

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	1110 E 1st Street, Casa Grande, AZ 85122	Order ID	8738003	Property ID	34183543
Inspection Date	05/14/2023	Date of Report	05/14/2023		
Loan Number	53604	APN	505-32-056A		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	05.12.23 BPO Request	Tracking ID 1	05.12.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	HENRY & KIMBERLY K VASQUEZ	Condition Comments The subject property appears to be in average condition and there were no adverse conditions to note.
R. E. Taxes	\$646	
Assessed Value	\$60,658	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located close to an elementary school. The majority of the subdivision are homes that were built in the 1950's and 1960's with fill lots that had home built in the late 90's.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$145,000 High: \$420,000	
Market for this type of property	Decreased 12 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1110 E 1st Street	308 N Cameron	605 E Doan St	1121 E Love St
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.41 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,990	\$279,900	\$283,000
List Price \$	--	\$215,990	\$272,500	\$279,000
Original List Date		04/15/2023	04/07/2023	04/26/2023
DOM · Cumulative DOM	-- · --	28 · 29	37 · 37	18 · 18
Age (# of years)	26	45	33	15
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	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	1,048	875	1,156	1,101
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 1 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	None	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.15 acres	.16 acres	.14 acres
Other	--	--	--	--

* 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** You'll absolutely love this fully fenced, centrally located Casa Grande home! This home is move in ready, with NO HOA. Featuring 2 bed, 1.5 bathroom and open living areas. This home has been well maintained upgraded - new water heater, exterior trim paint, light fixtures, bathroom vanity, new baseboards. The yard is over 7,000 sqft and features a full block wall for privacy. Great first time home! or investment property! Schedule to view today
- Listing 2** Open and bright floor plan. Features include 3 bedrooms, 1.5 baths, quartz counters stainless appliances, tile flooring, new carpet, fresh paint (inside and out), new light fixtures, windows and roof. The home rests on a large corner lot with room to build an RV garage. Rv parking is available. No HOA must see home. Motivated seller offering assistance with closing costs and or down payment.
- Listing 3** Come see this charming home now on the market! This home has fresh interior paint. Windows create a light filled interior with well placed neutral accents. Step into the kitchen, complete with an eye catching stylish backsplash. You won't want to leave the serene primary suite, the perfect space to relax. Additional bedrooms provide nice living or office space. The primary bathroom features plenty of under sink storage waiting for your home organization needs. Take it easy in the fenced in back yard. The sitting area makes it great for BBQs! Don't miss this incredible opportunity.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1110 E 1st Street	216 E 10th St	217 N Trekell Rd	1522 N Mimosa Way,
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.12 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$304,000	\$304,900
List Price \$	--	\$259,900	\$267,000	\$297,900
Sale Price \$	--	\$254,000	\$277,000	\$297,900
Type of Financing	--	Va	Va	Va
Date of Sale	--	12/05/2022	03/29/2023	12/30/2022
DOM · Cumulative DOM	-- · --	39 · 71	153 · 198	75 · 81
Age (# of years)	26	24	32	22
Condition	Average	Average	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	1,048	1,100	1,145	1,261
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.14 acres	.16 acres	.16 acres
Other	--	Seller Paid , \$5000 concessions	Seller Paid , \$13000 concessions	Seller Paid , \$7000 concessions
Net Adjustment	--	-\$7,340	-\$28,115	-\$29,085
Adjusted Price	--	\$246,660	\$248,885	\$268,815

* 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** If Buyer uses the Seller's Preferred Lender for financing, Seller may contribute up to 2.5% of the Purchase price to buy down rate by 2% for the first year, 1% for the 2nd year. No HOA!!! Welcome home to this lovely 3 bed 2 bath home in central Casa Grande. With a nice open layout you have plenty of kitchen space, a fire place with built in mantle. You'll love this backyard with a built in barbeque area, plenty of shade, an RV gate and a large shed. Come check it out today!
- Sold 2** Nicely remolded 4 bedroom 2 full bath house. Beautiful tile through out. New kitchen cabinets and quartz counter top with matching stainless steal appliances. Master bath and guest bath are full remodels with matching quartz counters. New roof and block fenced back yard with RV gate. Just a short walk from local restaurants, CAC and local shopping centers. Home is also just a block away from local public school.
- Sold 3** Perfect lock and leave home in the heart of Casa Grande. Clean, well maintained home - new HVAC in September of 2022. Stainless steel appliances, split bedroom floor plan, large lot, and a 2 car garage. Perfect for someone just starting out or a winter home.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no listing history for the subject.				
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	\$248,000	\$248,000
Sales Price	\$248,000	\$248,000
30 Day Price	\$238,000	--
Comments Regarding Pricing Strategy		
The comparables used for this report are the most recent sales within the same subdivision of the subject. I used the most recent sales due to the market quickly depreciating and the most recent sales are more indicative of the subject's current values.		

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



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 308 N CAMERON
Casa Grande, AZ 85122



Front

L2 605 E DOAN ST
Casa Grande, AZ 85122



Front

L3 1121 E LOVE ST
Casa Grande, AZ 85122



Front

Sales Photos

S1 216 E 10TH ST
Casa Grande, AZ 85122



Front

S2 217 N TREKELL RD
Casa Grande, AZ 85122



Front

S3 1522 N MIMOSA WAY,
Casa Grande, AZ 85122



Front

ClearMaps Addendum

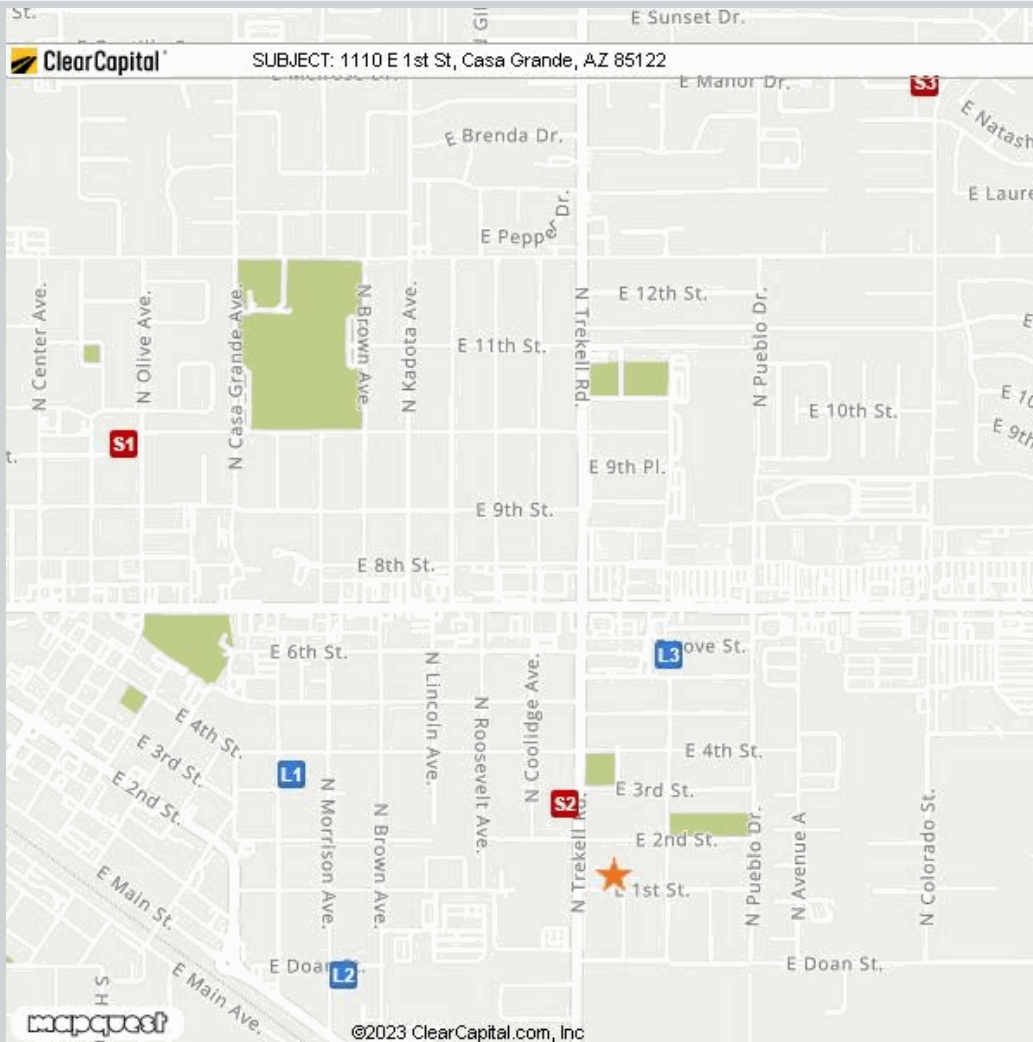
Address ★ 1110 E 1st Street, Casa Grande, AZ 85122

Loan Number 53604

Suggested List \$248,000

Suggested Repaired \$248,000

Sale \$248,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1110 E 1st Street, Casa Grande, AZ 85122	--	Parcel Match
L1 Listing 1	308 N Cameron, Casa Grande, AZ 85122	0.49 Miles ¹	Parcel Match
L2 Listing 2	605 E Doan St, Casa Grande, AZ 85122	0.41 Miles ¹	Parcel Match
L3 Listing 3	1121 E Love St, Casa Grande, AZ 85122	0.33 Miles ¹	Parcel Match
S1 Sold 1	216 E 10th St, Casa Grande, AZ 85122	0.94 Miles ¹	Parcel Match
S2 Sold 2	217 N Trekeill Rd, Casa Grande, AZ 85122	0.12 Miles ¹	Parcel Match
S3 Sold 3	1522 N Mimosa Way,, Casa Grande, AZ 85122	1.23 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	Darrah Lannon	Company/Brokerage	Summit Real Estate Professionals
License No	BR558555000	Address	925 North Morrison Ave Casa Grande AZ 85122
License Expiration	02/29/2024	License State	AZ
Phone	5208400329	Email	darrah@summitrepros.com
Broker Distance to Subject	0.74 miles	Date Signed	05/14/2023

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.