

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	8601 W Preston Lane, Tolleson, AZ 85353	Order ID	8603490	Property ID	33870407
Inspection Date	02/03/2023	Date of Report	02/06/2023		
Loan Number	50721	APN	10155006		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments 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.
R. E. Taxes	\$1,599	
Assessed Value	\$306,200	
Zoning Classification	Residential R-6	
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	Heritage Point HOA 602-957-9191	
Association Fees	\$158 / Quarter (Other: Common Area Maint)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The neighborhood is located in Tolleson. The subject is close to schools, shopping, major employment, and freeway access nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$390,000 High: \$445,000	
Market for this type of property	Increased 0 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8601 W Preston Lane	8815 W Gibson Ln	8538 W Cordes Rd	2442 S 86th Ln
City, State	Tolleson, AZ	Tolleson, AZ	Tolleson, AZ	Tolleson, AZ
Zip Code	85353	85353	85353	85353
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.13 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$424,000	\$429,900	\$435,000
List Price \$	--	\$414,000	\$429,900	\$435,000
Original List Date		11/22/2022	10/12/2022	01/04/2023
DOM · Cumulative DOM	-- · --	67 · 76	116 · 117	27 · 33
Age (# of years)	20	18	17	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	1 Story Ranch	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,207	2,280	2,228	2,417
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.14 acres	0.11 acres	0.12 acres	0.18 acres
Other	MLS#6514376	MLS#6492305	MLS#6476578	MLS#6503723

* 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** Excellent house in the Farmington park community in Tolleson, this house offers 3 bedrooms and 2.5 bathrooms upon entering you have an open space welcoming a living/dining room the kitchen features a granite countertop, and pantry the loft has enough space for an office the master bedroom is spacious with walking closet, the tub and bathroom are separated with two sinks, spacious yard no rear neighbors Near parks, schools, shopping, and more! Don't miss this fantastic opportunity!
- Listing 2** Must use Showing time. All facts and figures are deemed accurate but must be confirmed by the buyer. 2 dogs beware. Seller says they are friendly. DO NOT let them out.
- Listing 3** ***LARGE DREAM HOME*** Tile flooring in all the right places. An absolutely stunning kitchen with new GRANITE counter tops N GRANITE backsplash, stainless appliances. Look out from the beautiful kitchen and family room to a perfect back yard with covered patio, and SPARKLING POOL, great landscaping and perfect for entertaining. All bedrooms are upstairs . Your buyer will be shocked at how roomy all the bedrooms are. This house has a PERFECT LAYOUT. Really so inviting when you walk in and FEEL THE FLOW of this open floor plan. The tandem GARAGE HOLDS 4 CARS, and plenty of room for storage, Best of all MOTIVATED seller!! PLEASE use Showing time and thanks for showing!!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8601 W Preston Lane	8722 W Pioneer St	3431 S 84th Ln	8609 W Magnolia St
City, State	Tolleson, AZ	Tolleson, AZ	Tolleson, AZ	Tolleson, AZ
Zip Code	85353	85353	85353	85353
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.53 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,000	\$430,000	\$460,000
List Price \$	--	\$389,900	\$420,000	\$440,000
Sale Price \$	--	\$400,000	\$410,000	\$430,000
Type of Financing	--	Conventional	Cash	Fha
Date of Sale	--	11/29/2022	10/12/2022	10/06/2022
DOM · Cumulative DOM	-- · --	69 · 155	27 · 41	41 · 58
Age (# of years)	20	16	19	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	1 Story Ranch	2 Stories Colonial	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,207	2,424	2,145	2,207
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 3 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	0.14 acres	0.13 acres	0.12 acres	0.16 acres
Other	MLS#6514376	MLS#6425061	MLS#6458199	MLS#6447271
Net Adjustment	--	-\$7,700	+\$3,500	+\$3,000
Adjusted Price	--	\$392,300	\$413,500	\$433,000

* Sold 3 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** This Tolleson two-story offers a spacious 4 bedrooms, 2.5 bathrooms, big size greeting room with vaulted ceilings, a loft, an office, and a two-car garage. Backyard features a stretch wide covered patio, and gravel for easy care. come check this one out in the heart of the great city of Tolleson!
- Sold 2** IMPECCABLE!!! This beautiful home has been completely painted inside and out plus new carpet. It features 4 bedrooms, 2.5 bathrooms, 2,145 sqft, 2 car garage. Vaulted ceilings, formal living room, dining room, large kitchen with kitchen island. Desert landscape front and back, cul-de-sac backs to a greenbelt. Complete backyard privacy. Near community park. Also, you will find all the restaurants, shopping, schools, and entertainment options near by. Everything you need just an incredibly short distance away. You will be impressed with this home. A must see!
- Sold 3** Motivated Seller and priced below market value! A wonderful opportunity to own this move-in ready home located in Ryland at Heritage Point! The single level home features 3 bedrooms + den/office , 2 bathrooms, and a THREE car garage. An ideal north/south lot located directly next to the community green belt! This functional split floor plan boasts a formal living/dining, and a kitchen that opens to the great room making it an entertainers delight. The upgraded kitchen has staggered cabinetry, granite counters, stainless appliances to include a GAS range, and a dedicated pantry! The owner's suite is light and bright and generous in size. This bathroom features dual sinks, a separate shower and garden tub, and a great walk-in closet. All other bedrooms are very spacious. The laundry room is just off the garage and comes to you with the washer and dryer! All new LED lighting throughout. You will enjoy this low maintenance backyard! Here you will find a large covered patio, extensive pavers, artificial turf and well designed desert landscaping! And who wouldn't love this 3 car garage!! This attractive community is conveniently located to shopping, dining and with easy freeway access. Put this at the top of your list!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Superstars Realty	The tax record shows a sale on 08/08/2022 for \$320,000. The subject may have sold for higher than comps in the area, which is typical in markets that have low inventory and increasing pricing. The subject property was listed as an arms length listing on 01/27/2023 for \$449,900.					
Listing Agent Name	Arthur Welch						
Listing Agent Phone	623-298-5660						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	08/08/2022	\$320,000	Tax Records
01/27/2023	\$449,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$435,000	\$435,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>Most weight given to sold comp 3 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 5% 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.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 8815 W GIBSON LN
Tolleson, AZ 85353



Front

L2 8538 W CORDES RD
Tolleson, AZ 85353



Front

L3 2442 S 86TH LN
Tolleson, AZ 85353



Front

Sales Photos

S1 8722 W PIONEER ST
Tolleson, AZ 85353



Front

S2 3431 S 84TH LN
Tolleson, AZ 85353



Front

S3 8609 W MAGNOLIA ST
Tolleson, AZ 85353



Front

ClearMaps Addendum

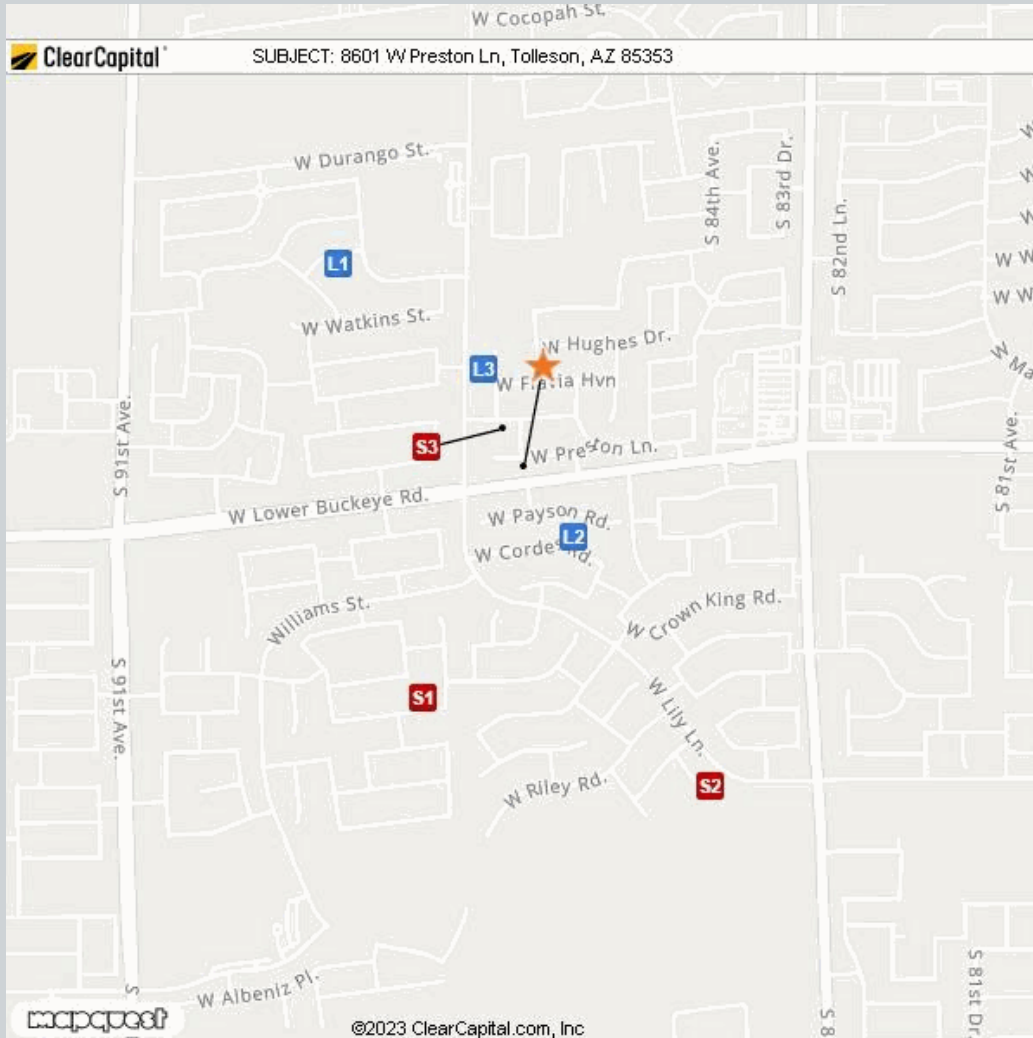
Address ★ 8601 W Preston Lane, Tolleson, AZ 85353

Loan Number 50721

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8601 W Preston Lane, Tolleson, AZ 85353	--	Parcel Match
L1 Listing 1	8815 W Gibson Ln, Tolleson, AZ 85353	0.39 Miles ¹	Parcel Match
L2 Listing 2	8538 W Cordes Rd, Tolleson, AZ 85353	0.13 Miles ¹	Parcel Match
L3 Listing 3	2442 S 86th Ln, Tolleson, AZ 85353	0.15 Miles ¹	Parcel Match
S1 Sold 1	8722 W Pioneer St, Tolleson, AZ 85353	0.36 Miles ¹	Parcel Match
S2 Sold 2	3431 S 84th Ln, Tolleson, AZ 85353	0.53 Miles ¹	Parcel Match
S3 Sold 3	8609 W Magnolia St, Tolleson, AZ 85353	0.06 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	Dave Cole	Company/Brokerage	REI & REO Realty
License No	BR522060000	Address	2209 W Dunbar Dr Phoenix AZ 85041
License Expiration	04/30/2024	License State	AZ
Phone	4807032060	Email	REIREODave@gmail.com
Broker Distance to Subject	8.60 miles	Date Signed	02/06/2023

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.