

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

| | | | | | |
|------------------------|--|-----------------------|------------|--------------------|----------|
| Address | 6809 W Kings Avenue, Peoria, ARIZONA 85382 | Order ID | 8606795 | Property ID | 33882484 |
| Inspection Date | 02/06/2023 | Date of Report | 02/07/2023 | | |
| Loan Number | 52444 | APN | 20052797 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Maricopa | | |

Tracking IDs

| | | | |
|--------------------------|--------------|----------------------|--------------|
| Order Tracking ID | 02.06.23 BPO | Tracking ID 1 | 02.06.23 BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|----------------------------------|---|
| Owner | CROFTON JERRY & JAUANITA L TRUST | Condition Comments Per tax record subject property its an Owner Occupied Property. Noticed no damages to subject property from an outside view. Subject property with garage parking area, outside paint stucco, desert yard. |
| R. E. Taxes | \$858 | |
| Assessed Value | \$25,980 | |
| Zoning Classification | Residential M-M | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|-------------------------------------|--|
| Location Type | Suburban | Neighborhood Comments Subject neighborhood with similar color properties, with garage parking area, tile roof, outside paint stucco, with decent proximity to main avenues, shopping centers, schools and parks. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$349000 High: \$542030 | |
| Market for this type of property | Decreased 3 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 6809 W Kings Avenue | 6325 W Del Mar Ln | 6930 W Phelps Rd | 15811 N 74th Dr |
| City, State | Peoria, ARIZONA | Glendale, AZ | Peoria, AZ | Peoria, AZ |
| Zip Code | 85382 | 85306 | 85382 | 85382 |
| Datasource | MLS | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.92 ¹ | 0.23 ¹ | 0.82 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$439,900 | \$425,000 | \$389,900 |
| List Price \$ | -- | \$434,900 | \$419,900 | \$389,900 |
| Original List Date | | 01/06/2023 | 01/05/2023 | 12/15/2022 |
| DOM · Cumulative DOM | -- · -- | 32 · 32 | 33 · 33 | 43 · 54 |
| Age (# of years) | 35 | 36 | 24 | 17 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Adverse ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story RANCH | 1 Story ranch | 1 Story RANCH | 1 Story RANCH |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,379 | 1,478 | 1,358 | 1,266 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 7 | 7 | 7 | 7 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.08 acres | 0.20 acres | 0.13 acres | 0.09 acres |
| Other | -- | -- | -- | -- |

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Current Listings - Cont.

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

- Listing 1** Beautiful one level home in prime Glendale location with NO HOA! This home has great curb appeal with desert landscape, inside you will find a spacious living room with cozy fireplace, neutral paint and flooring. The updated kitchen features beautifully updated cabinets, extra cabinet space for a pantry, new stainless steel appliances, and eat-in area. The primary bedroom is split with a large close with built-ins, and an en-suite bath with dual vanities, tub and shower. The bedrooms all feature luxury vinyl plank flooring. The resort style backyard has a large covered patio, sparkling pool, lush landscape, separate storage shed, and RV gate and RV parking. In a great location minutes from Arrowhead restaurants, shopping, and close proximity to parks! Don't miss this home!
- Listing 2** Beautifully renovated home in the Las Brisas Pointe community of Peoria! Revitalized by Maverick Design, this 3 bedroom 2 bath with a pool is not to be missed! The floor plan boasts new Moonstone luxury vinyl flooring, quartz countertops, stainless steel appliances, and designer finishes throughout! End the day in the primary suite which has been upgraded with brand new vanities, tile flooring, and elevated fixtures. With close proximity to Peoria's amenities, this is the one you have been waiting for!
- Listing 3** PRIME LOCATION!! Look at this charming single-story home on a PRIME corner lot in the GATED Running Horse Community! Enter this beauty showcasing high ceilings, tile flooring, a custom palette, and a great room perfect for entertaining guests. The spotless kitchen features 2 pantries, wood cabinets, recessed lighting, built-in appliances, and a breakfast bar. Relax in the well appointed main BR with upgraded carpet, walk-in closet, and a private bathroom with dual sinks. Plenty of room for guests with 2 large guest rooms and separate full bathroom. Enjoy peaceful afternoons in the backyard featuring a covered patio and an excellent view of the greenbelt with no neighbors behind you. Gain access to first-class GATED Community amenities, including a heated pool and spa, children's playground, and well-maintained walking path and greenbelt. When we say PRIME LOCATION, we mean it. You're minutes from top of the line shopping at Arrowhead Towne Center. Ride your bike to Peoria Sports Complex and watch Spring Training Baseball. This home will not last. Schedule a showing now.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 6809 W Kings Avenue | 6222 W Mary Jane Ln | 15258 N 62nd Dr | 6121 W Marconi Ave |
| City, State | Peoria, ARIZONA | Glendale, AZ | Glendale, AZ | Glendale, AZ |
| Zip Code | 85382 | 85306 | 85306 | 85306 |
| Datasource | MLS | Tax Records | MLS | MLS |
| Miles to Subj. | -- | 0.83 ¹ | 0.98 ¹ | 0.88 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$365,000 | \$415,000 | \$485,000 |
| List Price \$ | -- | \$365,000 | \$399,900 | \$399,000 |
| Sale Price \$ | -- | \$366,000 | \$400,000 | \$407,000 |
| Type of Financing | -- | Conventional | Fha | Conventional |
| Date of Sale | -- | 10/20/2022 | 01/03/2023 | 09/02/2022 |
| DOM · Cumulative DOM | -- · -- | 35 · 36 | 30 · 68 | 106 · 144 |
| Age (# of years) | 35 | 37 | 35 | 43 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story RANCH | 1 Story RANCH | 1 Story RANCH | 1 Story RANCH |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,379 | 1,500 | 1,324 | 1,510 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 7 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Carport 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | Pool - Yes |
| Lot Size | 0.08 acres | 0.14 acres | 0.18 acres | 0.18 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | \$0 | \$0 | \$0 |
| Adjusted Price | -- | \$366,000 | \$400,000 | \$407,000 |

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** This is it! Enjoy owning this charming ranch-style home! This residence offers carport space and extended driveway. Come inside to discover wood-look flooring, dual pane windows, vaulted ceilings, and a lively living room. Spacious family room is ideal for unwinding. The eat-in kitchen displays plenty of custom cabinets, built-in black appliances, and a peninsula with a breakfast bar. All bedrooms are carpeted and include well-sized closets. Quaint backyard has a storage shed and ample space to hang out. Don't wait any longer! Take a tour today!
- Sold 2** Be excited to see this newly upgraded single-level home with an excellent location! Displaying a great curb appeal w/lush lawn, a 2-car garage, & RV gates. Receive guests in the generous-sized living/dining room w/a wood-burning fireplace & French doors to the back. Vaulted ceilings, trending palette, beautiful wood-look flooring, ceiling fans, updated light fixtures, & plantation shutters are features you'll love. The kitchen comes w/recessed lighting, handsome wood cabinetry, SS appliances, granite counters, a pantry, a breakfast bar, & a breakfast nook w/a bay window. Primary bedroom has patio access & an immaculate ensuite w/dual sinks & a walk-in closet. Plunge into the sparkling pool w/a built-in basketball hoop in the spacious backyard w/a covered patio, artificial turf, storage shed, & RV parking. Hurry!
- Sold 3** Amazing Opportunity! Beautiful home with a remodeled kitchen that has Antique white cabinets, granite countertops, island for entertaining, upgraded Stainless steel appliances, decorative backsplash and tons of cabinet space. Spacious family room with lots of natural light and it overlooks the backyard! Huge master bedroom, walk in closet, new vanity with tiled walk in shower in the bath. Secondary bath has also been updated. Tile in the entry, kitchen, family room, bath and hall with New carpet in all bedrooms. French doors lead out to the covered patio where you can enjoy the private yard and the fenced pebble tech play pool. Roof is approximately 5 years old. Very easy access to shopping, 101 & I17 freeways and the community elementary school and park. All of this and no HOA

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | NO LISTING HISTORY | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # of Sales in Previous 12 Months | 0 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |

Marketing Strategy

| | As Is Price | Repaired Price |
|---|--------------------|-----------------------|
| Suggested List Price | \$375,000 | \$375,000 |
| Sales Price | \$375,000 | \$375,000 |
| 30 Day Price | \$370,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Taken in account subject sq ft, condition and location, selected comps within decent proximity to subject property. homes in good condition taking a little longer on market. | | |

Clear Capital Quality Assurance Comments Addendum

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

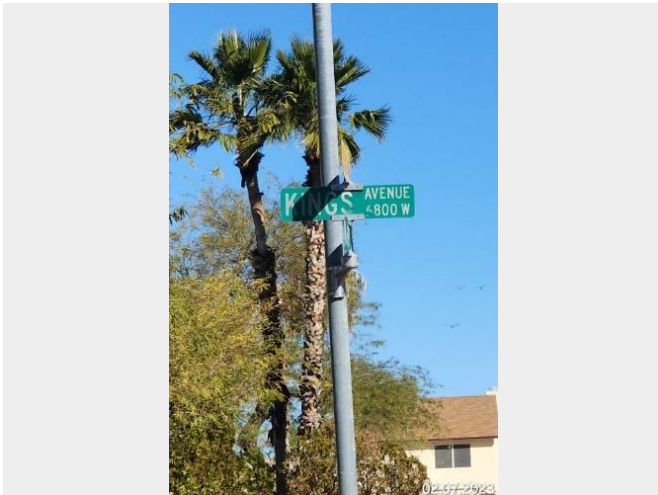
Subject Photos



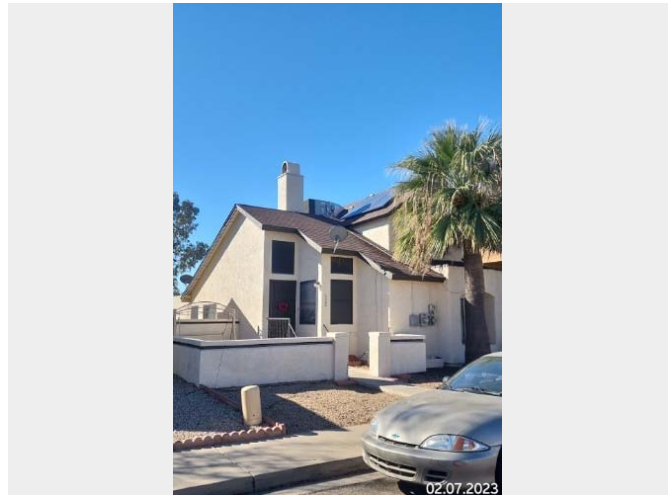
Front



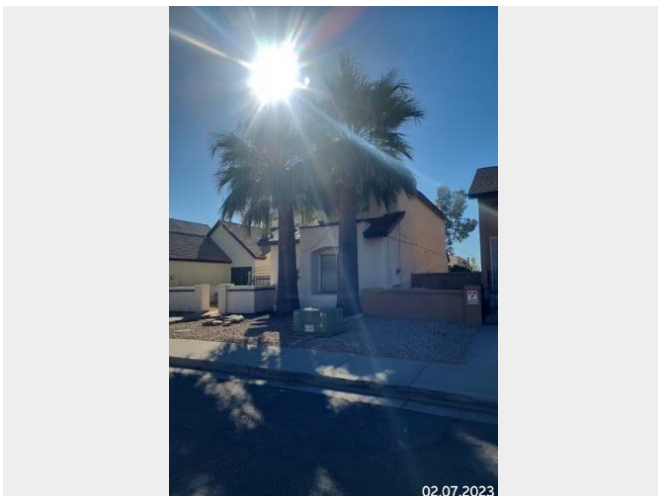
Address Verification



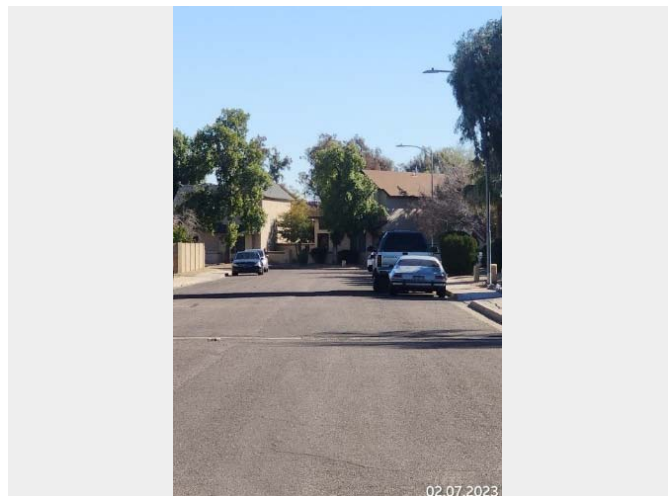
Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 6325 W DEL MAR LN
Glendale, AZ 85306



Front

L2 6930 W Phelps Rd
Peoria, AZ 85382



Front

L3 15811 N 74Th Dr
Peoria, AZ 85382



Front

Sales Photos

S1 6222 W MARY JANE LN
Glendale, AZ 85306



Front

S2 15258 N 62Nd Dr
Glendale, AZ 85306



Front

S3 6121 W Marconi Ave
Glendale, AZ 85306



Front

ClearMaps Addendum

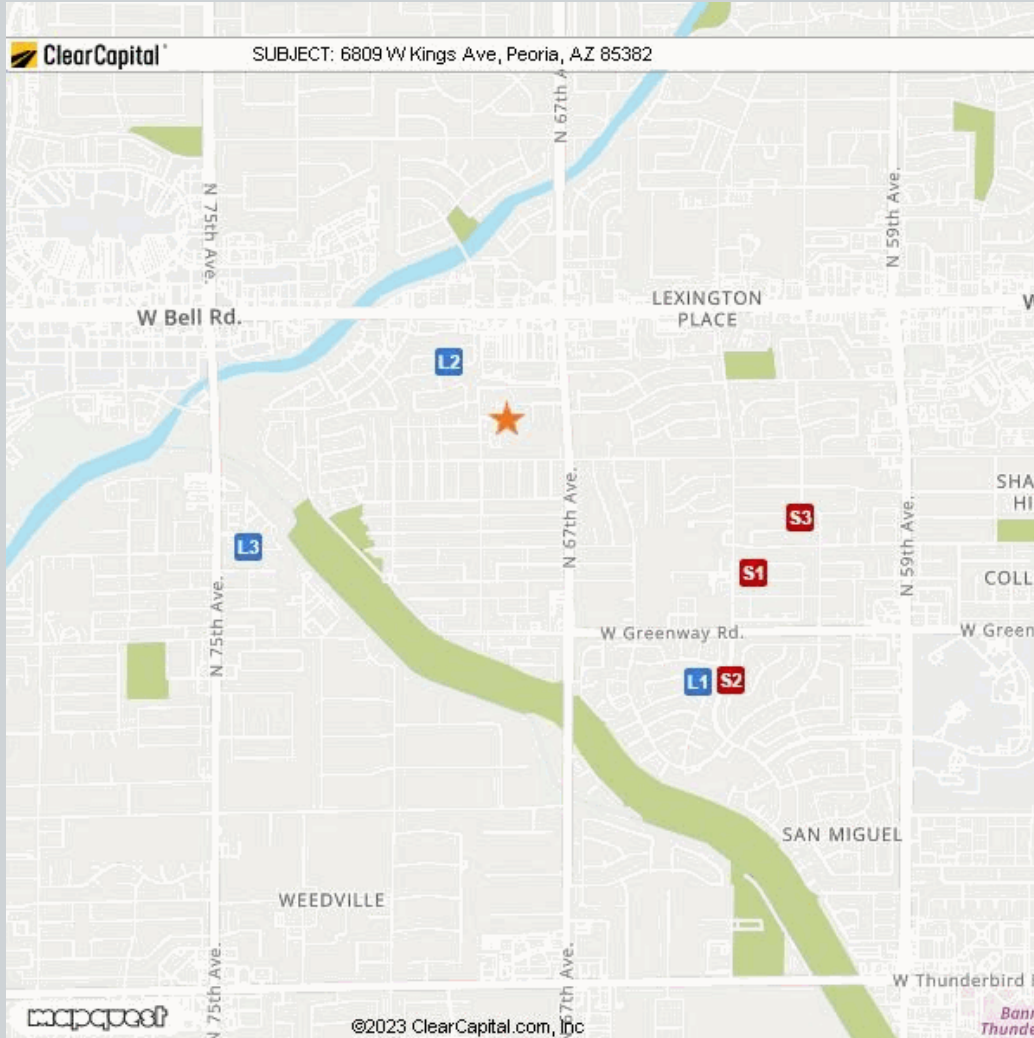
Address ★ 6809 W Kings Avenue, Peoria, ARIZONA 85382

Loan Number 52444

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$375,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 6809 W Kings Avenue, Peoria, Arizona 85382 | -- | Parcel Match |
| L1 Listing 1 | 6325 W Del Mar Ln, Glendale, AZ 85306 | 0.92 Miles ¹ | Parcel Match |
| L2 Listing 2 | 6930 W Phelps Rd, Peoria, AZ 85382 | 0.23 Miles ¹ | Parcel Match |
| L3 Listing 3 | 15811 N 74th Dr, Peoria, AZ 85382 | 0.82 Miles ¹ | Parcel Match |
| S1 Sold 1 | 6222 W Mary Jane Ln, Glendale, AZ 85306 | 0.83 Miles ¹ | Parcel Match |
| S2 Sold 2 | 15258 N 62nd Dr, Glendale, AZ 85306 | 0.98 Miles ¹ | Parcel Match |
| S3 Sold 3 | 6121 W Marconi Ave, Glendale, AZ 85306 | 0.88 Miles ¹ | Parcel Match |

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

*** 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

| | | | |
|-----------------------------------|-----------------|--------------------------|---|
| Broker Name | Ramiro Gonzalez | Company/Brokerage | Prestige Realty |
| License No | BR568659000 | Address | 10220 N 31st Ave #129 PHOENIX AZ 85051 |
| License Expiration | 12/31/2023 | License State | AZ |
| Phone | 4805938438 | Email | rgonzalez31@cox.net |
| Broker Distance to Subject | 5.98 miles | Date Signed | 02/07/2023 |

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.