

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	31650 N Desert Willow Road, Queen Creek, AZ 85143	Order ID	8951021	Property ID	34646695
Inspection Date	09/29/2023	Date of Report	10/02/2023		
Loan Number	55342	APN	21071298		
Borrower Name	Catamount Properties 2018 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	09.29.23 BPO Request	Tracking ID 1	09.29.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHRISTOPHER & ADRIENNE NEWLANDS	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	\$1,373	
Assessed Value	\$370,029	
Zoning Classification	Residential	
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	Rancho Bella Vista 480-704-2900	
Association Fees	\$183 / Quarter (Other: Common Area Maint)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The neighborhood is located in San Tan Valley. The subject is close to schools, shopping, major employment, and freeway access nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$509,000	
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	31650 N Desert Willow Road	1326 E Saguaro Trl	1179 E Mayfield Dr	31699 N Mesquite Way
City, State	Queen Creek, AZ	San Tan Valley, AZ	San Tan Valley, AZ	San Tan Valley, AZ
Zip Code	85143	85143	85143	85143
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.41 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$524,900	\$475,000
List Price \$	--	\$410,000	\$499,000	\$470,000
Original List Date		07/31/2023	07/18/2022	07/06/2023
DOM · Cumulative DOM	-- · --	62 · 63	410 · 441	87 · 88
Age (# of years)	18	18	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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,386	2,336	2,337	2,336
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	4 · 3	4 · 3
Total Room #	7	8	7	7
Garage (Style/Stalls)	Attached 3 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	Pool - Yes
Lot Size	0.23 acres	0.13 acres	0.12 acres	0.18 acres
Other	MLS#5868580	MLS#6586686	MLS#6435965	MLS#6576891

* 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** Great 5-bedroom home with 3 full baths and a loft in the growing community of Rancho Bella Vista. One bedroom and a full bath are downstairs. It also has a high-output solar system that will fulfill most of your power needs and will be paid off at close of escrow. (See solar addendum for details.) Added highlights are new carpet, fresh interior paint, granite kitchen countertops, and lots of storage.
- Listing 2** Larger 4 Bedroom, 3 Bathroom San Tan Valley home with private fenced pool. This home offers one bedroom and full bath on the first floor with remaining bedrooms and loft on second floor. Tile and new carpet flooring with upgraded ceiling fans and window blinds throughout. Kitchen features new stone countertops, breakfast bar, separate pantry, ceramic top electric range, refrigerator, dishwasher and stove top microwave. Upstairs master suite includes large walk-in closet, double sinks and garden tub. Private fenced pool and easy to maintain desert landscaping.
- Listing 3** Beautiful 4 bedroom, 3 bathroom home in Rancho Bella Vista with an open floor plan. Includes upgraded flooring throughout. Energy efficient windows throughout the home. The kitchen features upgraded granite countertops with stainless steel appliances and an island. The upstairs has an oversized loft which can be used as a second living room or an office. Upstairs master bedroom is split from additional bedrooms. There is also a full bedroom downstairs and a full bathroom. The backyard is great for entertaining which includes a sparkling pool, exterior fire pit, & large natural grass area. Few Upgrades to Mention are a 50 AMP Generator Fireman, Outdoor Shed, Oversized Shed, RV Gate and Parking. Come view this beautiful home in a great location today!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	31650 N Desert Willow Road	31318 N Cactus Dr	31471 N Mesquite Way	31548 N Cactus Dr
City, State	Queen Creek, AZ	San Tan Valley, AZ	Queen Creek, AZ	San Tan Valley, AZ
Zip Code	85143	85143	85143	85143
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.31 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$425,000	\$435,000
List Price \$	--	\$399,900	\$419,499	\$435,000
Sale Price \$	--	\$410,500	\$420,000	\$430,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	09/05/2023	05/03/2023	05/19/2023
DOM · Cumulative DOM	-- · --	4 · 41	54 · 56	35 · 59
Age (# of years)	18	18	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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,386	2,337	2,337	2,337
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 3	5 · 3
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 3 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	Pool - Yes	Pool - Yes
Lot Size	0.23 acres	0.12 acres	0.12 acres	0.13 acres
Other	MLS#5868580	MLS#6585855	MLS#6529215	MLS#6537154
Net Adjustment	--	+\$2,000	+\$2,000	+\$3,000
Adjusted Price	--	\$412,500	\$422,000	\$433,000

* 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.

Recent Sales - Cont.

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

- Sold 1** AMAZING HOME PLUS POOL with waterfall! The entertainers backyard will be a delight with the built in BBQ/kitchen island and great landscaping with palms plus pavers and walkways. Inside you will find beautiful tile floors downstairs and hardwood in most of the upstairs. Kitchen has gleaming stainless steel upgraded appliances and lots of cabinets. Move-in ready home. The HUGE loft will be a great place for fun and games. No neighbors behind you for privacy in your large yard. 4 bedrooms and 3 FULL baths. One bedroom and bath is downstairs. Upstairs is a huge LOFT, 3 bedrooms and 2 baths. Window coverings and fans. Laundry room has cabinets. Garage has epoxy floors and cabinets. Lots of storage in home.
- Sold 2** Beautiful 4 Bed/ 3Bath 2 car garage home in San Tan Valley in the Rancho Bella Vista Community. Home has been fully updated. New paint, flooring, window coverings, fans/ light fixtures. Plenty of room to spread out with this floor plan. Large family room off of the kitchen and a large loft upstairs. Kitchen has granite countertops and stainless appliances. One bed and one bath are downstairs making it nice for guests. Master suite and the additional 2 beds/baths are upstairs. Master suite has dual vanity sinks and a walk-in closet. Out back there is a beautiful pool that just had the deck re-textured and repainted, a covered patio. With the artificial turf in the back and the desert landscape in the front this is a very low maintenance and water friendly landscape. Its a must see!
- Sold 3** You will love this 5 bedroom, 3 bath gorgeous Meritage home in the community of Rancho Bella Vista. Home has backsplash with beautiful quartz countertops that are also echoed in the bathrooms. The kitchen island has a breakfast bar and a full sized bedroom and bathroom downstairs with 4 additional bedrooms and a loft upstairs! The master bedroom has a generously sized bathroom with dual vanities, a sliding barn glass door shower and a large spacious walk in closet. Sliding doors lead to the covered patio and pool. This home has been beautifully maintained and is move in ready!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				All available resources, including Zillow, have been checked. At the time of entry the subject property had not been listed within the last 12 months.			
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	\$430,000	\$430,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>Most weight given to sold comp 2 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.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 1326 E SAGUARO TRL
San Tan Valley, AZ 85143



Front

L2 1179 E MAYFIELD DR
San Tan Valley, AZ 85143



Front

L3 31699 N Mesquite WAY
San Tan Valley, AZ 85143



Front

Sales Photos

S1 31318 N CACTUS DR
San Tan Valley, AZ 85143



Front

S2 31471 N MESQUITE WAY
Queen Creek, AZ 85143



Front

S3 31548 N CACTUS DR
San Tan Valley, AZ 85143



Front

ClearMaps Addendum

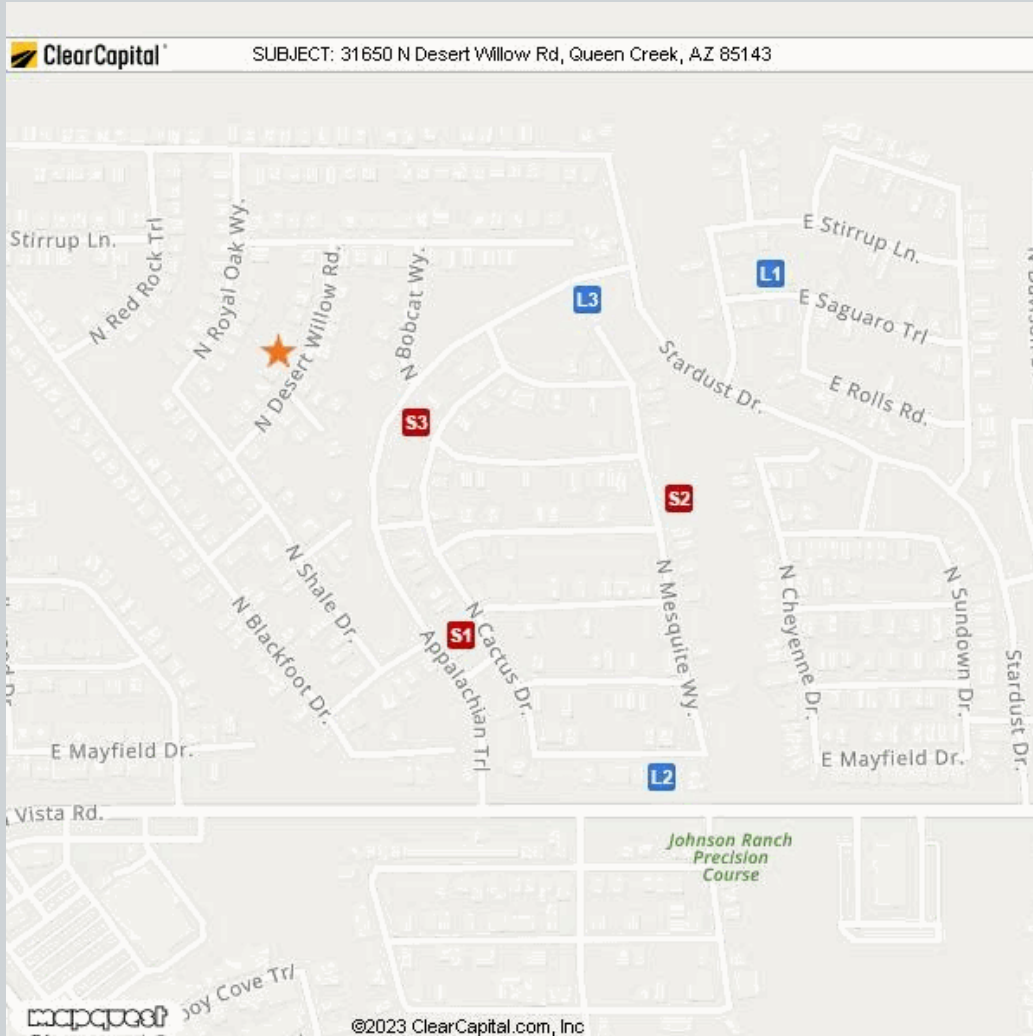
Address ★ 31650 N Desert Willow Road, Queen Creek, AZ 85143

Loan Number 55342

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	31650 N Desert Willow Road, Queen Creek, AZ 85143	--	Parcel Match
L1 Listing 1	1326 E Saguaro Trl, San Tan Valley, AZ 85143	0.36 Miles ¹	Parcel Match
L2 Listing 2	1179 E Mayfield Dr, San Tan Valley, AZ 85143	0.41 Miles ¹	Parcel Match
L3 Listing 3	31699 N Mesquite Way, San Tan Valley, AZ 85143	0.23 Miles ¹	Parcel Match
S1 Sold 1	31318 N Cactus Dr, San Tan Valley, AZ 85143	0.24 Miles ¹	Parcel Match
S2 Sold 2	31471 N Mesquite Way, San Tan Valley, AZ 85143	0.31 Miles ¹	Parcel Match
S3 Sold 3	31548 N Cactus Dr, San Tan Valley, AZ 85143	0.11 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	13.63 miles	Date Signed	10/02/2023

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.