\$1,970	<p>The subject is a 2-story house located on an interior lot in the subdivision of Sundance in Buckeye, AZ. No needed repairs were noted during the inspection. The home conforms to other homes in the neighborhood. The home backs to a wash.</p>	
<b>Assessed Value</b>	\$196,600		
<b>Zoning Classification</b>	Rental Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(According to the MLS, the subject is vacant and on a lockbox.)			
<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>	Sundance HOA 602-957-9191		
<b>Association Fees</b>	\$146 / Quarter (Other: common area maintenance)		
<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	<p>The subject home is located in the subdivision of Sundance, which is approximately 6 miles NE of Buckeye town center. Sundance is a golf course community with a centrally located golf course that has a clubhouse and restaurant. Shopping centers and restaurants are located at Watson and Yuma Roads. The community contains Elementary/Jr. High schools, play parks, and sports courts. Access to the interstate highway is about 2 miles to the north.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$295,000 High: \$750,000		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	118 N 223rd Avenue	22186 W. Woodlands Ct.	1292 S. 222nd Lane	22420 W. Solano Dr.
<b>City, State</b>	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
<b>Zip Code</b>	85326	85326	85326	85326
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.93 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$445,000	\$390,000	\$382,000
<b>List Price \$</b>	--	\$381,000	\$375,000	\$382,000
<b>Original List Date</b>		08/21/2022	12/27/2022	01/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	167 · 167	39 · 39	5 · 5
<b>Age (# of years)</b>	19	19	18	18
<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>	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,267	2,267	2,002	2,267
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3	4 · 2 · 1	4 · 3
<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>	--	--	--	--
<b>Lot Size</b>	0.13 acres	0.14 acres	0.12 acres	0.12 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

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

**Listing 1** Equal GLA, equal number of bedrooms, equal number of baths, equal size garage, similar lot size. Cul-de-sac lot, solar panels owned, security system.

**Listing 2** Inferior GLA, equal number of bedrooms, one less half bath, equal size garage, similar lot size. Kitchen and flooring updated in 2022, partial baths update in 2022, built-in garage cabinets.

**Listing 3** Equal GLA, equal number of bedrooms, equal number of baths, equal size garage, similar lot size. Security system, newer interior and exterior paint, newer flooring.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	118 N 223rd Avenue	22336 W. Solano Dr.	22502 W. Woodlands Ave.	63 N. 219th Lane
<b>City, State</b>	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ	Buckeye, AZ
<b>Zip Code</b>	85326	85326	85326	85326
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.23 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$390,000	\$380,000	\$450,000
<b>List Price \$</b>	--	\$365,000	\$380,000	\$384,900
<b>Sale Price \$</b>	--	\$365,000	\$375,000	\$380,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	11/17/2022	12/30/2022	01/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	15 · 72	34 · 44	101 · 135
<b>Age (# of years)</b>	19	20	18	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>	2 Stories conventional	2 Stories conventional	2 Stories conventional	2 Stories conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,267	2,267	2,267	2,267
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	5 · 3	4 · 3	4 · 3
<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>	0.13 acres	0.12 acres	0.20 acres	0.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$500	-\$500	-\$10,000
<b>Adjusted Price</b>	--	\$364,500	\$374,500	\$370,000

\* 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** Equal GLA = 0 adjustment One additional bedroom = (-\$500) Equal size garage, equal number of baths, similar lot size = 0 adjustment Total = (-\$500). Corner lot, loft, washer & dryer convey.

**Sold 2** Equal GLA = 0 adjustment Equal number of bedrooms, equal number of baths = 0 adjustment Equal size garage = 0 adjustment Superior lot size = (-\$500) Total = (-\$500). Cul-de-sac lot, borders common area, sunscreens, partial baths update in 2022.

**Sold 3** Equal GLA = 0 adjustment Equal number of bedrooms, equal number of baths = 0 adjustment Equal size garage = 0 adjustment Superior lot size = (-\$500) Pool = (-\$10000) Total = (-\$10000). Water softener owned, loft, den.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>	Superstars Realty			According to tax records, the subject home was sold as a non-MLS sale on 7/29/22 for the price of \$298,000. No other information is available for this sale. According to the MLS, the subject was listed as a standard sale on 6/22/22 for the price of \$455,000. The price was changed on 7/4/22 to \$429,000. The listing was cancelled on 7/13/22 at the same price of \$429,000. According to the MLS, the subject was listed on 1/5/23 as a standard sale for the price of \$399,900. The price was changed to \$395,000 on 2/3/23. The subject is currently listed as Active at the price \$395,000.			
<b>Listing Agent Name</b>	Arthur Welch						
<b>Listing Agent Phone</b>	623-239-0926						
<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>
06/02/2022	\$455,000	07/13/2022	\$429,000	Sold	07/29/2022	\$298,000	MLS
--	--	--	--	Sold	07/29/2022	\$298,000	Tax Records
01/05/2023	\$399,900	02/03/2023	\$395,000	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$381,000	\$381,000
<b>Sales Price</b>	\$374,500	\$374,500
<b>30 Day Price</b>	\$364,500	--
<b>Comments Regarding Pricing Strategy</b>		
Estimated sale price is for the subject home to sell within 90-120 days at fair market value based on fair market comps for the area. Strong consideration was given to the sold comps in determining estimated sale price since they are proven recent sales in the area. Market in the area continues to decline.		

## 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



Other

## Listing Photos

**L1** 22186 W. Woodlands Ct.  
Buckeye, AZ 85326



Front

**L2** 1292 S. 222nd Lane  
Buckeye, AZ 85326



Front

**L3** 22420 W. Solano Dr.  
Buckeye, AZ 85326



Front

## Sales Photos

**S1** 22336 W. Solano Dr.  
Buckeye, AZ 85326



Front

**S2** 22502 W. Woodlands Ave.  
Buckeye, AZ 85326



Front

**S3** 63 N. 219th Lane  
Buckeye, AZ 85326



Front

## ClearMaps Addendum

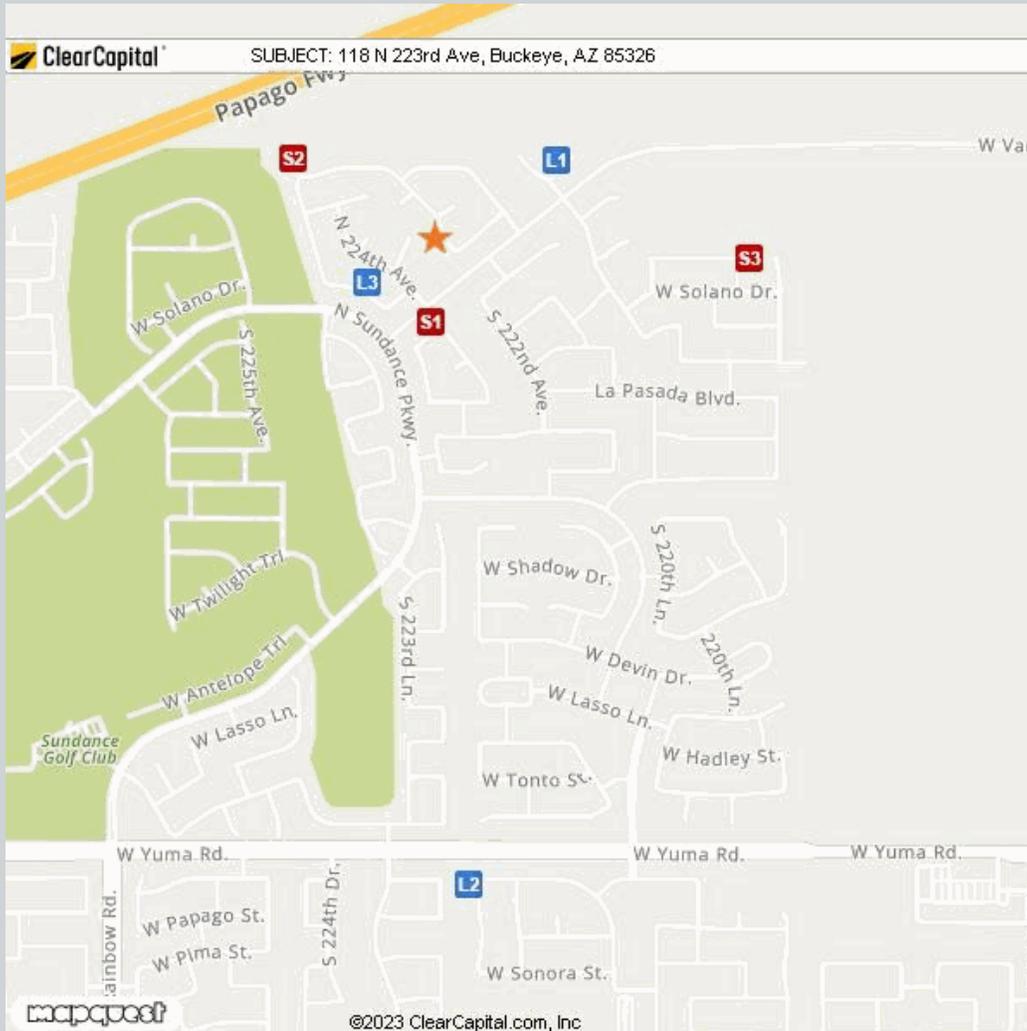
**Address** ★ 118 N 223rd Avenue, Buckeye, AZ 85326

**Loan Number** 50686

**Suggested List** \$381,000

**Suggested Repaired** \$381,000

**Sale** \$374,500



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	118 N 223rd Avenue, Buckeye, AZ 85326	--	Parcel Match
L1 Listing 1	22186 W. Woodlands Ct., Buckeye, AZ 85326	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1292 S. 222nd Lane, Buckeye, AZ 85326	0.93 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	22420 W. Solano Dr., Buckeye, AZ 85326	0.12 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	22336 W. Solano Dr., Buckeye, AZ 85326	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	22502 W. Woodlands Ave., Buckeye, AZ 85326	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	63 N. 219th Lane, Buckeye, AZ 85326	0.45 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>	Cheryl Vinson	<b>Company/Brokerage</b>	Coldwell Banker Residential Brokerage
<b>License No</b>	SA575259000	<b>Address</b>	22134 W LA PASADA BLVD Buckeye AZ 85326
<b>License Expiration</b>	05/31/2024	<b>License State</b>	AZ
<b>Phone</b>	6233441000	<b>Email</b>	cvinson345@msn.com
<b>Broker Distance to Subject</b>	0.32 miles	<b>Date Signed</b>	02/04/2023

*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:**

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