

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.

<b>Address</b>	10756 W Woodland Avenue, Avondale, AZ 85323	<b>Order ID</b>	8757067	<b>Property ID</b>	34213860
<b>Inspection Date</b>	05/27/2023	<b>Date of Report</b>	05/27/2023		
<b>Loan Number</b>	53758	<b>APN</b>	101-01-508		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	05.25.23 BPO Request	<b>Tracking ID 1</b>	05.25.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	ARMANDO CEJA ZAPIEN	The exterior of the subject property appears to be in overall average condition. No major exterior repairs appear to be needed.
<b>R. E. Taxes</b>	\$1,825	
<b>Assessed Value</b>	\$290,700	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	ROOSEVELT PARK 480-551-4300	
<b>Association Fees</b>	\$99 / Month (Other: Common Area Maint.)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Inventory is decreasing, and demand is stable within the subject's market area. REO/SS are less than 1% of recent sales and listings in this area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$550,000	
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	10756 W Woodland Avenue	634 S 114th Ave	10616 W Sonora St	10718 W Jefferson St
<b>City, State</b>	Avondale, AZ	Avondale, AZ	Tolleson, AZ	Avondale, AZ
<b>Zip Code</b>	85323	85323	85353	85323
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.09 <sup>1</sup>	1.26 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$415,000	\$422,000	\$395,000
<b>List Price \$</b>	--	\$415,000	\$409,000	\$395,000
<b>Original List Date</b>		05/08/2023	04/07/2023	04/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 19	3 · 50	19 · 31
<b>Age (# of years)</b>	17	23	19	16
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; City Street	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories Conventional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,873	1,864	2,228	1,710
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	5 · 2 · 1	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.16 acres	0.14 acres	0.13 acres	0.15 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

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

**Listing 1** Listing 1 is very similar in GLA and Condition. The comp is superior in bedroom counts when compared to the subject property.

**Listing 2** List Comp 2 is superior in GLA and Room Counts to the subject property. The comp is similar in condition to the subject property.

**Listing 3** Listing Comp # 3 is inferior in GLA to the subject. The comp is similar in room counts, and superior in condition to the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10756 W Woodland Avenue	723 N 112th Dr	126 N 108th Ave	119 N 109th Ave
City, State	Avondale, AZ	Avondale, AZ	Avondale, AZ	Avondale, AZ
Zip Code	85323	85323	85323	85323
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 <sup>1</sup>	0.23 <sup>1</sup>	0.28 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$435,000	\$494,900
List Price \$	--	\$375,000	\$399,900	\$414,900
Sale Price \$	--	\$375,000	\$399,900	\$414,900
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/16/2023	01/19/2023	02/17/2023
DOM · Cumulative DOM	-- · --	15 · 117	92 · 126	13 · 225
Age (# of years)	17	17	14	17
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; City Street	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	2 Stories Conventional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,873	2,074	1,710	2,176
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	8	8	8	8
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	0.08 acres	0.15 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	-\$24,900	-\$2,800	-\$23,985
Adjusted Price	--	\$350,100	\$397,100	\$390,915

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** GLA -\$4000, Bedroom -\$5000, Bathroom -\$2500, Lot Size +\$1600, Concessions -\$15000. Total: -\$24900 Sold Comp 1 is superior in GLA to the subject property. The comp is superior in room counts and similar in condition.
- Sold 2** GLA +\$2000, Lot Size +\$200, Concessions -\$5000. Total: -\$2800 Sold Comp 2 is slightly inferior in GLA to the subject property. The comp is similar in room counts and condition to the subject.
- Sold 3** GLA -\$6000, Condition -\$10000, Lot Size -\$1400, Concessions -\$6585. Total: -\$23985 Sold Comp 3 is superior in condition and GLA to the subject property. The comp is similar in room counts and other attributes.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Not Listed.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
05/09/2023	\$420,000	--	--	Cancelled	05/24/2023	\$420,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$405,000	\$405,000
<b>Sales Price</b>	\$395,000	\$395,000
<b>30 Day Price</b>	\$385,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject property is a single family home, which is in overall average condition on the exterior. The exterior of the subject property does not appear to be in need of major repairs. Comps were searched for within a distance of 1.5 Miles and back 6 months in time. There is a shortage of similar listing comps in the subject's market area. Therefore, listing comps were searched for beyond 1 Mile, but within similar and competing areas, to locate similar comps. It was necessary to search beyond 3 months time for sold comps as there were limited recent similar sales in this area. The GLA Tolerance searched for similar comps was +/- 20% of the subject's Sq. Ft. The subject is in average exterior condition and priority was given to locating comps which are in average condition. However, there is a shortage of similar comps, especially properties in average condition, and therefore it was necessary to use two superior condition comps within this report. The subject is within 1000 Feet of a major road, but is separated from the road by a landscaped area and fence. Therefore, this will not have a negative impact on the subject's marketability. The subject's Sale Price has been bracketed within the range of comp values, with the most weight placed on Sale 2 due to its similar attributes. Similar Comps within the subject's market area support a Sale Price for the subject which is lower than the subject's most recent list price.</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



Address Verification



Address Verification



Side



Side



Street



## Subject Photos



Street



Other



## Listing Photos

**L1** 634 S 114TH AVE  
Avondale, AZ 85323



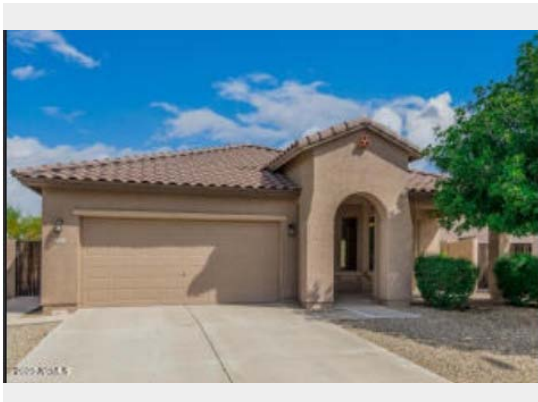
Front

**L2** 10616 W Sonora ST  
Tolleson, AZ 85353



Front

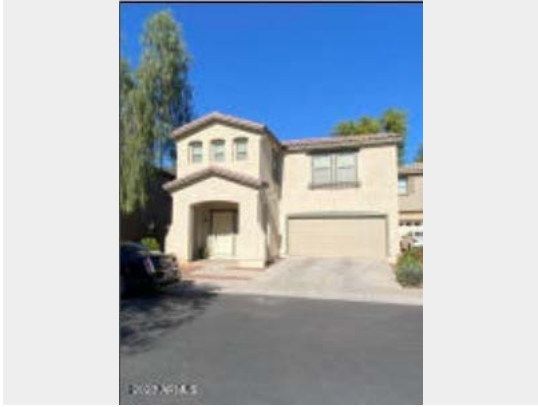
**L3** 10718 W JEFFERSON ST  
Avondale, AZ 85323



Front

## Sales Photos

**S1** 723 N 112TH DR  
Avondale, AZ 85323



Front

**S2** 126 N 108TH AVE  
Avondale, AZ 85323



Front

**S3** 119 N 109TH AVE  
Avondale, AZ 85323



Front

## ClearMaps Addendum

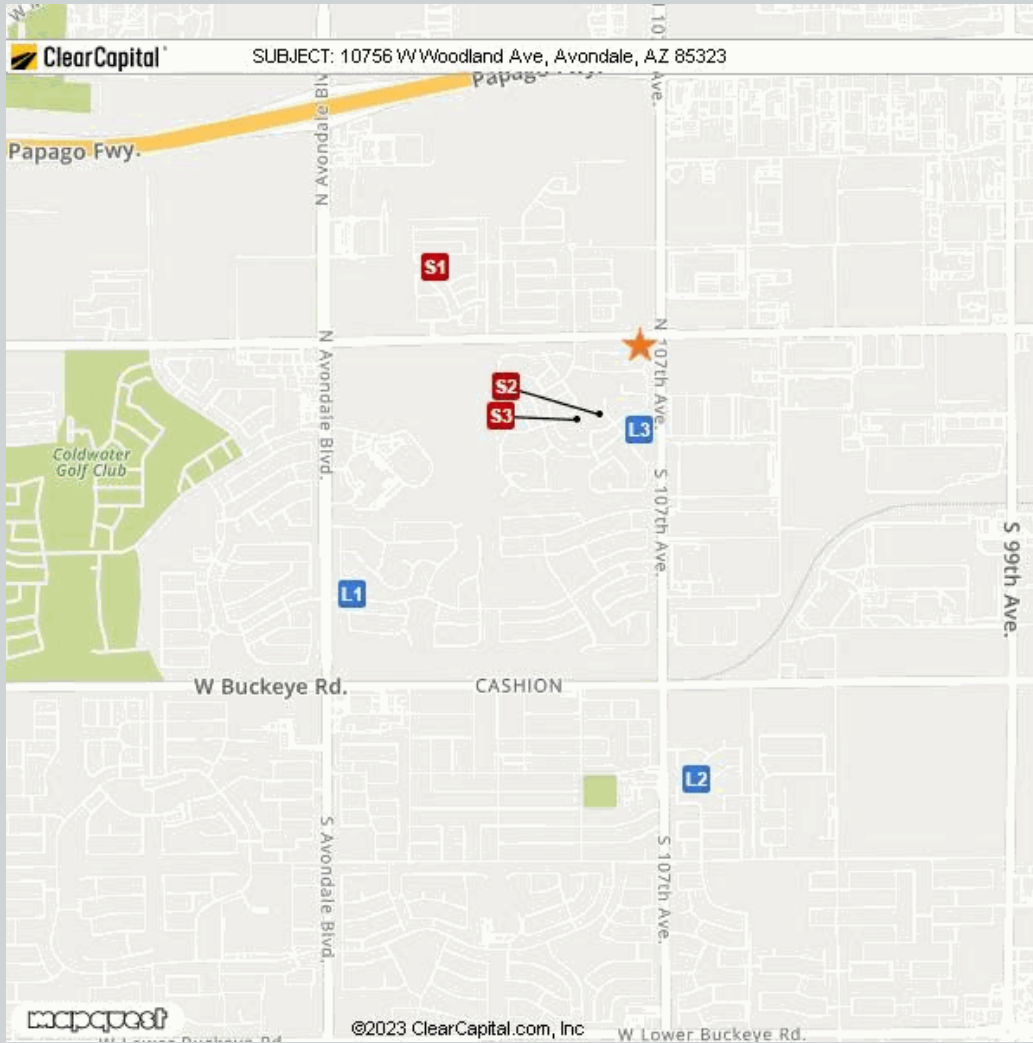
**Address** ★ 10756 W Woodland Avenue, Avondale, AZ 85323

**Loan Number** 53758

**Suggested List** \$405,000

**Suggested Repaired** \$405,000

**Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10756 W Woodland Avenue, Avondale, AZ 85323	--	Parcel Match
L1 Listing 1	634 S 114th Ave, Avondale, AZ 85323	1.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10616 W Sonora St, Tolleson, AZ 85353	1.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10718 W Jefferson St, Avondale, AZ 85323	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	723 N 112th Dr, Avondale, AZ 85323	0.63 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	126 N 108th Ave, Avondale, AZ 85323	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	119 N 109th Ave, Avondale, AZ 85323	0.28 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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

<b>Broker Name</b>	Matthew Desaulniers	<b>Company/Brokerage</b>	Sunny Life Real Estate LLC
<b>License No</b>	BR638988000	<b>Address</b>	530 E McDowell Road Phoenix AZ 85004
<b>License Expiration</b>	06/30/2024	<b>License State</b>	AZ
<b>Phone</b>	6023500495	<b>Email</b>	mattdesaulniers@gmail.com
<b>Broker Distance to Subject</b>	13.03 miles	<b>Date Signed</b>	05/27/2023

*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:

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