

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	19458 E Reins Road, Queen Creek, AZ 85142	Order ID	8955446	Property ID	34653780
Inspection Date	10/03/2023	Date of Report	10/04/2023		
Loan Number	55198	APN	31402344		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	10.03.23	Tracking ID 1	10.03.23		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject conforms to the neighborhood. Subject has good curb appeal. The subject property appears to be in good condition so the property should be marketed as-is.
R. E. Taxes	\$1,541	
Assessed Value	\$385,200	
Zoning Classification	Residential R-6	
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	Remington Heights 480-396-4567	
Association Fees	\$85 / Month (Other: Common Area Maint)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The neighborhood is located in Queen Creek The subject is close to schools, shopping, major employment, and freeway access nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$445,000 High: \$560,000	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	19458 E Reins Road	19370 E Arrowhead Trl	19763 E Arrowhead Trl	19630 E Arrowhead Trl
City, State	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85142	85142	85142	85142
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.33 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$549,900	\$565,000
List Price \$	--	\$475,000	\$549,900	\$549,900
Original List Date		09/12/2023	08/19/2023	05/26/2023
DOM · Cumulative DOM	-- · --	19 · 22	46 · 46	125 · 131
Age (# of years)	20	19	18	18
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	1,987	1,723	2,225	2,225
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
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	Pool - Yes	--	--	--
Lot Size	0.16 acres	0.15 acres	0.21 acres	0.16 acres
Other	MLS#6576555	MLS#6604186	MLS#6595043	MLS#6561725

* Listing 2 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** THIS UPDATED HOME IS A MUST SEE!! UPGRADES GALORE!! Slab granite tops + new stainless under-mount kitchen sink! Upgraded carpet, tile, & neutral 2-tone paint throughout. Updated appliances pkg includes the FRIDGE. New fans and fixtures throughout. Large kitchen with eat-in breakfast nook. Open floor plan makes it feel very spacious with 9ft" ceilings. 2" blinds on all windows. Private patio great for entertaining and enjoying the great weather. Generous grassy backyard multiple fruit trees including ORANGE, POMEGRANATE, and LEMON TREES. Large side-entry garage with epoxy coated floors. Fantastic location close to great schools and numerous shopping & dining options. This special home is spotless and ready for a fast close. HURRY - THIS WON'T LAST LONG!!
- Listing 2** SELLER FINANCING - Large corner lot right across from the park not far from the neighborhood entrance, this beautiful home has new stainless steel appliances, two new AC units, new flooring, granite countertops, and much more, conveniently located near tons of shopping and dining. School bus stop right across from home too! Brand new Carrier HVAC units.
- Listing 3** This beautiful maintained home boasts homeownership pride. This open floor plan provides a bright open space to make your own. This homes renovations include fresh paint, new 5in baseboards, new blinds, new ceiling fans and new recessed lighting. Both bathrooms have been beautifully updated w/ new tile showers, new flooring, new double sink vanities with slow closing drawers, new light fixtures, new baseboards, new mirrors, new toilets, fresh paint and new faucets. The garage comes equipped w/ epoxy floor, cabinets and work bench. Enjoy sitting out on front patio or back patio, both covered and also have epoxy flooring. Dont miss out on this amazing home located close to downtown QCs shopping, parks, restaurants and schools!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	19458 E Reins Road	19780 E Reins Rd	19333 E Thornton Rd	19755 E Thornton Rd
City, State	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85142	85142	85142	85142
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.21 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,000	\$475,000	\$498,850
List Price \$	--	\$449,000	\$475,000	\$498,850
Sale Price \$	--	\$455,000	\$477,000	\$505,000
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	04/10/2023	05/03/2023	06/16/2023
DOM · Cumulative DOM	-- · --	40 · 40	17 · 30	27 · 30
Age (# of years)	20	18	20	18
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	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,987	2,225	1,514	2,295
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	7	6	6	7
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	Pool - Yes	--	Pool - Yes	--
Lot Size	0.16 acres	0.16 acres	0.17 acres	0.23 acres
Other	MLS#6576555	MLS#6527187	MLS#6540547	MLS#6557684
Net Adjustment	--	-\$3,500	+\$19,900	-\$8,300
Adjusted Price	--	\$451,500	\$496,900	\$496,700

* 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** Popular Floor Plan In Remington Heights - Are you looking for a Single level home in Queen Creek well this home is the one for you ! Walk in and you will notice the two living areas with a separate den or office that has a interior fireplace thats cozy and ready for the winter evenings. The kitchen features a nice sized island with granite counters and stainless appliances and lots of storage space with cabinets galore . The rooms are very private with a split floor plan with the oversized main bedroom featuring a spa tub and shower . The home sits on a nice sized lot with a greenbelt and walking paths behind for privacy. Come Take a Tour Today and make Queen Creek your home
- Sold 2** 3br 2 bath great room floor plan. Spend summer in your sparkling pool with soothing water feature. Lots of room in the big back yard to entertain through the evening. Fall and winter days can be spent cozying up to the warm gas fireplace. Spacious kitchen with a yards of granite counter space. Brand new AC. Brand new Roof.
- Sold 3** Amazing 4-bedroom 2.5 bathroom home on a huge lot in Remington Heights! This home has an open design with a bright aesthetic. As you enter the home you will notice a spacious formal dining room with a decorative wall cut out into the family room. The kitchen has expansive storage with a lot of cabinet and counter space plus a kitchen island with breakfast bar! This home is move-in ready! The great room has plenty of windows allowing natural light to flow in and a ceiling fan. The upstairs has all new carpeting! The primary suite is big with a walk-in closet and an ensuite bathroom with dual sinks and a separate shower and bathtub. The remaining bedrooms are upstairs and spotless! This premium homesite is over 10,000 sqft. The backyard features lush grass,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property was listed as an arms length listing on 07/07/2023 for \$570,000. The price was reduced on 08/15/2023 to \$510,000, and went under contract on 09/17/2023. The price was changed on 09/28/2023 to \$475,000, and closed the same day.			
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
07/07/2023	\$570,000	09/17/2023	\$510,000	Sold	09/28/2023	\$475,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$480,000	\$480,000
Sales Price	\$475,000	\$475,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
Most weight given to sold comp 1 because it is most similar to the subject in sqft, location and age. The subject property and homes in the area have peaked and appear to be declining now. The Market is declining, down 10% in the last 6 months. The inventory of the homes in the area remains at an approximate 3 month supply. The comps that are being used are the best available for determining the value.		

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

Listing Photos

L1 19370 E ARROWHEAD TRL
Queen Creek, AZ 85142



Front

L2 19763 E ARROWHEAD TRL
Queen Creek, AZ 85142



Front

L3 19630 E ARROWHEAD TRL
Queen Creek, AZ 85142



Front

Sales Photos

S1 19780 E REINS RD
Queen Creek, AZ 85142



Front

S2 19333 E THORNTON RD
Queen Creek, AZ 85142



Front

S3 19755 E THORNTON RD
Queen Creek, AZ 85142



Front

ClearMaps Addendum

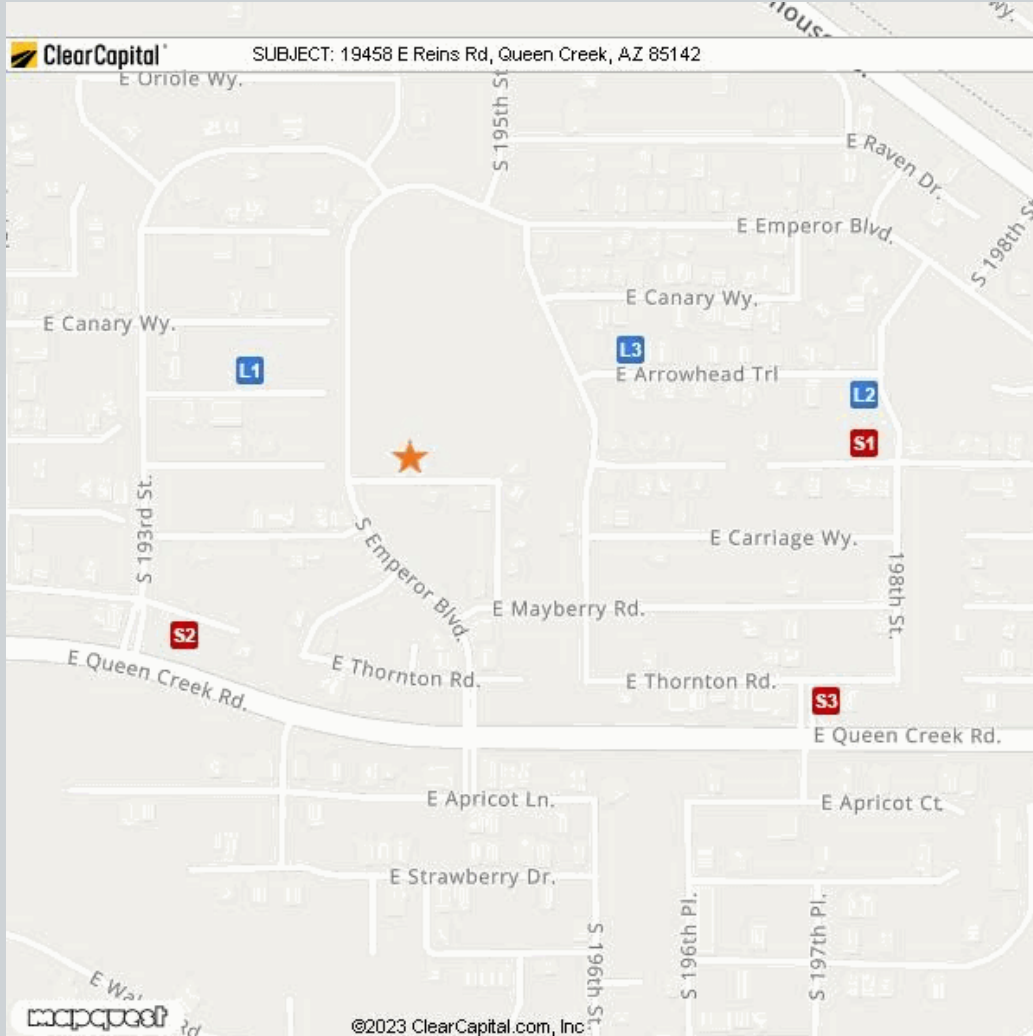
Address ★ 19458 E Reins Road, Queen Creek, AZ 85142

Loan Number 55198

Suggested List \$480,000

Suggested Repaired \$480,000

Sale \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19458 E Reins Road, Queen Creek, AZ 85142	--	Parcel Match
L1 Listing 1	19370 E Arrowhead Trl, Queen Creek, AZ 85142	0.13 Miles ¹	Parcel Match
L2 Listing 2	19763 E Arrowhead Trl, Queen Creek, AZ 85142	0.33 Miles ¹	Parcel Match
L3 Listing 3	19630 E Arrowhead Trl, Queen Creek, AZ 85142	0.18 Miles ¹	Parcel Match
S1 Sold 1	19780 E Reins Rd, Queen Creek, AZ 85142	0.33 Miles ¹	Parcel Match
S2 Sold 2	19333 E Thornton Rd, Queen Creek, AZ 85142	0.21 Miles ¹	Parcel Match
S3 Sold 3	19755 E Thornton Rd, Queen Creek, AZ 85142	0.35 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	David Cole	Company/Brokerage	REI & REO Realty LLC
License No	BR522060000	Address	3415 S 157th St Gilbert AZ 85297
License Expiration	04/30/2024	License State	AZ
Phone	4807032060	Email	ReiReoDave@gmail.com
Broker Distance to Subject	4.90 miles	Date Signed	10/04/2023

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.