

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	17884 W Summerhaven Drive, Goodyear, AZ 85338	Order ID	8644873	Property ID	33975296
Inspection Date	03/09/2023	Date of Report	03/10/2023		
Loan Number	50807	APN	400-81-371		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	03.06.23 BPO Citi-CS Update	Tracking ID 1	03.06.23 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,528	The subject is a 2-story house located on an interior lot in the subdivision of Estrella Mountain Ranch in Goodyear, AZ. No needed repairs were noted during the drive-by inspection. The home conforms to other homes in the neighborhood. The home is across from preserve land on the south.	
Assessed Value	\$274,600		
Zoning Classification	Rental Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(According to the MLS, the subject is vacant and on a lockbox.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Estrella Mountain Ranch HOA 623-386-1112		
Association Fees	\$333 / Quarter (Other: common area maintenance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Estrella Mountain Ranch is a planned community located in the foothills just south of Goodyear proper. The community contains golf courses, lakes, lakeside parks, yacht club, hiking trails, and a water park. There are two elementary/junior high schools and one high school in the community. The subdivision contains a small shopping center with groceries, drug store, and fast food restaurants. However, most shopping and other services require travel of at least 5 miles into Goodyear. Note: There are lakes at the center of the community and a golf course runs through parts of the housing area. Ho...	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$1,200,000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<180		

Neighborhood Comments

Estrella Mountain Ranch is a planned community located in the foothills just south of Goodyear proper. The community contains golf courses, lakes, lakeside parks, yacht club, hiking trails, and a water park. There are two elementary/junior high schools and one high school in the community. The subdivision contains a small shopping center with groceries, drug store, and fast food restaurants. However, most shopping and other services require travel of at least 5 miles into Goodyear. Note: There are lakes at the center of the community and a golf course runs through parts of the housing area. Housing areas are separated by these features and by natural desert habitat. Therefore some comps may be over one mile in proximity from the subject.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	17884 W Summerhaven Drive	17846 W. Buckhorn Dr.	17627 W. Golden Eye Ave.	13188 S. 181st Ave.
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85338	85338	85338	85338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.36 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$485,000	\$539,000
List Price \$	--	\$465,000	\$479,000	\$514,000
Original List Date		01/11/2023	01/13/2023	10/26/2022
DOM · Cumulative DOM	-- · --	57 · 58	56 · 56	135 · 135
Age (# of years)	20	19	21	17
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 conventional	1 Story ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,633	2,258	2,218	2,346
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2	3 · 2
Total Room #	9	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	0.19 acres	0.17 acres	0.17 acres	0.18 acres
Other	--	--	--	--

* 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.

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

Listing 1 Inferior GLA, equal number of bedrooms, one less half bath, inferior size garage, similar lot size. Den, freshly painted interior, across from park.

Listing 2 Inferior GLA, one less bedroom, one less half bath, equal size garage, similar lot size. Solar panels leased, sunscreens, synthetic grass back, kitchen and baths partially updated in 2021.

Listing 3 Inferior GLA, gated community, one less bedroom, one less half bath, inferior garage, similar lot size. Solar panels leased, den, corner lot, fireplace in family room, synthetic grass back.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17884 W Summerhaven Drive	18440 W. Wind Song Ave.	13633 S. 183rd Ave.	13118 S. 177th Ave.
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85338	85338	85338	85338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.66 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$574,900	\$564,900	\$525,000
List Price \$	--	\$474,900	\$524,900	\$525,000
Sale Price \$	--	\$474,900	\$505,000	\$525,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	10/21/2022	01/13/2023	12/06/2022
DOM · Cumulative DOM	-- · --	50 · 43	142 · 138	13 · 39
Age (# of years)	20	10	17	19
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 conventional	1 Story Ranch	1 Story Ranch	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	2,633	2,298	2,423	2,790
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 3	4 · 2	4 · 2 · 1
Total Room #	9	9	9	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	--	--	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	0.20 acres	0.17 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$400	-\$300	-\$15,300
Adjusted Price	--	\$474,500	\$504,700	\$509,700

* 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** Inferior GLA = +\$13400 One less bedroom = +\$500 One additional half bath = (-\$300) Market adjustment over 4 mos. in sale date = (-\$14000) Total = (-\$400) Security system, Smart Home, solar panels (ownership not stated), tandem garage, cul-de-sac lot, water softener, den
- Sold 2** Inferior GLA = +\$8400 Pool = (-\$10000) One less half bath = +\$300 Inferior size garage = +\$1000 Total = (-\$300). Water softener, built-in BBQ, den, .
- Sold 3** Superior GLA = (-\$6300) Pool = (-\$10000) Inferior size garage = +\$1000 Total = (-\$15300). Security system, sunscreens, cul-de-sac lot, synthetic grass back, gazebo, built-in BBQ island w/ bar & firepit.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	wedgewood Homes Realty	According to tax records, the subject home was sold as a non-MLS sale on 8/29/22 for the price of \$\$338,000. No other information is available for this sale. According to the MLS, the subject was listed as a standard sale on 12/19/22 for the price of \$525,000. The price was changed to \$499,900 on 1/1/23. The price was again changed to \$485,000 on 2/3/23. The subject is still Active at that price.					
Listing Agent Name	Trisha Carroll						
Listing Agent Phone	480-798-3054						
# 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	08/20/2022	\$338,000	Tax Records
12/19/2022	\$525,000	02/03/2023	\$485,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$489,000	\$489,000
Sales Price	\$481,000	\$481,000
30 Day Price	\$471,000	--
Comments Regarding Pricing Strategy		
<p>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. Due to lack of similar sales in the immediate area, it was necessary to go back over 3 mos. in sale date for one sold comp and adjust for market changes during that time. The subject neighborhood is bordered on the north by a gated portion of the subdivision, therefore attempt was made to select comps from other portions of the subdivision more similar to the subject immediate area. However, it was necessary to use one Listed Comp (#3) from a gated portion and adjust for the difference. Strong consideration was given to the listed comps in determining estimated sale price for the subject. Due to market decrease in the area, current adjusted listing values no longer support market value of past sales in the area.</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



Street

Listing Photos

L1 17846 W. Buckhorn Dr.
Goodyear, AZ 85338



Front

L2 17627 W. Golden Eye Ave.
Goodyear, AZ 85338



Front

L3 13188 S. 181st Ave.
Goodyear, AZ 85338



Front

Sales Photos

S1 18440 W. Wind Song Ave.
Goodyear, AZ 85338



Front

S2 13633 S. 183rd Ave.
Goodyear, AZ 85338



Front

S3 13118 S. 177th Ave.
Goodyear, AZ 85338



Front

ClearMaps Addendum

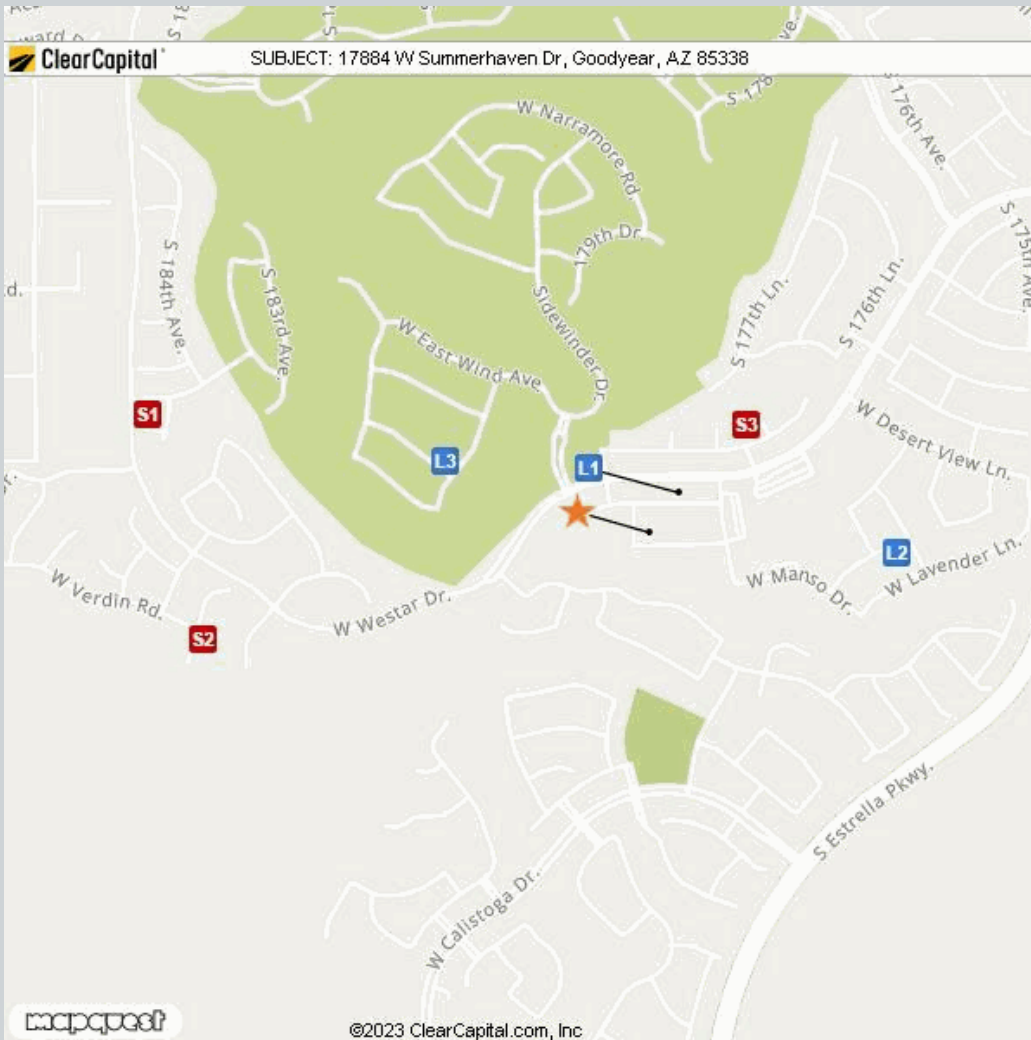
Address ★ 17884 W Summerhaven Drive, Goodyear, AZ 85338

Loan Number 50807

Suggested List \$489,000

Suggested Repaired \$489,000

Sale \$481,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17884 W Summerhaven Drive, Goodyear, AZ 85338	--	Parcel Match
L1 Listing 1	17846 W. Buckhorn Dr., Goodyear, AZ 85338	0.07 Miles ¹	Parcel Match
L2 Listing 2	17627 W. Golden Eye Ave., Goodyear, AZ 85338	0.36 Miles ¹	Parcel Match
L3 Listing 3	13188 S. 181st Ave., Goodyear, AZ 85338	0.31 Miles ¹	Parcel Match
S1 Sold 1	18440 W. Wind Song Ave., Goodyear, AZ 85338	0.74 Miles ¹	Parcel Match
S2 Sold 2	13633 S. 183rd Ave., Goodyear, AZ 85338	0.66 Miles ¹	Parcel Match
S3 Sold 3	13118 S. 177th Ave., Goodyear, AZ 85338	0.21 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	Cheryl Vinson	Company/Brokerage	Coldwell Banker Residential Brokerage
License No	SA575259000	Address	22134 W LA PASADA BLVD Buckeye AZ 85326
License Expiration	05/31/2024	License State	AZ
Phone	6233441000	Email	cvinson345@msn.com
Broker Distance to Subject	9.85 miles	Date Signed	03/10/2023

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.