

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	42609 N 46th Drive, Phoenix, AZ 85087	Order ID	9205971	Property ID	35173938
Inspection Date	03/26/2024	Date of Report	03/26/2024		
Loan Number	55260	APN	20230131		
Borrower Name	Catamount Property 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update_2	Tracking ID 1	3.8_CitiBPO_update_2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$3,140	No repairs items noted. No negative commercial or industrial influences. Mountain views. Community park, playground, pool, community center.	
Assessed Value	\$59,600		
Zoning Classification	Residential R-6		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Standard keyset.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	ANTHEM WEST 623-742-6050		
Association Fees	\$254 / Quarter (Pool,Tennis,Greenbelt,Other: clubhouse)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Ranch style homes. No negative commercial or industrial influences. Mountain views. Community park, playground, pool, clubhouse.	
Sales Prices in this Neighborhood	Low: \$350000 High: \$770000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	42609 N 46th Drive	4624 W Heyerdahl Ct	4513 W Heyerdahl Dr	42706 N 45th Dr
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85087	85087	85087	85087
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.05 ¹	0.14 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$650,000	\$765,700	\$799,900
List Price \$	--	\$675,000	\$765,700	\$769,900
Original List Date		10/27/2023	03/05/2024	10/20/2023
DOM · Cumulative DOM	-- · --	62 · 151	19 · 21	37 · 158
Age (# of years)	19	19	18	19
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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	3,707	3,707	3,707	3,707
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	5 · 3 · 1	6 · 3 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.201 acres	0.193 acres	0.355 acres	0.242 acres
Other	None	None	None	None

* 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 Fair market. Equal square footage, bed count, bath count. Similar lot size. In subject neighborhood

Listing 2 Fair market. Equal square footage, bed count, bath count. Superior lot size. In subject neighborhood.

Listing 3 Fair market. Equal square footage. Superior bed count, pool. Similar lot size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	42609 N 46th Drive	4540 W Powell Dr	4508 W Rushmore Dr	3760 W Lapenna Dr
City, State	Phoenix, AZ	Phoenix, AZ	New River, AZ	New River, AZ
Zip Code	85087	85087	85087	85087
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.12 ¹	0.27 ¹	1.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$699,999	\$734,900	\$840,000
List Price \$	--	\$689,999	\$734,900	\$825,000
Sale Price \$	--	\$685,000	\$734,900	\$858,000
Type of Financing	--	Va	Conventional	Va
Date of Sale	--	12/03/2023	11/01/2023	01/03/2024
DOM · Cumulative DOM	-- · --	65 · 120	5 · 34	11 · 85
Age (# of years)	19	18	19	12
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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	3,707	3,432	3,432	3,777
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3	5 · 3	5 · 3 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes
Lot Size	0.201 acres	0.218 acres	0.209 acres	0.279 acres
Other	None	None	None	None
Net Adjustment	--	+\$12,500	+\$12,500	-\$80,800
Adjusted Price	--	\$697,500	\$747,400	\$777,200

* 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** Fair market. Similar square footage (+\$27500), lot size. Inferior bath count (+\$5000). Superior pool (-\$20000). In subject neighborhood.
- Sold 2** Fair market. Similar square footage (+\$27500), lot size. Superior pool (-\$20000). Inferior bath count (+\$5000). In subject neighborhood.
- Sold 3** Fair market. Seller paid incentive (-\$19000). Similar square footage (-\$7000). Superior pool (-\$20000), spa (-\$5000), lot size (-\$7800), parking (-\$12000).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Listed 6/19/2014 \$369900. Price change 8/15/2014 \$354900. Price change 10/17/2014 \$342500. Under contract 10/24/2014. Sold 11/20/2014 \$337500.					
Listing Agent Name	Trisha A. Carroll						
Listing Agent Phone	480-798-3848						
# of Removed Listings in Previous 12 Months	1						
# 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
08/24/2023	\$595,000	03/07/2024	\$699,900	Expired	11/01/2023	\$595,000	MLS
03/07/2024	\$699,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$710,000	\$710,000
Sales Price	\$700,000	\$700,000
30 Day Price	\$685,000	--
Comments Regarding Pricing Strategy		
Subject price near bottom of sold comp adjusted price range, weighted by sold comp 1, most similar to subject. Limited comps due to subject large square footage, vacant land. Expanded search to 9 month COE, 1 mile radius, age range 1990-2020.		

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



Address Verification



Street



Street

Listing Photos

L1 4624 W HEYERDAHL CT
Phoenix, AZ 85087



Front

L2 4513 W HEYERDAHL DR
Phoenix, AZ 85087



Front

L3 42706 N 45TH DR
Phoenix, AZ 85087



Front

Sales Photos

S1 4540 W POWELL DR
Phoenix, AZ 85087



Front

S2 4508 W RUSHMORE DR
New River, AZ 85087



Front

S3 3760 W LAPENNA DR
New River, AZ 85087



Front

ClearMaps Addendum

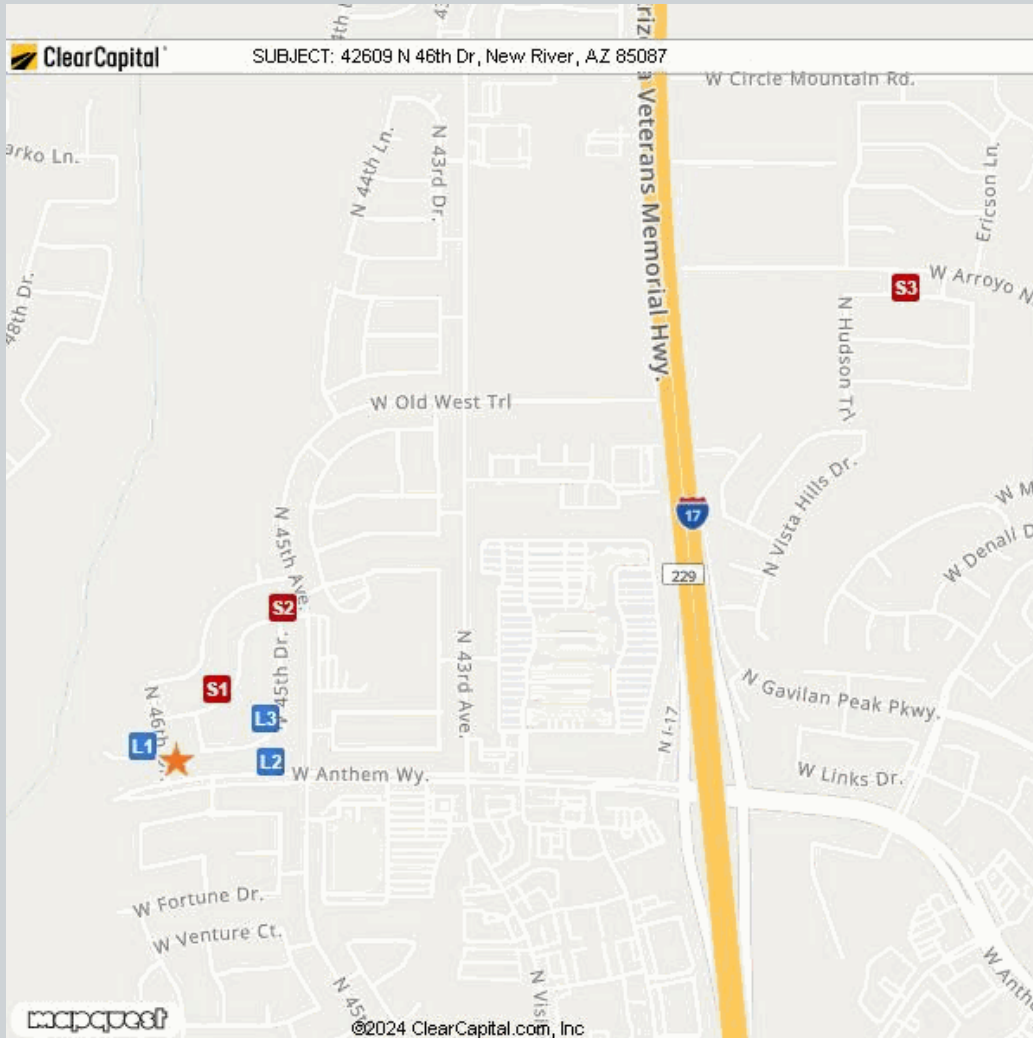
Address ★ 42609 N 46th Drive, Phoenix, AZ 85087

Loan Number 55260

Suggested List \$710,000

Suggested Repaired \$710,000

Sale \$700,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	42609 N 46th Drive, Phoenix, AZ 85087	--	Parcel Match
L1 Listing 1	4624 W Heyerdahl Ct, New River, AZ 85087	0.05 Miles ¹	Parcel Match
L2 Listing 2	4513 W Heyerdahl Dr, New River, AZ 85087	0.14 Miles ¹	Parcel Match
L3 Listing 3	42706 N 45th Dr, New River, AZ 85087	0.14 Miles ¹	Parcel Match
S1 Sold 1	4540 W Powell Dr, New River, AZ 85087	0.12 Miles ¹	Parcel Match
S2 Sold 2	4508 W Rushmore Dr, New River, AZ 85087	0.27 Miles ¹	Parcel Match
S3 Sold 3	3760 W Lapenna Dr, New River, AZ 85087	1.24 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	Michael St Paul	Company/Brokerage	Vista Bonita Realty LLC
License No	SA560635000	Address	40740 N UNION TRAIL ANTHEM AZ 85086
License Expiration	03/31/2025	License State	AZ
Phone	4807998600	Email	mvstpaul@gmail.com
Broker Distance to Subject	2.26 miles	Date Signed	03/26/2024

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.