

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>	3401 N 129th Drive, Avondale, AZ 85392	<b>Order ID</b>	8396252	<b>Property ID</b>	33214812
<b>Inspection Date</b>	08/24/2022	<b>Date of Report</b>	08/24/2022		
<b>Loan Number</b>	50878	<b>APN</b>	508-03-338		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Maricopa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.23.22 BPO	<b>Tracking ID 1</b>	08.23.22 BPO		
<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>	\$1,226	The subject is a single story house located at the end of a cul-de-sac street in the subdivision of Sage Creek in Avondale, AZ. No needed repairs were noted to the visible exterior during the drive-by inspection. The front of the home was not fully visible due to a moving truck and vehicles in front,	
<b>Assessed Value</b>	\$190,200		
<b>Zoning Classification</b>	Rental Residential		
<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>	Sage Creek HOA 623-877-1396		
<b>Association Fees</b>	\$104 / Quarter (Other: common area maintenance)		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Sage Creek is a small subdivision located in NW Avondale, AZ. The subdivision is near shopping and services on Indian School Rd. to the north. The community college is located within one mile to the south. A public elementary school is located just outside the subdivision to the SE.	
<b>Sales Prices in this Neighborhood</b>	Low: \$365,000 High: \$539,900		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3401 N 129th Drive	12823 W. Fairmount Ave.	12610 W. Cheery Lynn Rd.	3414 N. 129th Ave.
City, State	Avondale, AZ	Avondale, AZ	Avondale, AZ	Avondale, AZ
Zip Code	85392	85392	85392	85392
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 <sup>1</sup>	0.49 <sup>1</sup>	0.03 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$455,000	\$465,000	\$459,900
List Price \$	--	\$455,000	\$465,000	\$459,900
Original List Date		08/16/2022	08/16/2022	07/29/2022
DOM · Cumulative DOM	-- · --	8 · 8	8 · 8	25 · 26
Age (# of years)	22	20	22	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	1 Story ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,631	1,844	1,641	1,438
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 2 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	0.13 acres	0.14 acres	0.14 acres	0.13 acres
Other	--	--	--	--

\* Listing 2 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** Superior GLA, equal number of bedroom, equal number of baths, superior size garage, similar lot size. Water softener, grass front and back.

**Listing 2** Similar GLA, pool, one additional bedroom, equal number of baths, equal size garage, similar lot size. Sunscreens, grass back, fenced diving pool, Ht/cool updated in 2020.

**Listing 3** Pending Sale - Inferior GLA, pool, equal number of bedrooms, equal number of baths, equal size garage, equal lot size. Grass back, newer interior and exterior paint, newer LVP flooring and baseboards, newer ssteel appliances and qtz. counters in kitchen.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3401 N 129th Drive	12556 W. Clarendon Ave.	3606 N. 129th Ave.	12802 W. Fairmount Ave.
<b>City, State</b>	Avondale, AZ	Avondale, AZ	Avondale, AZ	Avondale, AZ
<b>Zip Code</b>	85392	85392	85392	85392
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.24 <sup>1</sup>	0.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$425,000	\$469,000	\$465,000
<b>List Price \$</b>	--	\$425,000	\$469,000	\$465,000
<b>Sale Price \$</b>	--	\$437,000	\$453,000	\$465,000
<b>Type of Financing</b>	--	Fha	Cash	Fha
<b>Date of Sale</b>	--	06/18/2022	05/03/2022	08/10/2022
<b>DOM · Cumulative DOM</b>	-- · --	3 · 53	5 · 33	10 · 52
<b>Age (# of years)</b>	22	20	20	20
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,631	1,537	1,844	1,844
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.13 acres	0.13 acres	0.14 acres	0.25 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	-\$19,500	-\$22,500
<b>Adjusted Price</b>	--	\$437,000	\$433,500	\$442,500

\* Sold 1 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** Similar GLA = 0 adjustment Equal number beds, baths, equal size garage = 0 adjustment Total = 0. Security system, grass back.

**Sold 2** Superior GLA = (-\$8500) Pool = (-\$10000) Superior size garage = (-\$1000) Total = (-\$19500). Den, extended length garage w/ sep. storage area.

**Sold 3** Superior GLA = (-\$8500) Pool = (-\$10000) Spa = (-\$2000) Superior size garage = (-\$1000) One additional bedroom = (-\$500) Superior lot size = (-\$500) Total = (-\$22500). RV gate, extended over-height garage, water softener, solar panels owned.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				According to the MLS the subject has not been listed or sold within the last 12 mos. According to tax records, the subject was sold as a non-MLS sale on 8/19/22 for the price of \$300,000. No other information is available for this sale.			
<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>	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>
--	--	--	--	Sold	08/19/2022	\$300,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$442,000	\$442,000
<b>Sales Price</b>	\$437,000	\$437,000
<b>30 Day Price</b>	\$427,000	--
<b>Comments Regarding Pricing Strategy</b>		
Estimated sale price is for the subject home to sell within 90 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. Due to lack of more recent sales in close proximity, it was necessary to go back over 3 mos. in sale date to 4 mos. for one sold comp.		

## 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



Front



Address Verification



Street



Street

## Listing Photos

**L1** 12823 W. Fairmount Ave.  
Avondale, AZ 85392



Front

**L2** 12610 W. Cheery Lynn Rd.  
Avondale, AZ 85392



Front

**L3** 3414 N. 129th Ave.  
Avondale, AZ 85392



Front



## Sales Photos

**S1** 12556 W. Clarendon Ave.  
Avondale, AZ 85392



Front

**S2** 3606 N. 129th Ave.  
Avondale, AZ 85392



Front

**S3** 12802 W. Fairmount Ave.  
Avondale, AZ 85392



Front

### ClearMaps Addendum

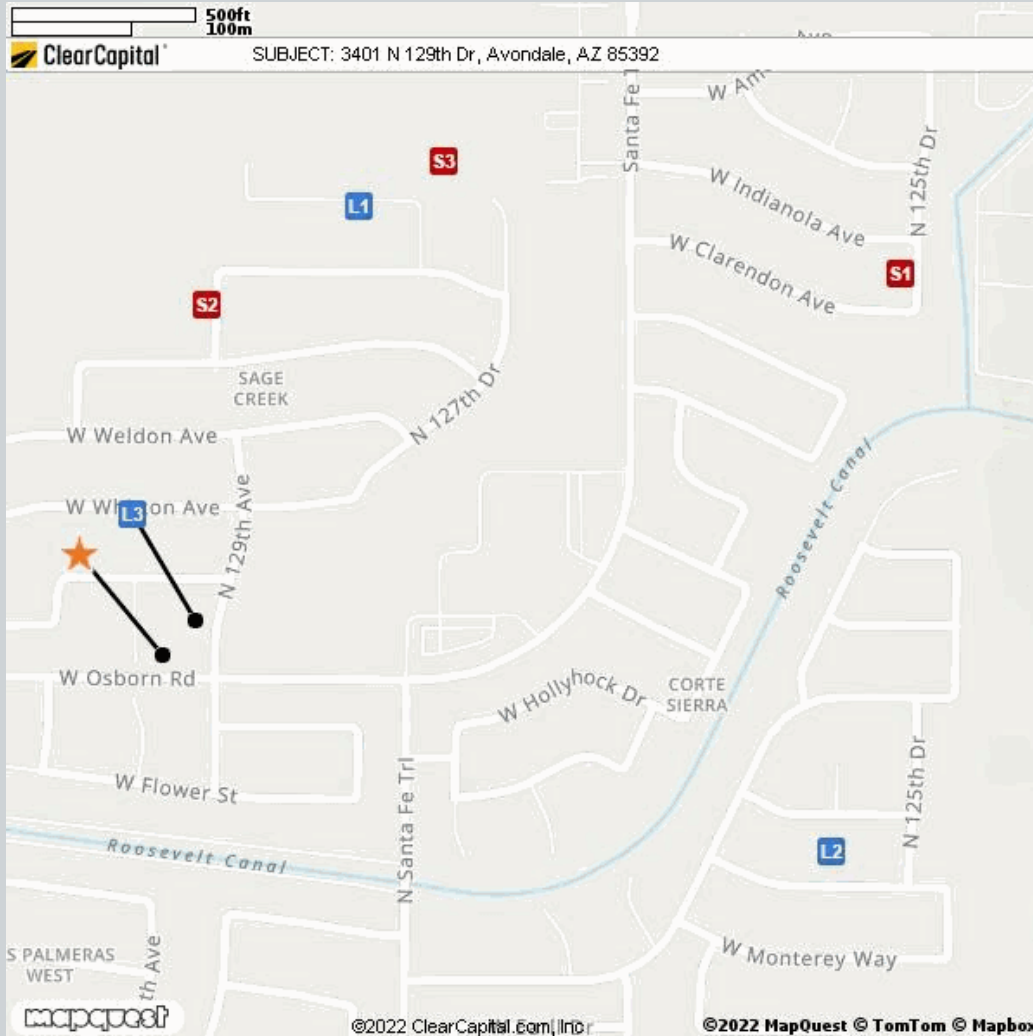
**Address** ★ 3401 N 129th Drive, Avondale, AZ 85392

**Loan Number** 50878

**Suggested List** \$442,000

**Suggested Repaired** \$442,000

**Sale** \$437,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3401 N 129th Drive, Avondale, AZ 85392	--	Parcel Match
L1 Listing 1	12823 W. Fairmount Ave., Avondale, AZ 85392	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	12610 W. Cheery Lynn Rd., Avondale, AZ 85392	0.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3414 N. 129th Ave., Avondale, AZ 85392	0.03 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	12556 W. Clarendon Ave., Avondale, AZ 85392	0.58 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3606 N. 129th Ave., Avondale, AZ 85392	0.24 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12802 W. Fairmount Ave., Avondale, AZ 85392	0.39 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>	11.24 miles	<b>Date Signed</b>	08/24/2022

*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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