

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	15070 W Piccadilly Road, Goodyear, ARIZONA 85395	Order ID	8917966	Property ID	34569826
Inspection Date	09/08/2023	Date of Report	09/10/2023		
Loan Number	55165	APN	501--69-382		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	09.08.23 BPO Request	Tracking ID 1	09.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Cynthia Bush	The subject is a single story home located on an interior lot in the subdivision of Pebblecreek in Goodyear, AZ. No needed repairs were noted during the inspection. The home conforms to other homes in the neighborhood. Pebblecreek is an age-restricted community and also a gated community. Some homes back to the golf courses. The subject does not back to a golf course and it is located in the far NE side of the subdivision.
R. E. Taxes	\$2,120	
Assessed Value	\$219,100	
Zoning Classification	owner occupied resid	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Pebblecreek HOA 480-895-4204	
Association Fees	\$2908 / Year (Pool,Tennis,Other: common area and street maintenance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Pebblecreek is a subdivision located in NW Goodyear, AZ. It is gated with a 24-hr. gate guard. It is a golf course community with 2 golf courses, a rec center, pro shop, restaurant, sports courts, community pools and spas. It is also an age-restricted community. Shops and services are located with 2 miles in Goodyear. Access to interstate 303 is within 2 miles.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$295,000 High: \$1,485,000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	15070 W Piccadilly Road	15074 W. Vale Dr.	14736 W. Piccadilly Rd.	15722 W. Fairmount Ave.
City, State	Goodyear, ARIZONA	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85395	85395	85395	85395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.55 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$429,900	\$425,000
List Price \$	--	\$419,900	\$429,900	\$419,000
Original List Date		08/14/2023	08/31/2023	06/14/2023
DOM · Cumulative DOM	-- · --	26 · 27	10 · 10	56 · 88
Age (# of years)	19	26	24	28
Condition	Average	Average	Average	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	1,625	1,641	1,570	1,914
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2 · 1	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	0.12 acres	0.11 acres	0.17 acres	0.24 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.

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

Listing 1 Similar GLA, one less bedroom, equal number of baths, equal size garage, similar lot size. Solar panels leased, partial flooring update 2023, Ht/Cool full update 2021, kitchen update 2023.

Listing 2 Similar GLA, one less bedroom, one additional half bath, equal size garage, similar lot size. Cul-de-sac corner lot, flooring and bath updates 2023,

Listing 3 Pending Sale - Superior GLA, one less bedroom, equal number of baths, equal size garage, superior lot size. Solar panels leased, attached garage cabinets, Built-in BBQ.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15070 W Piccadilly Road	2951 N. 154th Dr.	14878 W. Verde Lane	15805 W. Fairmount Ave.
City, State	Goodyear, ARIZONA	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85395	85395	85395	85395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.84 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,900	\$389,000	\$485,000
List Price \$	--	\$385,900	\$389,000	\$429,000
Sale Price \$	--	\$385,900	\$394,500	\$400,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	08/25/2023	07/12/2023	08/14/2023
DOM · Cumulative DOM	-- · --	30 · 38	68 · 117	112 · 173
Age (# of years)	19	28	24	28
Condition	Average	Average	Average	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	1,625	1,445	1,569	1,914
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	5	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	0.12 acres	0.15 acres	0.11 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,700	+\$500	-\$11,600
Adjusted Price	--	\$393,600	\$395,000	\$388,400

* Sold 2 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Inferior GLA = +\$7200 One less bedroom = +\$500 Total = +\$7700. Corner lot, kitchen and baths partially updated in 2020.

Sold 2 Similar GLA = 0 adjustment One less bedroom = +\$500 Total = +\$500. Corner lot, den.

Sold 3 Superior GLA = (-\$11500) One less bedroom = +\$500 Superior lot size = (-\$500) Total = (-\$11600). Solar panels owned, attached garage cabinets, cul-de-sac corner lot, built-in BBQ.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				According to the MLS and tax records, the subject has not been listed or sold within the last 12 mos.			
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	\$405,000	\$405,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
Estimated sale price is for the subject home to sell within 90 days at fair market value based on fair market comps for the neighborhood. Strong consideration was given to the sold comps in determining estimated sale price since they are proven recent sales in the neighborhood.		

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.
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Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 15074 W. Vale Dr.
Goodyear, AZ 85395



Front

L2 14736 W. Piccadilly Rd.
Goodyear, AZ 85395



Front

L3 15722 W. Fairmount Ave.
Goodyear, AZ 85395



Front

Sales Photos

S1 2951 N. 154th Dr.
Goodyear, AZ 85395



Front

S2 14878 W. Verde Lane
Goodyear, AZ 85395



Front

S3 15805 W. Fairmount Ave.
Goodyear, AZ 85395



Front

ClearMaps Addendum

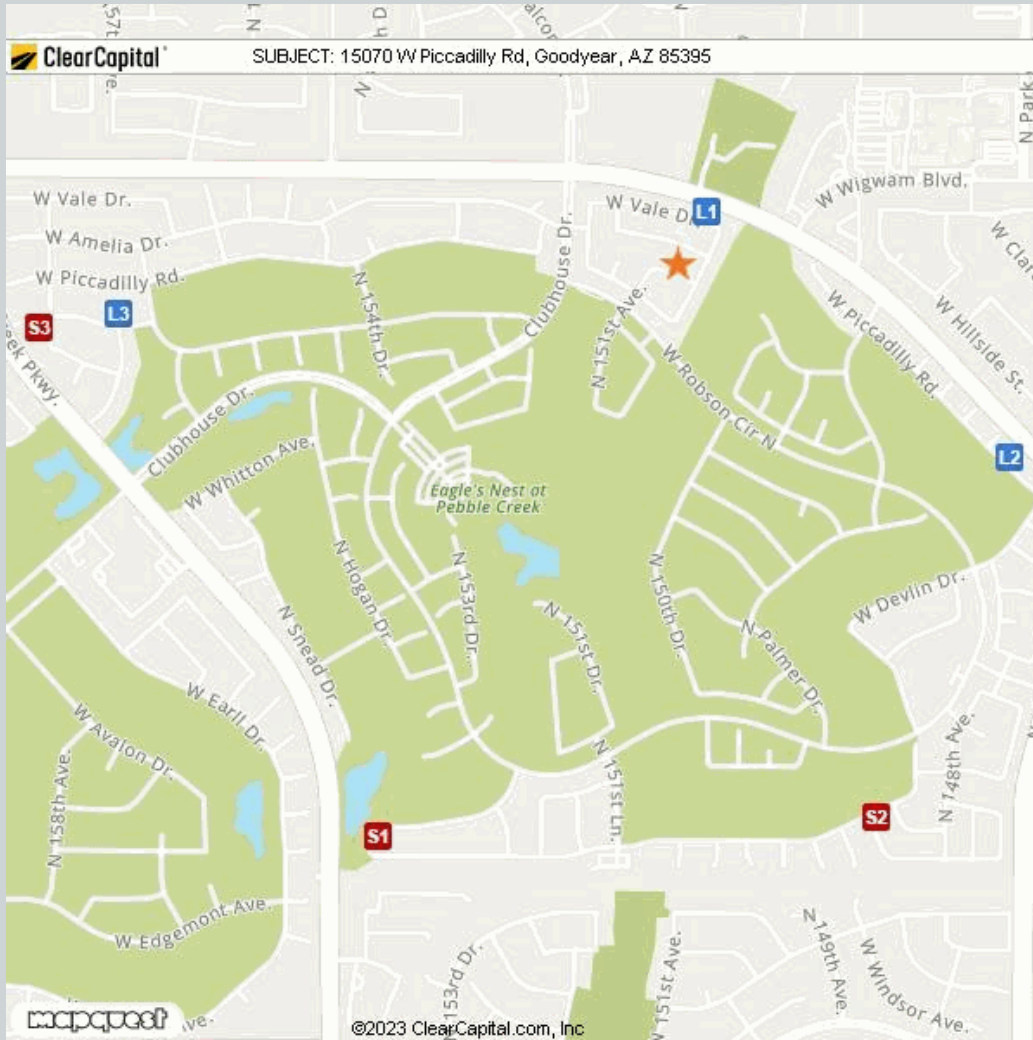
Address ★ 15070 W Piccadilly Road, Goodyear, ARIZONA 85395

Loan Number 55165

Suggested List \$405,000

Suggested Repaired \$405,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15070 W Piccadilly Road, Goodyear, Arizona 85395	--	Parcel Match
L1 Listing 1	15074 W. Vale Dr., Goodyear, AZ 85395	0.08 Miles ¹	Parcel Match
L2 Listing 2	14736 W. Piccadilly Rd., Goodyear, AZ 85395	0.55 Miles ¹	Parcel Match
L3 Listing 3	15722 W. Fairmount Ave., Goodyear, AZ 85395	0.80 Miles ¹	Parcel Match
S1 Sold 1	2951 N. 154th Dr., Goodyear, AZ 85395	0.92 Miles ¹	Parcel Match
S2 Sold 2	14878 W. Verde Lane, Goodyear, AZ 85395	0.84 Miles ¹	Parcel Match
S3 Sold 3	15805 W. Fairmount Ave., Goodyear, AZ 85395	0.92 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	Cheryl Vinson	Company/Brokerage	Coldwell Banker Residential Brokerage
License No	SA575259000	Address	22134 W LA PASADA BLVD Buckeye AZ 85326
License Expiration	05/31/2024	License State	AZ
Phone	6233441000	Email	cvinson345@msn.com
Broker Distance to Subject	8.84 miles	Date Signed	09/10/2023

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.