

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	8225 S 18th Street, Phoenix, ARIZONA 85042	<b>Order ID</b>	8606795	<b>Property ID</b>	33882870
<b>Inspection Date</b>	02/06/2023	<b>Date of Report</b>	02/06/2023		
<b>Loan Number</b>	52433	<b>APN</b>	30133056		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	02.06.23 BPO	<b>Tracking ID 1</b>	02.06.23 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	MICHAEL N POST	<b>Condition Comments</b> The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition.
<b>R. E. Taxes</b>	\$1,572	
<b>Assessed Value</b>	\$276,700	
<b>Zoning Classification</b>	Residential R-8	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	VISTA PORTICA HOA Telephone: 623-241-73	
<b>Association Fees</b>	\$33 / Month (Greenbelt,Other: Association Fee Incl: Common Area Maint)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in the VISTA PORTICA Subdivision which has 122 similar homes.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$279400 High: \$844513	
<b>Market for this type of property</b>	Decreased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	8225 S 18th Street	1402 E Dunbar Dr	7228 S 13th St	1010 E Gwen St
<b>City, State</b>	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85042	85042	85042	85042
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.86 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$340,000	\$435,000
<b>List Price \$</b>	--	\$370,000	\$340,000	\$405,000
<b>Original List Date</b>		12/29/2022	01/13/2023	10/10/2022
<b>DOM · Cumulative DOM</b>	-- · --	39 · 39	24 · 24	119 · 119
<b>Age (# of years)</b>	24	22	14	21
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	2 Stories Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,309	1,464	1,307	1,395
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 3	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.14 acres	0.06 acres	0.10 acres	0.15 acres
<b>Other</b>	--	--	--	Gated Community

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** Public Remarks: Amazing well cared for home in a gated Laveen community. Home is on a corner lot, with low maintenance yard, and covered patio. Kitchen is open to living area great for entertaining. Updated kitchen with granite counter tops, stainless steel appliances. Powder room off of kitchen, upstairs offers a large loft, three generous size bedrooms and laundry room. This home is light and bright! Home is close shopping, restaurants, sky harbor airport.
- Listing 2** Public Remarks: \*New listing-ignore DOM\* Beautiful Energy-efficient, single-family solar home nestled comfortably in the growing community of Oro Vista! Enter to discover a spacious living room to relax after a long tiring day. Cooking is a delight in this eat-in kitchen showcasing wood cabinets, white and gray counters, and a breakfast bar. Continue to the primary bedroom enjoying a private bathroom for your convenience. Low maintenance front yard and private back yard with no homes directly behind. Amenities include a BBQ ramada, walking paths, and multiple children's playgrounds. Perfect for first-time home buyers or a turn-key for investors! This single story home has updated tile floors with no carpet. Boasting a great location near South Mountain, this home won't last. Schedule your tour now!
- Listing 3** Public Remarks: Great opportunity to own a home at the base of south mountain in the gated community of Dobbins Creek. Walking distance to many hiking trails, this well maintained home only has one neighboring home. Enjoy quiet evenings outback with a large extended covered patio and sparkling pool. Newer interior paint, updated fixtures, stainless steel kitchen appliance, large walk in pantry, all new interior doors & hardware, walk in closet in master bedroom. Nest thermostat, Nest hardwired smoke detectors, Ring doorbell camera, interior & exterior Amazon cameras, liftmaster IQ garage door opener. Come check it out!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	8225 S 18th Street	1524 E Gary Way	1721 E Alicia Dr	8437 S 20th St
<b>City, State</b>	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85042	85042	85042	85042
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.06 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$280,000	\$429,000	\$399,999
<b>List Price \$</b>	--	\$280,000	\$399,000	\$370,000
<b>Sale Price \$</b>	--	\$280,000	\$385,000	\$370,000
<b>Type of Financing</b>	--	Cash	Cash	Conventional
<b>Date of Sale</b>	--	12/21/2022	09/16/2022	12/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	30 · 0	84 · 84	62 · 62
<b>Age (# of years)</b>	24	19	24	22
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,309	1,201	1,522	1,420
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.14 acres	0.16 acres
<b>Other</b>	--	\$6500 seller concessions	--	\$6700 Seller Concessions
<b>Net Adjustment</b>	--	+\$16,500	-\$35,000	-\$16,700
<b>Adjusted Price</b>	--	\$296,500	\$350,000	\$353,300

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

**Sold 1** Public Remarks: 2 bedroom, 2 bath home, hardwood floors and tile!

**Sold 2** Public Remarks: Great neighborhood, Great price! You won't be disappointed in this beautiful 3 bed 2 bath gem. Wonderful layout. Split master floor plan. Large family room and remodeled kitchen with granite counters. Entertain family and friend in your backyard oasis.

**Sold 3** Public Remarks: Welcome home! There are ceramic tiles and laminate wood floors throughout the house. All windows have new beautiful wooden shutters. The kitchen offers black appliances, cabinets, a kitchen island, recessed lighting, and plenty of counter space for all your cooking needs. The washer and dryer are included! Close to South Mountain Park and Preserve, hiking trails, schools, shops, downtown, the airport, and more. Enjoy your spacious backyard with a covered patio, grassy area, mature trees, and beautiful views of South Mountain Park.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$360,000	\$360,000
<b>Sales Price</b>	\$350,000	\$350,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition. Subject market is declining with increasing inventory and decreasing sales prices. There are few if any distressed properties in the subject area which are having no impact on the subject market. All available comparables were reviewed, the most similar and proximate to the subject were selected.</p>		

## Clear Capital Quality Assurance Comments Addendum

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

## Subject Photos



Front



Address Verification



Street



## Listing Photos

**L1** 1402 E Dunbar Dr  
Phoenix, AZ 85042



Front

**L2** 7228 S 13th St  
Phoenix, AZ 85042



Front

**L3** 1010 E Gwen St  
Phoenix, AZ 85042



Front

## Sales Photos

**S1** 1524 E Gary Way  
Phoenix, AZ 85042



Front

**S2** 1721 E Alicia Dr  
Phoenix, AZ 85042



Front

**S3** 8437 S 20th St  
Phoenix, AZ 85042



Front

### ClearMaps Addendum

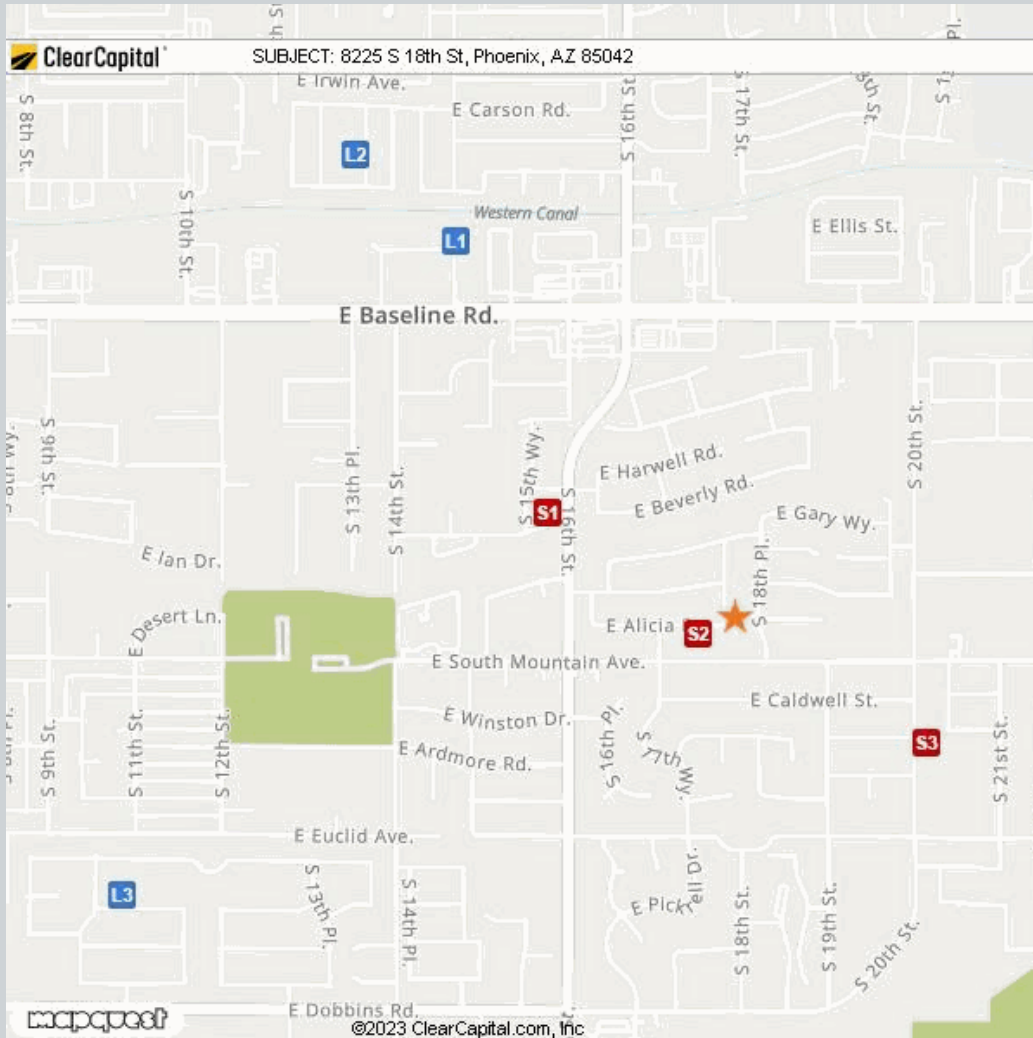
**Address** ★ 8225 S 18th Street, Phoenix, ARIZONA 85042

**Loan Number** 52433

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$350,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8225 S 18th Street, Phoenix, Arizona 85042	--	Parcel Match
L1 Listing 1	1402 E Dunbar Dr, Phoenix, AZ 85042	0.67 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7228 S 13th St, Phoenix, AZ 85042	0.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1010 E Gwen St, Phoenix, AZ 85042	0.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1524 E Gary Way, Phoenix, AZ 85042	0.30 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1721 E Alicia Dr, Phoenix, AZ 85042	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8437 S 20th St, Phoenix, AZ 85042	0.33 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Scott Stone	<b>Company/Brokerage</b>	SStone PLLC
<b>License No</b>	SA510681000	<b>Address</b>	1776 North Scottsdale Road Scottsdale AZ 85257
<b>License Expiration</b>	05/31/2024	<b>License State</b>	AZ
<b>Phone</b>	6022955100	<b>Email</b>	sstonebpo@gmail.com
<b>Broker Distance to Subject</b>	9.45 miles	<b>Date Signed</b>	02/06/2023

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**