

Exterior-Only Inspection Residential Appraisal Report

51776
File # 33559441

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 15832 S 7th Dr City Phoenix State AZ Zip Code 85045
 Borrower Catamount Properties 2018 LLC Owner of Public Record LESLIE S GILLIAM County Maricopa
 Legal Description LOT 5 PARCEL 19B AT FOOTHILLS CLUB WEST MCR 352-18
 Assessor's Parcel # 300-95-181 Tax Year 2022 R.E. Taxes \$ 3,738
 Neighborhood Name Parcel 19b At Foothills C Map Reference 38060 Census Tract 1167.27

SUBJECT
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 25 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Per ARMLS, there are no known listings of the subject property in the prior 12 months.

CONTRACT
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	435	Low 2	Multi-Family	5 %		
Neighborhood Boundaries The neighborhood is bordered on the north by Chandler Blvd, on the south by Loop 202, on the east by Desert Foothills Pkwy, and on the west by 17th Ave		1,600	High 32	Commercial	10 %		
Neighborhood Description The subject property and the comparables are located in an established residential neighborhood with access to all necessary supporting facilities including schools, shopping, recreation and employment. The improvements conform well to the surrounding area. There are no factors which should affect the subject property marketability. The other for land use is 5% for parks.		600	Pred. 23	Other	5 %		

 Market Conditions (including support for the above conclusions) See Attached Addendum

SITE
 Dimensions 110x79.05 Area 8696 sf Shape Rectangular View N;Mtn;Res
 Specific Zoning Classification R1-6 Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe Current
 highest and best use is as a residential property, based on the current configuration.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X500 FEMA Map # 04013C2690L FEMA Map Date 10/16/2013
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 Title documents were not reviewed by the appraiser. There are no readily apparent adverse easements or encroachments noted.

IMPROVEMENTS
 Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) County Assessor Data Source for Gross Living Area ARMLS tax records

General Description		General Description		Heating/Cooling		Amenities		Car Storage	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None					
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2					
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Cov	Driveway Surface Concrete					
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Frm-Stucco/Av	Fuel Gas	<input checked="" type="checkbox"/> Porch Covered	Garage # of Cars 2					
Design (Style) S/Western	Roof Surface ConcTile/Avg	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Pool	Carport # of Cars 0					
Year Built 1995	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Block	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached					
Effective Age (Yrs) 20	Window Type Alum Sliding/Av	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other BBQ/FP	<input type="checkbox"/> Built-in					
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)							
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.0 Bath(s) 2,571 Square Feet of Gross Living Area Above Grade									
Additional features (special energy efficient items, etc.) Dual Panes									

 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject property is a 4 bedroom, 2 bath home located on an interior lot that backs a golf course. It has a covered patio, pool, and a 2 car garage. There is 1 bay of the garage that was turned into livable GLA and it appears that it was a builder option, therefore the GLA as listed in tax records at 2361sf will be changed to add the additional 1 bay area at 210sf and total GLA for this report will be 2571sf. Per an exterior inspection it appears to be in average condition. GLA, bedroom and bath counts are based on the prior MLS The extraordinary assumption is made that the home is in average condition with no major repairs needed. Interior inspection could change the value in this report.
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
 Subject property is in average condition, no readily apparent repairs were visible upon exterior inspection. The preparer assumes the interior condition of the improvements to be the similar to the exterior condition of the property unless otherwise noted in the report. If the assumptions are found to be incorrect it may alter the results of the report.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 499,000 to \$ 918,900															
There are 79 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 535,000 to \$ 1,100,000															
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address		15832 S 7th Dr Phoenix, AZ 85045		15810 S 1st Ave Phoenix, AZ 85045			16234 S 14th Dr Phoenix, AZ 85045			151 W Briarwood Ter Phoenix, AZ 85045					
Proximity to Subject				0.47 miles E			0.36 miles SW			0.40 miles S					
Sale Price		\$		\$ 563,000			\$ 635,000			\$ 885,000					
Sale Price/Gross Liv. Area		\$ 330.28 sq.ft.		\$ 282.06 sq.ft.			\$ 281.72 sq.ft.			\$ 332.71 sq.ft.					
Data Source(s)				ARMLS #6453550:DOM 34			ARMLS #6314803:DOM 23			ARMLS #6347346:DOM 23					
Verification Source(s)				Assr#737391/ARMLSTaxRecord			Assr#1358822/ARMLSTaxRecord			Assr#221906/ARMLSTaxRecord					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sales or Financing Concessions				ArmLth Conv;3000				ArmLth Conv;0				ArmLth Conv;7200			
Date of Sale/Time				s09/22;c08/22				s12/21;c11/21		+22,900		s03/22;c02/22		+23,900	
Location		B;GlfCse;		B;GlfCse;				B;GlfCse;				B;GlfCse;			
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple			
Site		8696 sf		8054 sf		0		8621 sf		0		9370 sf		0	
View		N;Mtn;Res		N;Mtn;Res				N;Mtn;Res				N;Mtn;Res			
Design (Style)		DT1;S/Western		DT1;S/Western				DT1;S/Western				DT1;S/Western			
Quality of Construction		Q3		Q3				Q3				Q3			
Actual Age		27		26		0		30		0		25		0	
Condition		C3		C3				C3				C3			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths		-3,000	
Room Count		8 4 2.0		6 2 2.0		+10,000		7 3 2.0		0		8 3 2.1		0	
Gross Living Area		2,571 sq.ft.		1,996 sq.ft.		+83,400		2,254 sq.ft.		+46,000		2,660 sq.ft.		0	
Basement & Finished Rooms Below Grade		0sf		0sf				0sf				0sf			
Functional Utility		Average		Average				Average				Average			
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC				FWA/CAC			
Energy Efficient Items		Multi.Panes		Multi.Panes				Multi.Panes				Multi.Panes			
Garage/Carport		2ga2dw		2ga2dw				3ga3dw		-20,000		3ga3dw		-20,000	
Porch/Patio/Deck		CvPatio		CvPatio				CvPatio/ScrnCv/		0		CvPatio			
Pool Features		Pool/Block/W.I.		Pool/Block/W.I.				Pool/Spa/Block/W		-5,000		Pool/Block/W.I.			
Upgrades		Upgrades		Sim Upgrades		0		Sim Upgrades		0		Sim Upgrades		0	
Exterior Features		Avg/BBQ/FP		Average		+5,000		Average		+5,000		Avg/BBQ/FP/Ram		-5,000	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 98,400		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 48,900		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -4,100	
Adjusted Sale Price of Comparables				Net Adj. 17.5 %		\$ 661,400		Net Adj. 7.7 %		\$ 683,900		Net Adj. 0.5 %		\$ 880,900	
Gross Adj. 17.5 %				\$ 661,400				Gross Adj. 15.6 %		\$ 683,900		Gross Adj. 5.9 %		\$ 880,900	

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **CoreLogic**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **CoreLogic**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	11/18/2022	11/18/2022	11/18/2022	11/18/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The appraiser has researched and reported the subject's listing for the previous 12 months and sales history for the preceding three year period, in compliance with USPAP standard 1-5. See the attached addendum for additional transfers for the subject and comparable sales.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ **680,000**

Indicated Value by: Sales Comparison Approach \$ **680,000** Cost Approach (if developed) \$ **0** Income Approach (if developed) \$ **0**

The Sales Comparison Analysis was given most weight in the formulation of a final estimated market value since this approach best reflects the thinking and behavior of the typically informed purchaser, which is the most defensible value opinion.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **680,000**, as of **11/18/2022**, which is the date of inspection and the effective date of this appraisal.

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FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	15832 S 7th Dr Phoenix, AZ 85045	124 W Briarwood Ter Phoenix, AZ 85045	16038 S 1st Ave Phoenix, AZ 85045	
Proximity to Subject		0.42 miles SE	0.28 miles E	
Sale Price	\$	\$ 699,900	\$ 889,000	\$
Sale Price/Gross Liv. Area	\$ 330.28 sq.ft.	\$ 278.96 sq.ft.	\$ 282.04 sq.ft.	\$ sq.ft.
Data Source(s)		ARMLS #6399121;DOM 192	ARMLS #6467659;DOM 60	
Verification Source(s)		ARMLSTaxRecord	ARMLSTaxRecord	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION
Sales or Financing		Listing		
Concessions		Sp/Lp97%;20997	-20,997	Sp/Lp97%;26670
Date of Sale/Time		Active		Active
Location	B;GlfCse;	N;Res;	+20,000	B;GlfCse;
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple
Site	8696 sf	11644 sf	-9,400	8085 sf
View	N;Mtn;Res	N;Mtn;Res		N;Mtn;Res
Design (Style)	DT1;S/Western	DT1;S/Western		DT2;S/Western
Quality of Construction	Q3	Q3		Q3
Actual Age	27	27		28
Condition	C3	C3		C3
Above Grade	Total	Total	-3,000	Total
Room Count	Bdrms. Baths	Bdrms. Baths		Bdrms. Baths
	8 4 2.0	9 4 2.1	0 8 4 2.1	0
Gross Living Area	2,571 sq.ft.	2,509 sq.ft.	0	3,152 sq.ft.
Basement & Finished	0sf	0sf		0sf
Rooms Below Grade				
Functional Utility	Average	Average		Average
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC
Energy Efficient Items	Multi.Panes	Multi.Panes		Multi.Panes
Garage/Carport	2ga2dw	2ga2dw		3ga3dw
Porch/Patio/Deck	CvPatio	CvPatio		CvPatio
Pool Features	Pool/Block/W.I.	Pool/Block	0	Pool/Block/W.I.
Upgrades	Upgrades	Sim Upgrades	0	Sim Upgrades
Exterior Features	Avg/BBQ/FP	Average	+5,000	Avg/FP/Rmda
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -8,397	<input type="checkbox"/> + <input checked="" type="checkbox"/> -
Adjusted Sale Price		Net Adj. 1.2%		Net Adj. 15.1%
of Comparables		Gross Adj. 8.3%	\$ 691,503	Gross Adj. 15.1%
			\$ 755,130	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer		04/29/2022		
Price of Prior Sale/Transfer		\$750,000		
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	
Effective Date of Data Source(s)	11/18/2022	11/18/2022	11/18/2022	
Analysis of prior sale or transfer history of the subject property and comparable sales				
The appraiser has researched and reported the subject's listing for the previous 12 months and sales history for the preceding three year period, in compliance with USPAP standard 1-5. See the attached Addendum for additional transfers.				
Analysis/Comments				
Comparables #4 and #5 are active listings in the market area, they were adjusted for 97% sale price to list price ratio. Comparable #4 was adjusted for inferior location, superior lot size, superior bath count, and inferior exterior features. Comparable #5 was adjusted for superior bath count, superior GLA, and superior parking.				

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The comparable sales are believed to be the best available for comparison with the subject property at the time of the value estimate. These sales were chosen for a variety of reasons including the relatively recent transaction dates and similar curb appeal.

The market sales utilized within this report are considered reliable indicators and are within close proximity of the subject property. Adjustments are considered reliable and reflective of the market data.

Clear Capital, Inc Arizona Registration/License No. 40011

It should be noted that the difference in GLA from the subject property to the comparables sales in excess of 100sf was adjusted at \$145/sf and rounded to the nearest \$100.

It should be noted that the subject property exceeds the predominant value for the neighborhood, and would be above the median price of estimated value for properties within the market area and may experience longer than normal marketing times if the property were to be sold, but is not considered an over improvement for the market area.

It should be noted that MLS photos may have been used for comparables due to it being located in a gated community, or not being able to see the home from the road, picture not turning out, people in the picture, or to show condition at time of sale. Therefore an MLS photo was used in this report, based upon the above Fannie Mae/HUD guidelines.

Due to the lack of more recent comparable sales in the subject market area it was necessary to use comparable sales in excess of 6 months ago. Even though they are over 6 months they were adjusted for the appreciated value based upon the average market value.

The subject and 4 of the 5 comparable sales back a golf course but it does not appear to be currently in operation. It was given similar value as to backing a greenbelt area.

It should be noted the comparable sales were adjusted for lot size when a lot size difference of over 2500sf occurred. If a lot size difference of over 2500sf occurred an adjustment of \$3.00/SF for the difference between the subject and comparable properties was made and rounded to the nearest \$100.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		The cost approach is not required for this assignment. Site value is required, there were no similar lots in the market area because the subject property is located in a tract home subdivision, therefore the land value is estimated based upon extraction, this is not considered reliable to determine insurance for the subject property. The subject property has at least 30 years remaining economic life.	
ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 175,000
Source of cost data			DWELLING Sq.Ft. @ \$ = \$
Quality rating from cost service	Effective date of cost data	0 Sq.Ft. @ \$ = \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			= \$
			Garage/Carport Sq.Ft. @ \$ = \$
			Total Estimate of Cost-New = \$
			Less Physical Functional External = \$
			Depreciation = \$()
			Depreciated Cost of Improvements = \$
			"As-is" Value of Site Improvements = \$
Estimated Remaining Economic Life (HUD and VA only) 52 Years			INDICATED VALUE BY COST APPROACH = \$

COST APPROACH

INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$	0	X Gross Rent Multiplier	0 = \$ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)		This is not an income producing property therefore the income approach is not required for this assignment.	

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)			
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached			
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.			
Legal Name of Project			
Total number of phases	Total number of units	Total number of units sold	
Total number of units rented	Total number of units for sale	Data source(s)	
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion			
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)			
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.			
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.			
Describe common elements and recreational facilities.			

PUD INFORMATION

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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File # 33559441

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

51776
File # 33559441

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Scott Lavine
 Company Name Clario Appraisal Network
 Company Address 6999 W Antelope Dr
Peoria, AZ 85383
 Telephone Number (602) 695-1491
 Email Address scott.lavine@clarioappraisal.com
 Date of Signature and Report 11/21/2022
 Effective Date of Appraisal 11/18/2022
 State Certification # 21106
 or State License # _____
 or Other (describe) _____ State # _____
 State AZ
 Expiration Date of Certification or License 01/31/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

15832 S 7th Dr
Phoenix, AZ 85045
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 680,000

SUBJECT PROPERTY

Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278
 Email Address _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Supplemental Addendum

File No. 33559441

Borrower	Catamount Properties 2018 LLC						
Property Address	15832 S 7th Dr						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85045
Lender/Client	Wedgewood Inc						

SUBJECT SECTION

No External, Functional, or Physical inadequacies were noted. The construction of the structure is typical to homes of this quality and design built in this time period. Based on condition and comparison to competing neighborhoods the estimated effective age is less than the actual age. The subject was built using average quality materials and workmanship.

Flood Zone information was obtained through the internet data flood search service provided through "a la mode, inc." software. For loan purposes, the lender/client obtains Flood Zone certification from a third party vendor.

INTENDED USE

The Intended User of the appraisal report is the Lender/Client. Unless specifically stated within the report, there are no additional Intended Users. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Value as defined in the report.

SCOPE OF THE APPRAISAL

The scope of the appraisal includes the process of collecting, confirming, analyzing and reporting various data used in developing my opinion of value. The opinions rendered in this report are solely those of the the analyst acting as a disinterested third party. The certification section of this report states the conditions under which this report has been prepared.

The report is not considered a home inspection and if this is desired by the borrower, they should contact a licensed professional home inspector.

This report is completed based upon the extraordinary assumption that all plumbing, electrical, and appliances are in good working order and there are no hidden structural deficiencies in the subject property.

A fee is not disclosed because I have completed this appraisal as an employee of Clario Appraisal Services.

SIGNED CERTIFICATION

The following paragraph is an excerpt from a memorandum issued by The Appraisal Foundation dated 08/03/1995:

Any software program used to electronically transfer report must provide, at a minimum, a digital signature security feature for all appraiser signing a report. The appraiser(s) should ensure the signature(s) are protected and that only the appraiser(s) maintain control of the signature. This control may be maintained by passwords, hardware devices or other means. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report.

Appraisal Standards Board, Adopted 07/18/1995 Effective 01/01/1996.

Please note that the appraiser signature(s) appearing on this report are electronic signatures. They are password-protected and accessible only by the appraiser(s) to which they belong.

• Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach

Most weight was given to comparables #1 and #2 because they are most like the subject property in sale conditions. The market has declined over the last 6 months at a rate of .7% per month per the 1004MC located in the appraiser's work file. There is not enough sale data to determine an adjustment for the last 3 months, therefore any comparable recording dates in excess of 3 months and less than 6 months will be adjusted at .7% per month from the date of contract. None of the comparable sales have these recording dates, but the 6-12 month time from shows a slightly lower median sale value therefore if the recording date was over 6 months a .3% per month positive adjustment was made. Minimal weight was given to comparable #3 because it was purchased at a time when homes were being purchased well over list price and appraised value in the market. Based upon the MLS listing it was listed at \$775,000 and was a recorded sale at \$885,000, the market is currently in a declining market therefore this sale is given minimal weight. Comparable #1 was adjusted for inferior bedroom count, inferior GLA, and inferior exterior features. Comparable #2 was adjusted for inferior GLA, superior parking, superior pool, and inferior exterior features. Comparable #3 was adjusted for superior bath count, superior parking, and superior exterior features. A fee is not disclosed because I have completed this appraisal as an employee of Clario Appraisal Services. No adjustments were made for the differences in bedroom count because the other comparable sales have dens that could easily be used as a 4th bedroom.

Market conditions:

The market is comprised of mostly re-sale homes competing with short sales, new construction, etc. MLS statistics show the market is declining over the last 6 months according to information on the 1004MC form (located in my work file), for the previous 12 months. The market had increased over the last 10 years but mortgage rates have doubled and that has caused values to fall over the last 6 months. Therefore comparable sales with recording dates 4-6 months prior to the effective date of this report will be adjusted for a negative time of sale adjustment. Values are higher for the 0-3 month versus 6-12 month period therefore positive adjustments will be made for that period.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

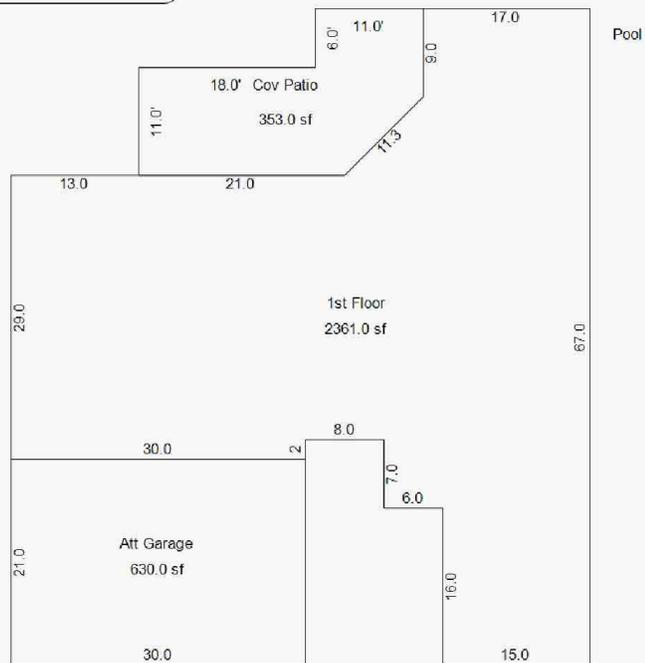
3.2 indicates three full baths and two half baths.

Building Sketch



Eddie Cook
Maricopa County Assessor

Sketch Viewer: 300-95-181 | Page: 1



Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	15832 S 7th Dr						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85045
Lender/Client	Wedgewood Inc						



Subject Front

15832 S 7th Dr
Sales Price
Gross Living Area 2,571
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.0
Location B;GlfCse;
View N;Mtn;Res
Site 8696 sf
Quality Q3
Age 27

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	15832 S 7th Dr				
City	Phoenix	County	Maricopa	State	AZ
Lender/Client	Wedgewood Inc	Zip Code	85045		



Comparable 1

15810 S 1st Ave
 Prox. to Subject 0.47 miles E
 Sales Price 563,000
 Gross Living Area 1,996
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location B;GlfCse;
 View N;Mtn;Res
 Site 8054 sf
 Quality Q3
 Age 26



Comparable 2

16234 S 14th Dr
 Prox. to Subject 0.36 miles SW
 Sales Price 635,000
 Gross Living Area 2,254
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location B;GlfCse;
 View N;Mtn;Res
 Site 8621 sf
 Quality Q3
 Age 30



Comparable 3

151 W Briarwood Ter
 Prox. to Subject 0.40 miles S
 Sales Price 885,000
 Gross Living Area 2,660
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location B;GlfCse;
 View N;Mtn;Res
 Site 9370 sf
 Quality Q3
 Age 25

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	15832 S 7th Dr				
City	Phoenix	County	Maricopa	State	AZ
				Zip Code	85045
Lender/Client	Wedgewood Inc				



Comparable 4

124 W Briarwood Ter
 Prox. to Subject 0.42 miles SE
 Sale Price 699,900
 Gross Living Area 2,509
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Mtn;Res
 Site 11644 sf
 Quality Q3
 Age 27



Comparable 5

16038 S 1st Ave
 Prox. to Subject 0.28 miles E
 Sale Price 889,000
 Gross Living Area 3,152
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location B;GlfCse;
 View N;Mtn;Res
 Site 8085 sf
 Quality Q3
 Age 28

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

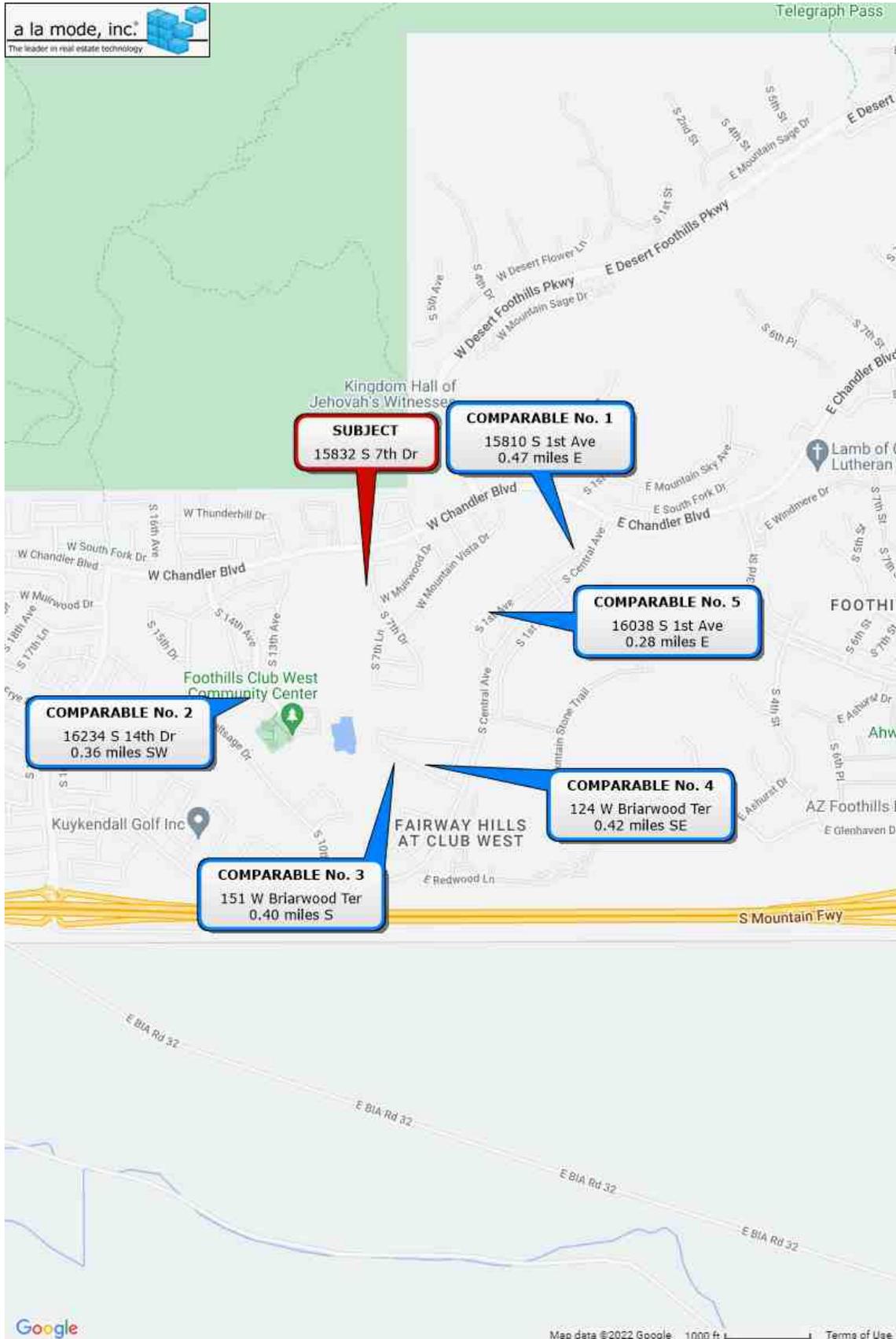
Plat Map

Borrower	Catamount Properties 2018 LLC						
Property Address	15832 S 7th Dr						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85045
Lender/Client	Wedgewood Inc						



Location Map

Borrower	Catamount Properties 2018 LLC				
Property Address	15832 S 7th Dr				
City	Phoenix	County	Maricopa	State	AZ
Lender/Client	Wedgewood Inc	Zip Code	85045		



Licenses

Borrower	Catamount Properties 2018 LLC						
Property Address	15832 S 7th Dr						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85045
Lender/Client	Wedgewood Inc						

<p style="text-align: center;">Department of Insurance and Financial Institutions State of Arizona</p> <p style="text-align: center;">CRA - 21106</p> <p style="text-align: center;">SCOTT A. LAVINE</p> <p style="text-align: center;">Certified Residential Real Estate Appraiser</p> <p style="text-align: center;">and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:</p> <p style="text-align: center;">Certified Residential Real Estate Appraiser</p> <p style="text-align: center;">SCOTT A. LAVINE</p> <p>This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.</p> <p>Expiration Date : January 31, 2023</p>	<p>This document is evidence that:</p> <p>Arizona Revised Statutes, relating to the establishment and operation of a:</p> <p>has complied with the provisions of</p>
--	--

E & O Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Assurance, a Marsh & McLennan Agency LLC company 20 N Martingale Road Suite 100 Schaumburg IL 60173	CONTACT NAME: Fiona Chen PHONE (A/C, No, Ext): 312-625-5592 FAX (A/C, No): (847) 440-9123 E-MAIL ADDRESS: fchen@assuranceagency.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Indian Harbor Ins Co</td> <td></td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Indian Harbor Ins Co		INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURER C :														
INSURER D :														
INSURER E :														
INSURER F :														
INSURED ClearCapital.com, Inc. ClearCapital Holdings, Inc. 300 E 2nd Street Suite 1405 Reno NV 89501	CLEAHOL-02													

COVERAGES CERTIFICATE NUMBER: 2073961948 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			MPP904416301	9/18/2022	9/18/2023	Claim/Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: PROOF OF INSURANCE
 It is agreed that the following is an Additional Insured, when required by written contract, on the Professional Liability policy.

CERTIFICATE HOLDER Clario Appraisal Network, Inc. PROOF OF INSURANCE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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USPAP ADDENDUM

51776
File No. 33559441

Borrower	Catamount Properties 2018 LLC		
Property Address	15832 S 7th Dr		
City	Phoenix	County	Maricopa
		State	AZ
		Zip Code	85045
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: under 120 days

Additional Certifications

I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Scott Lavine

Date Signed: 11/21/2022

State Certification #: 21106

or State License #: _____

State: AZ

Expiration Date of Certification or License: 01/31/2023

Effective Date of Appraisal: 11/18/2022

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per SQFT	Approx Sold Price Per SQFT	Agent Days on Market	Cumulative Days on Market
Active	15	9,716,700	0	Low	499,000	0	0.00	2,058	206.11	0.00	3
				Avg	647,780	0	0.00	2,447	265.82	0.00	86
				High	918,900	0	0.00	3,058	359.09	0.00	192
CCBS (Contract Contingent on Buyer Sale)	1	750,000	0	Low	750,000	0	0.00	3,003	249.75	0.00	45
				Avg	750,000	0	0.00	3,003	249.75	0.00	45
				High	750,000	0	0.00	3,003	249.75	0.00	45
Pending	3	2,174,800	0	Low	549,900	0	0.00	2,209	234.60	0.00	6
				Avg	724,933	0	0.00	2,488	288.24	0.00	14
				High	965,000	0	0.00	2,912	331.39	0.00	27
Closed	79	54,408,055	55,106,644	Low	494,000	479,000	0.94	2,050	200.37	193.61	0
				Avg	688,710	697,552	1.01	2,559	270.50	274.11	35
				High	1,049,990	1,100,000	1.17	3,090	418.49	399.42	154
Overall	98	67,049,555	55,106,644	Low	494,000	479,000	0.94	2,050	200.37	193.61	0
				Avg	684,179	697,552	1.01	2,544	270.12	274.11	43
				High	1,049,990	1,100,000	1.17	3,090	418.49	399.42	192

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)'; Dwelling Type of 'Single Family - Detached'; Dwelling Styles of 'Detached'; Zip Code of '85045'; Approx SQFT between 2000 and 3100; Close of Escrow Date between '11/21/2021' and '11/21/2032'.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	11/21/2021 - 5/20/2022	5/21/2022 - 8/20/2022	8/21/2022 - 11/21/2022
Total # of Comparable Sales (Settled)	47	18	14
Absorption Rate (Total Sales/Months)	7.83	6.00	4.67
Total # of Active Listings	3 (Active on 5/20/2022)	14 (Active on 8/20/2022)	16 (Active on 11/21/2022)
Months of Housing Supply (Total Listings / Ab. Rate)	0.38	2.33	3.43
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	650,000	691,950	672,500
Median Comparable Sales DOM	22	32	74
Median Comparable List Price	537,000	609,250	635,000
Median Comparable Listings DOM	88	112.5	77
Median Sale Price as % of List Price	100.00 %	104.00 %	97.00 %

Prepared by Scott Levine

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (Do Not Display or Disclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

11/21/2022 12:17 PM

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PROPERTY HISTORY

File No. 33559441

Borrower	Catamount Properties 2018 LLC						
Property Address	15832 S 7th Dr						
City	Phoenix	County	Maricopa	State	AZ	Zip Code	85045
Lender/Client	Wedgewood Inc						

*** SUBJECT 36-MONTH PRIOR TRANSFER HISTORY ***

15832 S 7th Dr
-No transfer history.

*** COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY ***
(may include properties that were considered but not utilized as comparables)

15810 S 1st Ave
-No transfer history.

16234 S 14th Dr
-No transfer history.

151 W Briarwood Ter
-No transfer history.

124 W Briarwood Ter
-Transferred on 04/29/2022 for \$750,000. It transferred from Hanlon Kevin J and Theresa M to Op Gold LLC and was a Warranty Deed (Document #379848).

16038 S 1st Ave
-No transfer history.