

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	36507 W Mallorca Avenue, Maricopa, AZ 85138	Order ID	9121294	Property ID	35001734
Inspection Date	01/23/2024	Date of Report	01/23/2024		
Loan Number	53962	APN	50252076		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	1.22_BPO	Tracking ID 1	1.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	LEWIS G AROS	This Home boasts 3 Bedrooms, 2 baths, and double garage, located in a great Tortosa neighborhood. Open floor plan with vaulted ceilings, covered patio, large yard and 2 car garage. No seller concession. The subject does not need repairs. The subject is a desirable home in a desirable neighborhood. The subject is very well constructed and has been maintained to standards in the neighborhood. The subject has great curb appeal, conformity to the neighborhood. There is no busy street, waterfront frontage, busy streets, and great views. There are no high-tension line / power lines, or golf course frontage, etc.
R. E. Taxes	\$1,110	
Assessed Value	\$21,870	
Zoning Classification	Residential	
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	CCMC 480-921-7600	
Association Fees	\$82 / Month (Pool,Landscaping,Insurance,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	No seller concession. Plenty of parks, parks, and schools. No external influences such as REO, Board-up, etc. The Real Estate Market is slower than normal due to interest rates and mortgage availability. This is a sellers' market because of the low inventory of homes in the area. Cash buyers are waiting to see what the economy is doing, and sellers are also waiting to sell their home for the same reasons. Some seller concessions are being offered but the frequency is very small.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$292400 High: \$415998	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	36507 W Mallorca Avenue	36338 W San Pedro Dr	36624 W Santa Clara Ave	36569 W Santa Clara Ave
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.46 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$314,990	\$329,000	\$329,000
List Price \$	--	\$309,990	\$329,000	\$329,500
Original List Date		12/13/2023	01/09/2024	12/07/2023
DOM · Cumulative DOM	-- · --	40 · 41	13 · 14	46 · 47
Age (# of years)	17	1	3	3
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 Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch
# Units	1	1	1	1
Living Sq. Feet	1,220	1,402	1,571	1,571
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.10 acres	0.12 acres	0.10 acres	0.10 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** -\$17,290 Adjustment for Living Area is \$292,700 Public Remarks: Beautiful NEW Home in PRIME location, close to major cities. Ready to close in February. Featuring countless upgrades such as white shaker cabinetry, granite countertops, stainless steel appliance package, and 9' ceilings throughout! Spacious walk-in closet in owner's suite. Energy efficient features including dual pane windows, Wi-Fi programmable thermostats and insulated garage doors. Front yard landscaping package covered patio and porch. Neighborhood parks, playgrounds, covered picnic tables and greenbelts throughout. Spectacular mountain views! Conveniently located near the 347 and I-10. Highly rated schools, shopping, and dining! Just 5 miles from Fry's, Walmart, and CVS!
- Listing 2** \$-33,345 Adjustment for Living Area is \$295,635 Public Remark: You could save hundreds per month with an interest rate buy down, ask your agent how! Get a great value and call these 3 beds 2 bath house in the beautiful community of Tesoro HOME. Great layout with split floorplan, great room, an entry that doesn't feel like a hallway and it even has window coverings installed! Granite countertops in the kitchen, dark wood cabinets, stainless steel appliances, pantry, tall ceilings, two sinks in the master bath and rare stacked stone exterior! This house is ready to become your home and represents an excellent value.
- Listing 3** \$-33345 Adjustment for Living Area is \$295,635 Public Remarks: WOW 4.75% ASSUMABLE FHA LOAN! GREAT ROOM OPENS TO KITCHEN WITH GRANITE COUNTER TOPS & STAINLESS-STEEL APPLIANCES. SPLIT FLOOR PLAN, 9 FOOT CEILINGS, LOTS OF WINDOWS WITH 2 INCH BLINDS. THIS BEAUTIFUL HOME RESIDES IN THE DESIRABLE LAKE COMMUNITY OF TORTOSA AND IS A SHORT DISTANCE TO SCHOOLS, SHOPPING AND PARKS.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	36507 W Mallorca Avenue	36545 W Mallorca Ave	36583 W Mallorca Ave	36467 W Mallorca Ave
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	MLS	MLS	Public Records	MLS
Miles to Subj.	--	0.02 ¹	0.05 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$305,000	\$329,000
List Price \$	--	\$279,000	\$170,000	\$299,900
Sale Price \$	--	\$270,000	\$303,000	\$299,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	03/16/2023	08/07/2023	06/13/2023
DOM · Cumulative DOM	-- · --	162 · 162	38 · 38	55 · 55
Age (# of years)	17	18	18	17
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 Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch
# Units	1	1	1	1
Living Sq. Feet	1,220	1,220	1,369	1,041
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	0.10 acres	0.10 acres	0.12 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$14,155	+\$17,005
Adjusted Price	--	\$270,000	\$288,845	\$316,005

* Sold 3 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** This home was selected because of its proximity to the subject property and similar features. only adjustment needed was living area. Public Remarks: Amazing 3 Bedroom 2 Bath Home in the Tortosa Master Plan Community in Maricopa. Single Level Home with a great floor plan! Close to Schools and Parks! A Must See! Seller is offering a 2% credit towards Buyers closing costs.
- Sold 2** This home was selected because of its proximity to the subject property and similar features. only adjustment needed was living area. Public Remarks: Looking for a place to call home? Come see this charming home in the lovely lo Tortosa Community! This well taken care home features tile throughout, plantation shutters, granite counter top in the Kitchen, painted garage floor, spacious rooms, split floorplan, new paint 2022, new AC unit 2022, new toilets, new garage motor 2022. The home is near Santa Cruz Elementary & Desert Wind Middle Schools. The Tortosa Community HOA is Very Active in Hosting Quarterly/Annual Events for the home owners. Tortosa is located only minutes away from all of the Shopping, Dining, Harrah's Casino, Copper Sky Regional Park and the new Ultra Star Multi-entertainment Center (restaurants, movies, bowling, laser tag, conference rooms & much more) THIS HOME IS READY FOR YOU.
- Sold 3** This home was selected because of its proximity to the subject property and similar features. only adjustment needed was living area. Public Remarks: FABULOUS 3 BED 2 BATH REMODELED HOME IN A GREAT SUBDIVISION. CLOSE TO MANY AMENITIES INCLUDING SCHOOLS, PARKS, SHOPPING AND MUCH MORE! UPDATED FLOORING THROUGHOUT WITH NEW PAINT, HARDWARE, FANS, KITCHEN, ETC! AMAZING DEAL ON ONE OF LOWEST PRICED HOMES IN THE SUBDIVISION! ALL BUYERS COME AND SEE, YOU WON'T BE DISSAPPOINTED!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				HOME WAS LAST SOLD BY BANK CONTROL AND SEEMS TO BE UNDER CONTROL NOW			
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
06/05/2023	\$249,000	01/19/2024	\$255,000	Sold	01/19/2024	\$255,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$285,000
Sales Price	\$285,000	\$285,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
Competition adjusted Price Range: \$292,700 - \$295,635. The comparable sold homes are newer homes, but the subject property has been well maintained and age is not considered in this situation. Subject home has a small living area compared to the other homes in the subdivision.		

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



Address Verification



Side



Side



Side



Back



Back

Subject Photos



Back



Street



Street



Street

Listing Photos

L1 36338 W San Pedro Dr
Maricopa, AZ 85138



Front

L2 36624 W Santa Clara Ave
Maricopa, AZ 85138



Front

L3 36569 W Santa Clara Ave
Maricopa, AZ 85138



Front

Sales Photos

S1 36545 W Mallorca Ave
Maricopa, AZ 85138



Front

S2 36583 W Mallorca Ave
Maricopa, AZ 85138



Front

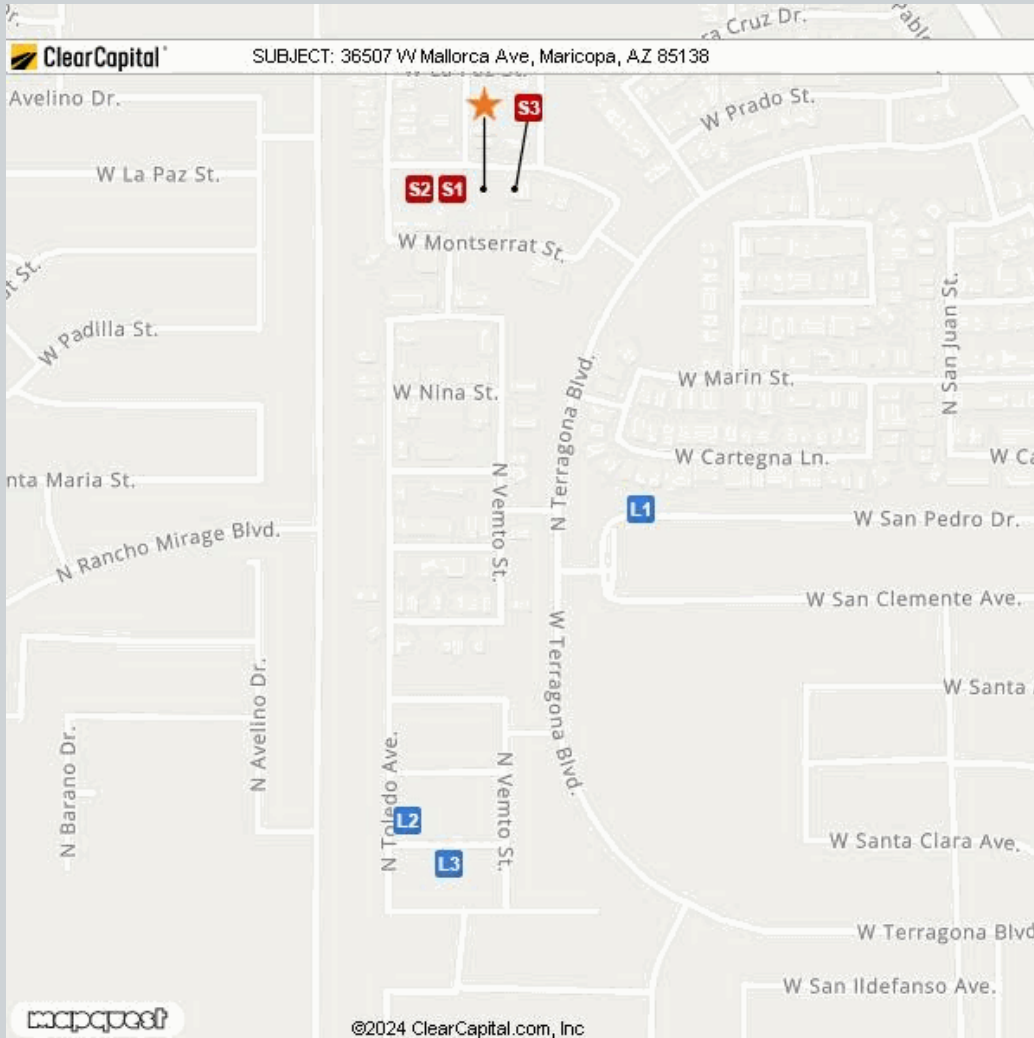
S3 36467 W Mallorca Ave
Maricopa, AZ 85138



Front

ClearMaps Addendum

Address ★ 36507 W Mallorca Avenue, Maricopa, AZ 85138
Loan Number 53962 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	36507 W Mallorca Avenue, Maricopa, AZ 85138	--	Parcel Match
L1 Listing 1	36338 W San Pedro Dr, Maricopa, AZ 85138	0.26 Miles ¹	Parcel Match
L2 Listing 2	36624 W Santa Clara Ave, Maricopa, AZ 85138	0.46 Miles ¹	Parcel Match
L3 Listing 3	36569 W Santa Clara Ave, Maricopa, AZ 85138	0.49 Miles ¹	Parcel Match
S1 Sold 1	36545 W Mallorca Ave, Maricopa, AZ 85138	0.02 Miles ¹	Parcel Match
S2 Sold 2	36583 W Mallorca Ave, Maricopa, AZ 85138	0.05 Miles ¹	Parcel Match
S3 Sold 3	36467 W Mallorca Ave, Maricopa, AZ 85138	0.02 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	WILLIAM Flinn	Company/Brokerage	Superlative Realty
License No	SA029781000	Address	9514 E Champagne Dr Sun Lakes AZ 85248
License Expiration	08/31/2024	License State	AZ
Phone	6024307542	Email	billflinn@me.com
Broker Distance to Subject	12.65 miles	Date Signed	01/23/2024

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.