

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	1601 Se Sunrise Street, Bentonville, AR 72712	Order ID	8730043	Property ID	34168075
Inspection Date	05/08/2023	Date of Report	05/08/2023		
Loan Number	53374	APN	01-04290-000		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	05.08.23 BPO Request	Tracking ID 1	05.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Bailey	Condition Comments	
R. E. Taxes	\$2,780	One garage door looks to be in need of replacement, roof may need replacement, saw some trim issues as well.	
Assessed Value	\$268,900		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (doors were shut)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$15,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Central location comprised of similar age, style and quality built homes. Large corporate office (Wal-Mart) being built just north of neighborhood. Hyper speculative market area.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$450,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1601 Se Sunrise Street	102 Se 11th St	503 Cross Creek Dr	1909 Sw Ellington St
City, State	Bentonville, AR	Bentonville, AR	Bentonville, AR	Bentonville, AR
Zip Code	72712	72712	72712	72713
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.26 ¹	3.46 ¹	2.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,000	\$435,000	\$348,880
List Price \$	--	\$475,000	\$435,000	\$348,880
Original List Date		06/29/2022	04/11/2023	05/05/2023
DOM · Cumulative DOM	-- · --	313 · 313	1 · 27	3 · 3
Age (# of years)	45	11	25	18
Condition	Average	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,144	2,256	2,067	2,005
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	Attached 1 Car	None	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	.34 acres	.25 acres	.27 acres	.20 acres
Other	na	na	na	na

* Listing 1 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** corner of Main Street and SE 11th. Lots of space to live, Airbnb or build your dream home. Property is in a flood zone however owner has lived here for 19 years and the property has never had water past the front porch
- Listing 2** master suite features oversized his/her closets, spa bath with walk-in shower. A culinary enthusiast will appreciate the magnificent craftsmanship kitchen cabinets with kitchen easy to serve the formal dining or casual nook for everyday meals. The family room features tall ceilings, gas log fireplace and leads to covered patio. Two bedrooms are located on opposite side of family room giving privacy to all. Bedrooms share a hall bath
- Listing 3** Fresh coat of paint throughout, and updated flooring giving it a bright and modern feel. Ceilings are being painted (5/9 & 5/10) to match walls and updated pictures are to come. Enjoy the new look and feel of this beautiful space! Split bedroom floorplan with spacious bedrooms offers personal space that everyone strives for. Master suite provides tray ceilings, his & her closets, separate vanities, jacuzzi tub and walk-in shower. Separate laundry room

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1601 Se Sunrise Street	1803 Clark St	2302 Se 15th St	1703 Beverly Crt
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.	--	0.27 ¹	0.12 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$490,000	\$325,000	\$350,000
List Price \$	--	\$470,000	\$325,000	\$350,000
Sale Price \$	--	\$405,815	\$320,000	\$350,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	04/17/2023	02/27/2023	07/29/2022
DOM · Cumulative DOM	-- · --	103 · 103	34 · 38	18 · 18
Age (# of years)	45	43	47	31
Condition	Average	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,144	2,210	1,470	2,253
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	4 · 3
Total Room #	8	7	6	8
Garage (Style/Stalls)	Attached 1 Car	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	--	Pool - Yes	--	--
Lot Size	.34 acres	.26 acres	.33 acres	.34 acres
Other	na	na	na	na
Net Adjustment	--	-\$51,600	+\$52,400	-\$25,900
Adjusted Price	--	\$354,215	\$372,400	\$324,100

* 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** New Roof, New Gutters, New HVAC, New Pool Pump, New Pool Filtration System! This beautiful home features 3 bedrooms, 2 bathrooms plus a heated & cooled bonus sun room. Updated kitchen with wine racks & plate displays and gorgeous updated primary bathroom. Bamboo wood flooring throughout. Fabulous backyard with concrete patio, pergola and inground gunite pool. Wood burning fireplace, located in the living room. Open laundry room. Large pantry. Walk in closets adjustments: sqft -\$6,600, pool -\$30k, condition -\$15k
- Sold 2** Newer kitchen appliances, new garage door (2021), HVaC (5 years old) adjustments: sqft +\$67,400, condition -\$15k
- Sold 3** None listed sale, located in same area as subject property. adjustments: sqft -\$10,900, condition -\$15k

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				see below			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/21/2023	\$305,000	--	--	Sold	05/06/2023	\$317,100	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$330,000	\$360,000
Sales Price	\$328,000	\$358,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
mls photos show the subjects interior is in need of updating. Could see \$25-30k being spent to bring subject into market shape and condition.		

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



Front



Front



Front



Address Verification

Subject Photos



Side



Side



Side



Back



Street



Street

Subject Photos



Street



Street



Other



Other



Other

Listing Photos

L1 102 SE 11th St
Bentonville, AR 72712



Front

L2 503 Cross Creek Dr
Bentonville, AR 72712



Front

L3 1909 SW Ellington St
Bentonville, AR 72713



Front

Sales Photos

S1 1803 Clark St
Bentonville, AR 72712



Front

S2 2302 SE 15th St
Bentonville, AR 72712



Front

S3 1703 Beverly Crt
Bentonville, AR 72712



Front

ClearMaps Addendum

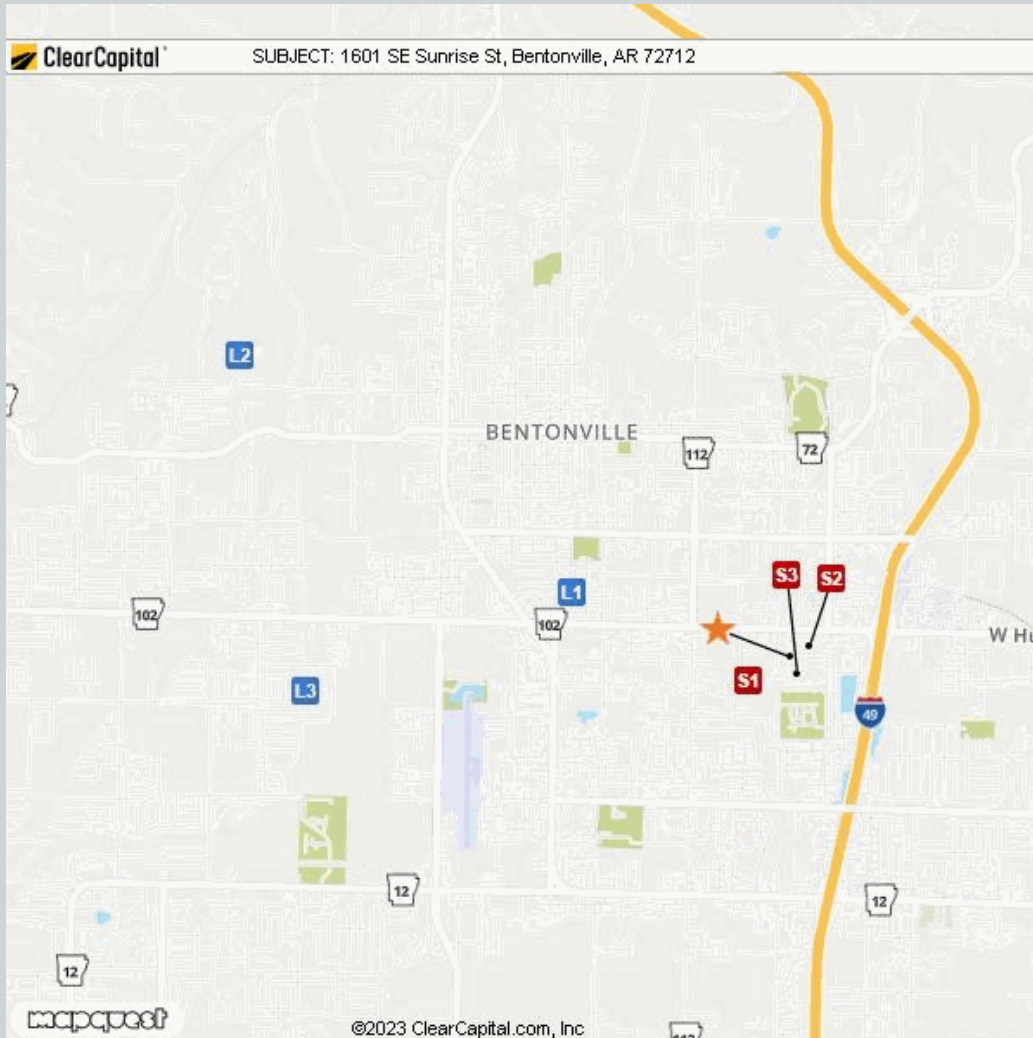
Address ★ 1601 Se Sunrise Street, Bentonville, AR 72712

Loan Number 53374

Suggested List \$330,000

Suggested Repaired \$360,000

Sale \$328,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1601 Se Sunrise Street, Bentonville, AR 72712	--	Parcel Match
L1 Listing 1	102 Se 11th St, Bentonville, AR 72712	1.26 Miles ¹	Parcel Match
L2 Listing 2	503 Cross Creek Dr, Bentonville, AR 72712	3.46 Miles ¹	Parcel Match
L3 Listing 3	1909 Sw Ellington St, Bentonville, AR 72712	2.68 Miles ¹	Parcel Match
S1 Sold 1	1803 Clark St, Bentonville, AR 72712	0.27 Miles ¹	Parcel Match
S2 Sold 2	2302 Se 15th St, Bentonville, AR 72712	0.12 Miles ¹	Parcel Match
S3 Sold 3	1703 Beverly Crt, Bentonville, AR 72712	0.10 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	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	1.79 miles	Date Signed	05/08/2023

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.