

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	813 Rachel Avenue, Bentonville, AR 72712	Order ID	8710549	Property ID	34126062
Inspection Date	04/24/2023	Date of Report	04/25/2023		
Loan Number	53262	APN	01-07852-000		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	04.24.23 BPO Request	Tracking ID 1	04.24.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Yeow	Condition Comments Subject looks to be in fair shape and condition, the roof shows indications it may need replacement. Interior photos from 2020 when last on market for rent shows interior has had new laminate flooring through out. Property has been used as a rental unit.
R. E. Taxes	\$1,910	
Assessed Value	\$186,750	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(lock box on front door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$12,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$12,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Located almost next door to police station , as well as High School and Jr High and Elementary school all very near by. Thats good, some what bad is neighborhood directly behind as much personal property in yard and vehicles along street (various stages of repair), property not well maintained. MLS shows last sale in subjects neighborhood was Sept 24th 2019.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$355,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	813 Rachel Avenue	6805 Sw Chestnut Hill Rd	4004 Hansom Loop	3810 Sw Gibson
City, State	Bentonville, AR	Bentonville, AR	Bentonville, AR	Bentonville, AR
Zip Code	72712	72712	72712	72712
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.55 ¹	3.11 ¹	3.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$256,350	\$265,000	\$260,000
List Price \$	--	\$256,350	\$265,000	\$260,000
Original List Date		01/17/2023	04/01/2023	04/05/2023
DOM · Cumulative DOM	-- · --	4 · 98	12 · 24	3 · 20
Age (# of years)	26	10	19	15
Condition	Average	Excellent	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; 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	1,287	1,470	1,404	1,218
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	.18 acres	.20 acres	.17 acres	.17 acres
Other	na	NA	na	na

* 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.

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

Listing 1 large living room, a kitchen fully equipped with energy-efficient appliances, abundant counterspace, and a pantry. The laundry room, conveniently located just off the garage, is perfect for any sized family. The master suite features a walk-in closet

Listing 2 Corner lot, and fully fenced, spacious back yard with a flat deck. This home would be perfect for an investment property or first-time home Buyer with easy care and maintenance.

Listing 3 This home has been well maintained with a new roof, gutters, and flooring installed in 2020 accompanied by a new heat pump and dishwasher installed in 2021. This home has instant curb appeal featuring a covered front porch, front landscaping, and a rear entry garage

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	813 Rachel Avenue	2101 Se S St	2302 Se 15th St	219 Jonathan Dr
City, State	Bentonville, AR	Bentonville, AR	Bentonville, AR	Bentonville, AR
Zip Code	72712	72712	72712	72712
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.89 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$325,000	\$300,000
List Price \$	--	\$285,000	\$325,000	\$300,000
Sale Price \$	--	\$285,000	\$320,000	\$290,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	04/21/2023	02/23/2023	10/03/2022
DOM · Cumulative DOM	-- · --	4 · 4	34 · 34	38 · 38
Age (# of years)	26	25	47	37
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; 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	1,287	1,438	1,470	1,392
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	6
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	.18 acres	.18 acres	.33 acres	.17 acres
Other	na	na	na	na
Net Adjustment	--	-\$15,100	-\$30,300	-\$9,500
Adjusted Price	--	\$269,900	\$289,700	\$280,500

* 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** LOCATION LOCATION!! This 3 bedroom home is conveniently located just a block from the NWA Green Way trail system, walking distance to Sam's Club Home Office adjustments: sqft -\$15,100
- Sold 2** Newer kitchen appliances, new garage door (2021), HVAC (5 years old). Make this one owner home yours! Tenant occupied adjustments: sqft -\$18,300, condition -\$12k
- Sold 3** Wood flooring in the living, dining and kitchen areas. Sliding glass door off the main bedroom leading to a wonderful and relaxing patio adjustments: -\$9,500k

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject last sold 05/17/2000			
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	\$277,000	\$292,000
Sales Price	\$275,000	\$290,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>MLS shows last sale in subjects neighborhood was Sept 24th 2019. mls stats for Bentonville market as a whole show year 2021 there were 1627 sales with a median selling price at \$360,000 (2147 sqft / \$159 per sqft). Last year 2022 there were 1416 sales with a median selling price at \$420,000 (2042 sqft / \$193 per sqft). Year to date 2023 there have been 377 sales median selling \$395,000 (2002 sqft / \$194 per sqft). For properties in the \$225-300k range in the last 180 days there have been 87 sales (average selling per sqft \$191.85, DOM 88). Ther are now 7 active and another 31 with accepted pending offers on them in this range as well.</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Back



Back



Street



Street

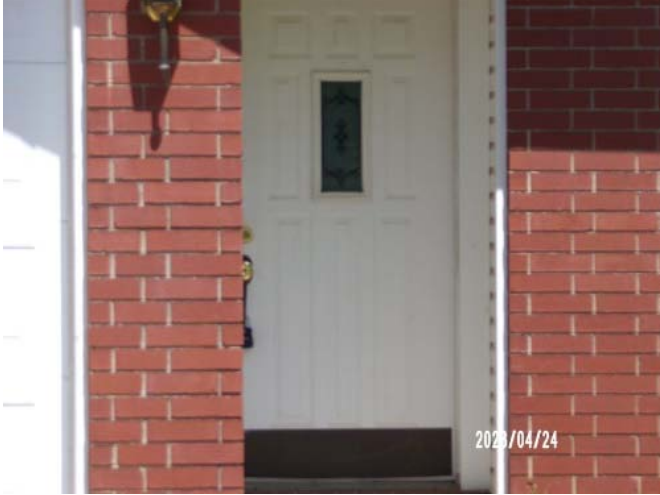


Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 6805 SW Chestnut Hill Rd
Bentonville, AR 72712



Front

L2 4004 Hansom Loop
Bentonville, AR 72712



Front

L3 3810 SW Gibson
Bentonville, AR 72712



Front

Sales Photos

S1 2101 SE S st
Bentonville, AR 72712



Front

S2 2302 SE 15th St
Bentonville, AR 72712



Front

S3 219 Jonathan Dr
Bentonville, AR 72712



Front

ClearMaps Addendum

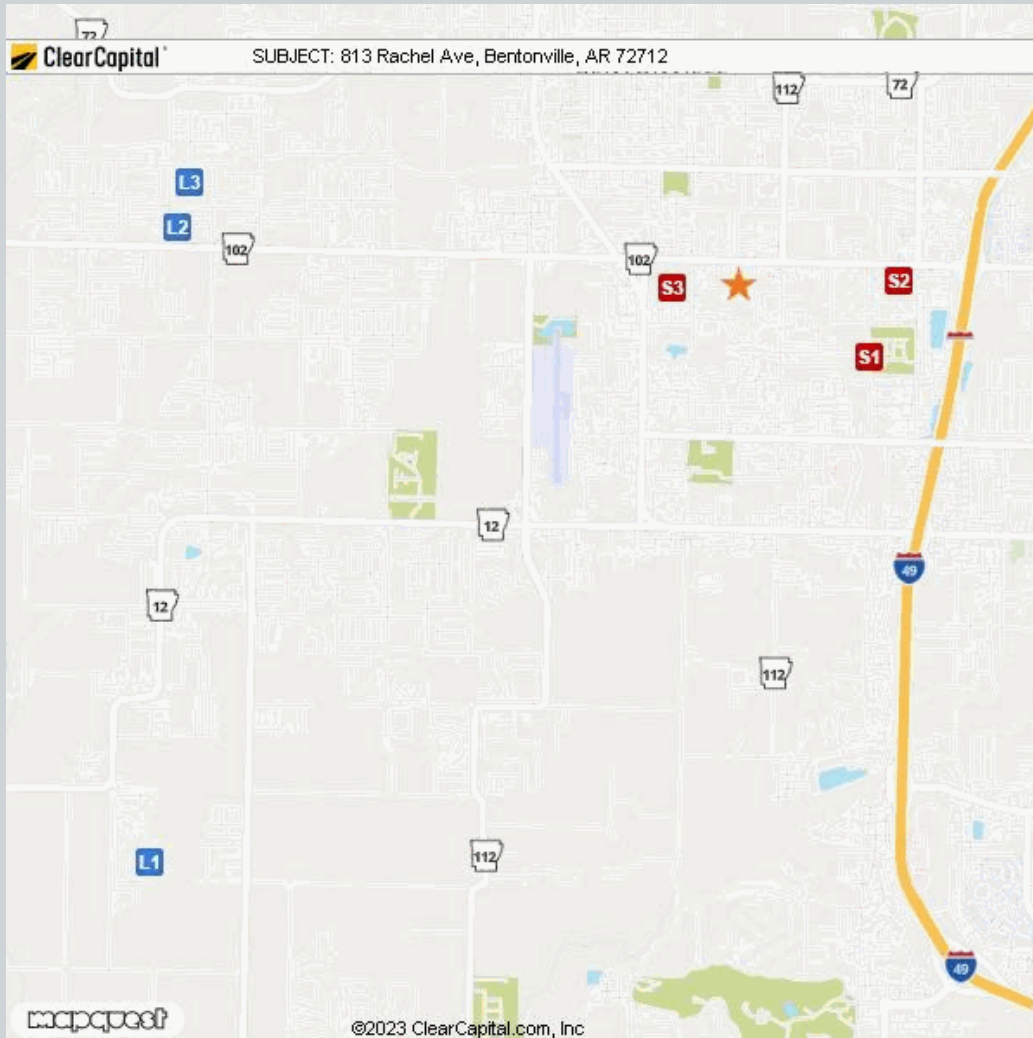
Address ★ 813 Rachel Avenue, Bentonville, AR 72712

Loan Number 53262

Suggested List \$277,000

Suggested Repaired \$292,000

Sale \$275,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	813 Rachel Avenue, Bentonville, AR 72712	--	Parcel Match
L1	Listing 1	6805 Sw Chestnut Hill Rd, Bentonville, AR 72712	4.55 Miles ¹	Street Centerline Match
L2	Listing 2	4004 Hansom Loop, Bentonville, AR 72712	3.11 Miles ¹	Parcel Match
L3	Listing 3	3810 Sw Gibson, Bentonville, AR 72712	3.07 Miles ¹	Parcel Match
S1	Sold 1	2101 Se S St, Bentonville, AR 72712	0.83 Miles ¹	Parcel Match
S2	Sold 2	2302 Se 15th St, Bentonville, AR 72712	0.89 Miles ¹	Parcel Match
S3	Sold 3	219 Jonathan Dr, Bentonville, AR 72712	0.36 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Thomas Rasmussen	Company/Brokerage	Crye-Leike Realtors, Rogers Branch
License No	EB00036289	Address	3003 W. Walnut Rogers AR 72756
License Expiration	12/31/2023	License State	AR
Phone	4793668002	Email	tom.rasmussen@crye-leike.com
Broker Distance to Subject	2.42 miles	Date Signed	04/25/2023

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.