

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	14283 W Becker Lane, Surprise, AZ 85379	Order ID	8603490	Property ID	33870150
Inspection Date	02/03/2023	Date of Report	02/05/2023		
Loan Number	50882	APN	50139829		
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 Property appears to be well maintained with no visible signs of deferred maintenance
R. E. Taxes	\$2,975	
Assessed Value	\$63,510	
Zoning Classification	Residential R-43	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All doors and windows are intact and locked)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Mountain Gate 602 437-4777	
Association Fees	\$102 / Month (Greenbelt,Other: Gated Community)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood includes schools, parks, churches, retail shopping and restaurants close proximity to Loop 303 and Spring Training facility and entertainment complex
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$378780 High: \$747900	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	14283 W Becker Lane	14573 W Christy Dr	14364 W Cameron Dr	11544 N 144th Dr
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85379	85379	85379	85379
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.64 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$899,000	\$689,000	\$675,000
List Price \$	--	\$874,900	\$639,900	\$635,000
Original List Date		12/01/2022	08/11/2022	09/13/2022
DOM · Cumulative DOM	-- · --	63 · 66	176 · 178	143 · 145
Age (# of years)	19	19	18	17
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Detached	1 Story Detached	2 Stories Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	3,359	3,359	3,886	4,091
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 4 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes	--
Lot Size	0.99 acres	0.99 acres	0.22 acres	0.22 acres
Other	--	--	--	--

* Listing 1 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** Gated West Valley community with large high end homes. This home features 4 bedrooms and 2.5 baths. Got toys? 4 car garage PLUS a detached RV garage/shop. Fully landscaped yard with heated pool/jacuzzi and paved patio on just under an acre. Great views of the backyard and pool from the living room and kitchen. Huge master bedroom with patio access. Split floor plan with den and dining room. Kitchen features granite counters, gas range and a separate bar. Leased solar system that is pre paid through 2040.
- Listing 2** If Buyer uses the Seller's Preferred Lender for financing, Seller may contribute up to 2.5% of the Purchase price to buy down rate by 2% for the first year, 1% for the 2nd year. This is one you won't want to miss! Two-story 4 bedroom/3.5 bath with beautifully manicured front and backyard with pool. This home has so much to offer, spacious kitchen that opens up to family room and has tons of cabinets and counter space with matching stainless steel appliances. Upstairs you will find a large bonus room and bedrooms. The Master includes sitting area and fireplace. Master bath provides dual sink vanities, separate garden tub and shower, from the bathroom you will step into a large walk-in closet. Stepping out to the backyard you will find a sparkling blue pool with water feature and extended patio and pavers along with mature vegetation and manicured yard. NEW HVAC!
- Listing 3** Outstanding Luxury Home on Park View Lot in Exclusive Gated Community of Cooper Canyon Ranch/Mountain Gate. A Must See. Spacious Main Level offers LR, Formal DR, Guest BR with Full Bath, Large FR with Gas FP, Large open Kitchen with Large Kitchen Island. The Kitchen features Granite Countertops with Designer Backsplashes, Butler Pantry, Walk-In Pantry and much More. Also Downstairs is a Large Laundry Room with Storage and Guest Bath Room. Upstairs Offers Master Suit with Sitting Area and Entertainment Niche. MBR has a Door Leading to the Balcony for Your Mountain/Sunset Views. MBA has Dual Vanities with Separate Shower and Jetted Garden Tub and Large Walk-In Closet and Separate Toilet Room. Also Upstairs is a Loft/Game Room and 2 More BR.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	14283 W Becker Lane	14083 W Desert Cove Rd	14306 W Hope Dr	14155 W Christy Dr
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85379	85379	85379	85379
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.33 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$999,900	\$849,999	\$977,500
List Price \$	--	\$879,990	\$849,999	\$977,500
Sale Price \$	--	\$819,000	\$825,000	\$890,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/27/2022	12/30/2022	10/06/2022
DOM · Cumulative DOM	-- · --	67 · 109	20 · 65	69 · 114
Age (# of years)	19	20	19	19
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	3,359	3,359	3,359	3,359
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.99 acres	0.99 acres	1.14 acres	0.99 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$819,000	\$825,000	\$890,000

* Sold 1 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** ACRE LOT SINGLE STORY POOL Highly coveted gated community. The custom iron double door entry gives a glimpse of the luxurious indoor/outdoor living space. Open floor plan. Huge backyard with a waterfall pebble finish pool, built-in BBQ, sand volleyball court, firepit, shed, RV gate/parking plus you can build RV garage/workshop on the property. Gourmet kitchen with top of the line appliances including 5 burner gas stove, wall oven, granite countertops, walk-in pantry & island. Master suite with a walk-in closet, sitting area & private bathroom with dual vanities, soaking tub & shower. Split floorplan offers 2 more bedrooms plus open den and a huge bonus/craft/media room that can convert to 2 more bedrooms. Custom stonework t/o, plantation shutters, tankless water heater, whole house filter
- Sold 2** Acre property! This gorgeous home is located on a corner lot in a pristine, gated community with all oversized lots. Bring all of your toys with 2 RV gates on each side of the home and RV parking allowed. The large circle drive in the front gives extra parking for entertaining. The backyard is landscaped for fun with a fenced pool, sand volleyball court, in-ground trampoline and large grass area. The split floorplan is inviting with a large primary bedroom and plenty of natural light. There is a bonus room that can be used as an office, den, or extra bedroom. This home is a must-see with luxurious indoor and outdoor living space sure to please the entire family!
- Sold 3** Spectacular residence, private courtyard entrance, sparkling heated pool & spa, 3 car garage, and RV gate, plenty of room for all your toys. Impressive interior boasts tall ceilings, tile flooring in high-traffic areas and carpet in all the right places, formal dining room and living room or could also be a good office location. The sizable family /great room has a gas fireplace & media niche. Impeccable kitchen showcases ample wood cabinets w/crown molding, recessed lighting, SS appliances, granite counters, designer's tile backsplash, pantry, center island & breakfast nook. Master retreat features a wall of windows with access to the backyard, sitting area, & ensuite bath with oversized tub & separate shower, large closet & a private spa/exercise room. Solar is owned - no fees or buyout The magnificent backyard has a covered patio, paver patio, a swimming pool, spa, convenient storage shed, & a vast space great for your toys! What are you waiting for? Start calling before it's gone!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Property was acquired by current owner on 8/24/22 and listed for sale on 01/25/2023					
Listing Agent Name	Trisha A. Carroll						
Listing Agent Phone	480-798-3848						
# 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	08/24/2022	\$625,000	Tax Records
01/25/2023	\$849,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$819,000	\$819,000
Sales Price	\$819,000	\$819,000
30 Day Price	\$819,000	--
Comments Regarding Pricing Strategy		
While property is in good condition and presented well		

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



Front



Front



Address Verification



Street



Street

Subject Photos



Other

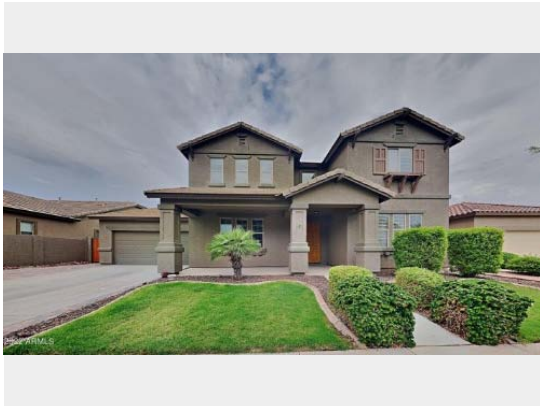
Listing Photos

L1 14573 W CHRISTY DR
Surprise, AZ 85379



Front

L2 14364 W CAMERON DR
Surprise, AZ 85379



Front

L3 11544 N 144TH DR
Surprise, AZ 85379



Front

Sales Photos

S1 14083 W DESERT COVE RD
Surprise, AZ 85379



Front

S2 14306 W HOPE DR
Surprise, AZ 85379



Front

S3 14155 W CHRISTY DR
Surprise, AZ 85379



Front

ClearMaps Addendum

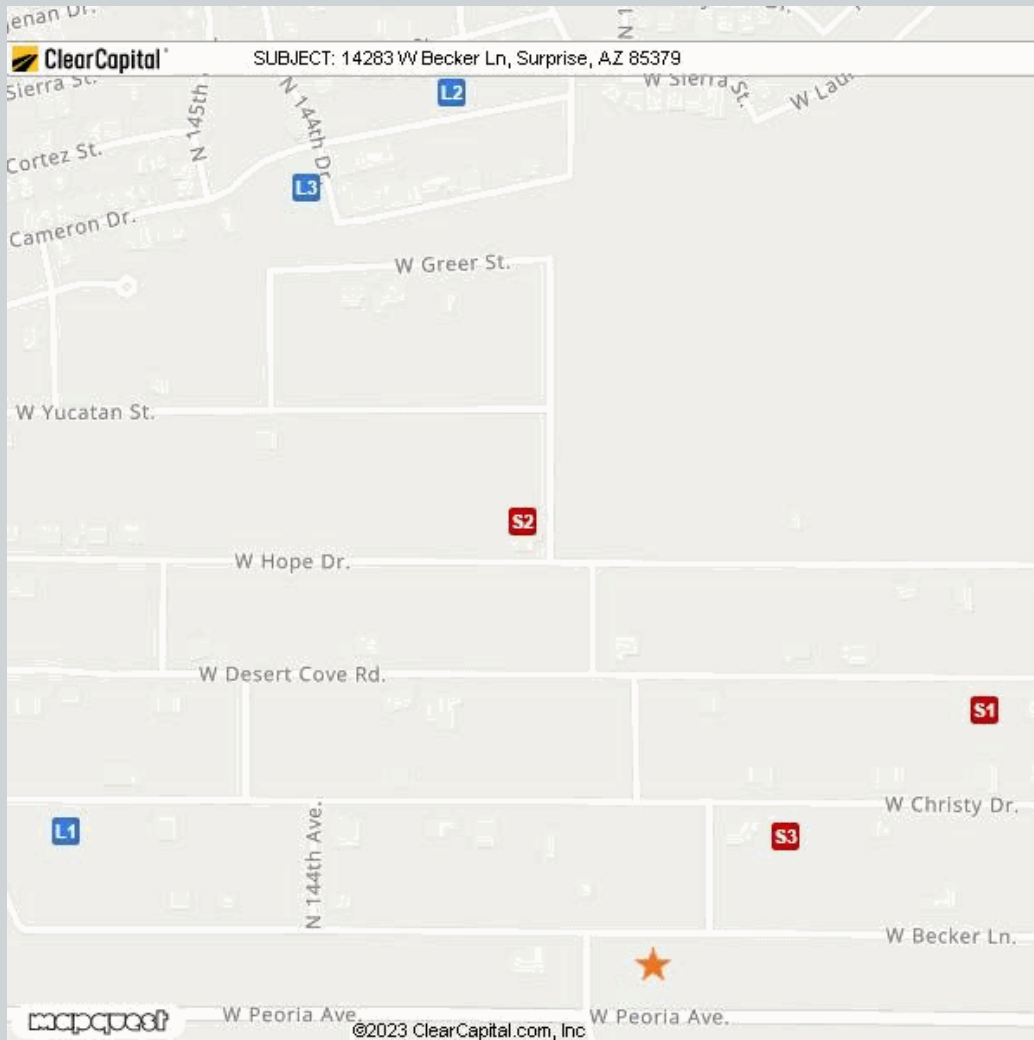
Address ★ 14283 W Becker Lane, Surprise, AZ 85379

Loan Number 50882

Suggested List \$819,000

Suggested Repaired \$819,000

Sale \$819,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14283 W Becker Lane, Surprise, AZ 85379	--	Parcel Match
L1 Listing 1	14573 W Christy Dr, Surprise, AZ 85379	0.43 Miles ¹	Parcel Match
L2 Listing 2	14364 W Cameron Dr, Surprise, AZ 85379	0.64 Miles ¹	Parcel Match
L3 Listing 3	11544 N 144th Dr, Surprise, AZ 85379	0.61 Miles ¹	Parcel Match
S1 Sold 1	14083 W Desert Cove Rd, Surprise, AZ 85379	0.30 Miles ¹	Parcel Match
S2 Sold 2	14306 W Hope Dr, Surprise, AZ 85379	0.33 Miles ¹	Parcel Match
S3 Sold 3	14155 W Christy Dr, Surprise, AZ 85379	0.13 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	Heather Macpherson	Company/Brokerage	Realty One Group
License No	SA655252000	Address	15013 W Crocus Dr Surprise AZ 85379
License Expiration	10/31/2024	License State	AZ
Phone	4802038712	Email	heather@phoenixhotproperty.com
Broker Distance to Subject	2.53 miles	Date Signed	02/05/2023

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.