

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	20760 N 106th Avenue, Peoria, ARIZONA 85382	Order ID	8708294	Property ID	34123058
Inspection Date	04/23/2023	Date of Report	04/23/2023		
Loan Number	53221	APN	20014947		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	20230421_BPO	Tracking ID 1	20230421_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	VIKING REAL EST INVESTMENTS LLC,	Condition Comments	
R. E. Taxes	\$534	Property appears to be well maintained with no visible signs of deferred maintenance	
Assessed Value	\$20,300		
Zoning Classification	Residential R-6		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Ventana Lakes 623-556-6001		
Association Fees	\$295 / Quarter (Pool,Landscaping,Tennis,Greenbelt,Other: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Lake Subdivision; Workout Facility)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Active adult community 55+ Lake community Neighborhood includes parks, churches, retail shopping and restaurants Close to Loop 101 and US 60	
Sales Prices in this Neighborhood	Low: \$360000 High: \$696205		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	20760 N 106th Avenue	20407 N 105th Ave	10319 W Potter Dr	10264 W Burnett Rd
City, State	Peoria, ARIZONA	Peoria, AZ	Peoria, AZ	Peoria, AZ
Zip Code	85382	85382	85382	85382
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.37 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$399,900	\$385,000
List Price \$	--	\$365,000	\$399,900	\$375,000
Original List Date		02/27/2023	04/07/2023	02/10/2023
DOM · Cumulative DOM	-- · --	54 · 55	16 · 16	72 · 72
Age (# of years)	24	31	26	26
Condition	Good	Good	Good	Good
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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,320	1,299	1,253	1,523
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2
Total Room #	3	3	2	3
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	0.16 acres	0.10 acres	0.11 acres	0.15 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** You don't want to miss this move-in ready, fully furnished, beautiful home in Ventana Lakes. Featuring 2 bedrooms, 2 bath with den, separate dining area, vaulted ceilings, stacked washer and dryer and walk in pantry. Beautifully landscaped front and backyard with covered patio. Ventana Lakes is an adult community. Amenities include 9 catch & release lakes, fitness center, heated pools & spas, sauna and steam rooms, pickleball, tennis, table tennis, arts and crafts, billiards room, bocce ball volleyball, horseshoe pits and basketball court. Near Shopping and Golf.
- Listing 2** Beautifully updated turn-key home. New roof August 2022. Ideal for snowbirds or full-time residents & Spring Training Games. Updated kitchen with granite slab countertops and a kitchen island, stainless appliances, all like new. Custom plantation shutters throughout the home, ceiling fans, new carpet installed in 2020, vaulted ceilings, an oversized walk-in closet and many other upgrades. Tons of cabinets in the garage Located in Ventana Lakes is an age restricted 55 and over community with a community pool, spa, rec room and 3 blocks south of Camino a Lago by D.R. Horton from \$474,990
- Listing 3** Beautiful well maintained home in Ventana Lakes. Nice 3 bedroom home with vaulted ceilings. Eat in Kitchen and dining area. All appliances convey. Plantation shutters, leased solar. Newer A/C, furnace and hot water Heater. Gas range in kitchen. Wood flooring and Ceramic tile thru out the house Both the front and backyards are nicely landscaped for low maintenance. Ventana Lakes is a beautiful adult community with many amenities. 9 Lakes that are catch release, heated pools/spas, fitness center, sauna/steam rooms, pickleball, tennis, table tennis, arts and crafts, billiards room, bocce ball volleyball, horse shoe pits and basketball court. Shopping and Golf nearby. Come be apart of this amazing Adult community!!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	20760 N 106th Avenue	20750 N 106th Ave	20759 N 106th Ave	10510 W Mohawk Ln
City, State	Peoria, ARIZONA	Peoria, AZ	Peoria, AZ	Peoria, AZ
Zip Code	85382	85382	85382	85382
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.03 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$375,000	\$360,000
List Price \$	--	\$385,000	\$365,000	\$360,000
Sale Price \$	--	\$385,000	\$355,000	\$360,000
Type of Financing	--	Cash	Va	Cash
Date of Sale	--	04/20/2023	02/22/2023	10/26/2022
DOM · Cumulative DOM	-- · --	46 · 45	123 · 138	15 · 33
Age (# of years)	24	23	24	30
Condition	Good	Good	Good	Good
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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,320	1,336	1,320	1,295
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	3	3	3	3
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	0.16 acres	0.16 acres	0.14 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$5,000	\$0
Adjusted Price	--	\$385,000	\$350,000	\$360,000

* Sold 2 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** Welcome home to this recently remodeled 2 bed, 2 bath home nestled in the popular adult community of Ventana Lakes in North Peoria. This popular floor plan boasts a flex room that could be used as a den or office space or converted into a 3rd bedroom. The kitchen has been recently remodeled with new appliances and new granite countertops and new sink. Both baths have new vanity and countertops and hardware. New flooring throughout the entire home. Step outside and discover a peaceful backyard with a private pergola for that morning coffee. This is the lifestyle you have been looking for with The Ventana Lakes Active Adult Community having 4 heated pools and spas plus 2 clubhouses
- Sold 2** 5000 Seller Concessions - Come live the peaceful Ventana Lakes lifestyle in this cozy home. Split floorplan with 2 bedrooms, 2 bathrooms plus a den or living room area in the front of the home, a Great room, nice size eat in kitchen, vaulted ceilings and covered patio for entertaining. This would be a great full time home or vacation home. Ventana Lakes offers 4 community buildings with outdoor facilities offering many activities, lakes for non motorized boats and catch and release fishing, swimming pools, pickle ball and much more for your enjoyment.
- Sold 3** Beautiful home located in Ventana Lakes on over-sized corner lot conveniently located across from the pool and spa. Home offers 2 bedrooms and a den. Newer carpet. Walk in shower in master bath and newer tiled floor. Kitchen updated with counters with back splash. Vaulted ceilings in living room that opens into the den. Covered patio that opens up to large beautifully landscaped back yard with artificial grass for the dog! AC/heat in April 2015, storage cabinets in garage. Ventana Lakes has 9 Lakes for fishing, walking trails, clubs and activities with shopping and golf nearby!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was sold from owner to investor 3/1/23 and then investor to investor 4/19/23			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
07/12/2022	\$350,000	12/31/2022	\$350,000	Sold	03/01/2023	\$257,500	MLS
--	--	--	--	Sold	04/19/2023	\$295,000	Tax Records
--	--	--	--	Sold	04/19/2023	\$295,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$365,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
Buyer demand has increased and turnkey properties that are priced appropriately move very quickly. Properties in need of updating or repair should expect concessions		

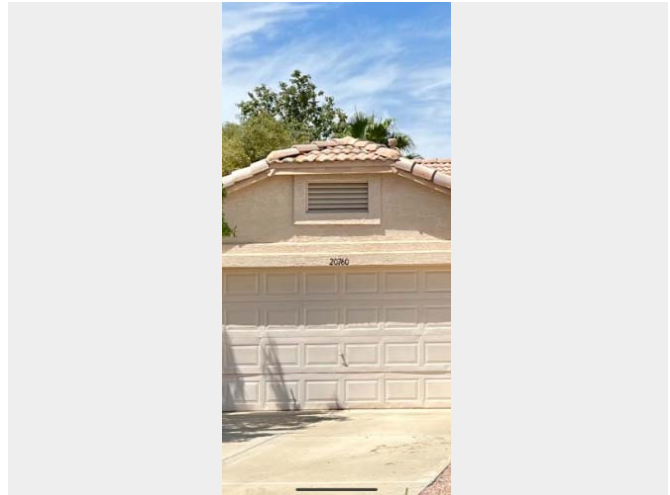
Clear Capital Quality Assurance Comments Addendum

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



Street



Street



Other

Listing Photos

L1 20407 N 105TH AVE
Peoria, AZ 85382



Front

L2 10319 W Potter DR
Peoria, AZ 85382



Front

L3 10264 W BURNETT RD
Peoria, AZ 85382



Front

Sales Photos

S1 20750 N 106TH AVE
Peoria, AZ 85382



Front

S2 20759 N 106TH AVE
Peoria, AZ 85382



Front

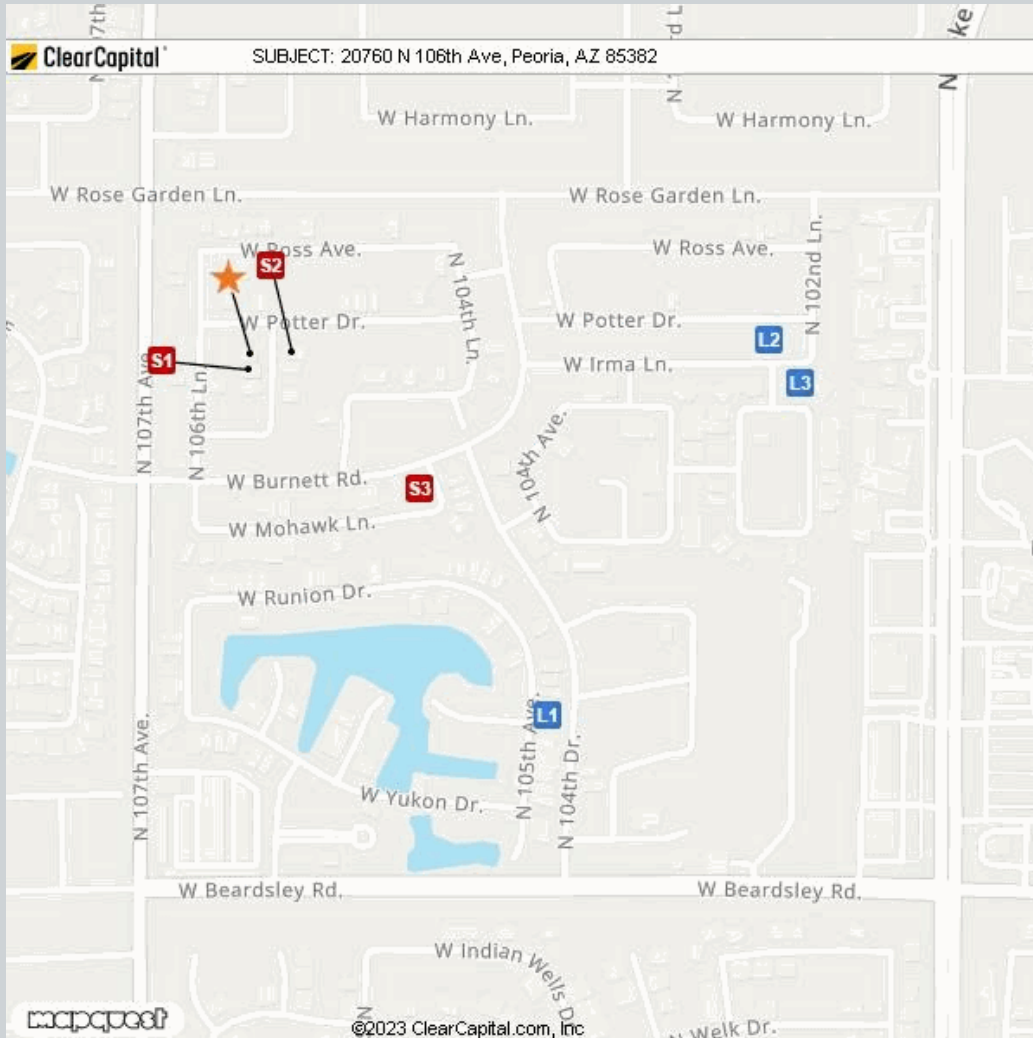
S3 10510 W MOHAWK LN
Peoria, AZ 85382



Front

ClearMaps Addendum

Address ★ 20760 N 106th Avenue, Peoria, ARIZONA 85382
Loan Number 53221 **Suggested List** \$365,000 **Suggested Repaired** \$365,000 **Sale** \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20760 N 106th Avenue, Peoria, Arizona 85382	--	Parcel Match
L1 Listing 1	20407 N 105th Ave, Peoria, AZ 85382	0.33 Miles ¹	Parcel Match
L2 Listing 2	10319 W Potter Dr, Peoria, AZ 85382	0.37 Miles ¹	Parcel Match
L3 Listing 3	10264 W Burnett Rd, Peoria, AZ 85382	0.39 Miles ¹	Parcel Match
S1 Sold 1	20750 N 106th Ave, Peoria, AZ 85382	0.01 Miles ¹	Parcel Match
S2 Sold 2	20759 N 106th Ave, Peoria, AZ 85382	0.03 Miles ¹	Parcel Match
S3 Sold 3	10510 W Mohawk Ln, Peoria, AZ 85382	0.16 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

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

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

Broker Information

Broker Name	Heather Macpherson	Company/Brokerage	Realty One Group
License No	SA655252000	Address	15013 W Crocus Dr Surprise AZ 85379
License Expiration	10/31/2024	License State	AZ
Phone	4802038712	Email	heather@phoenixhotproperty.com
Broker Distance to Subject	6.79 miles	Date Signed	04/23/2023

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.