

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	3408 Central Drive, Rogers, ARKANSAS 72756	Order ID	9130370	Property ID	35021925
Inspection Date	01/26/2024	Date of Report	01/28/2024		
Loan Number	56465	APN	02-06181-000		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	1.26_BPO_1	Tracking ID 1	1.26_BPO_1		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Andrew	Condition Comments There are no exterior repair issues noted, subject looks to be in fairly good shape and condition.
R. E. Taxes	\$1,153	
Assessed Value	\$194,200	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(front door was shut, property looked secure)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Established neighborhood with properties built in same time frame, similar styles and quality of build. Overall properties looks maintained and upkept.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$400,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3408 Central Drive	3404 N West Dr	84 N Briarwood Rd	635 N E St
City, State	Rogers, ARKANSAS	Rogers, AR	Rogers, AR	Rogers, AR
Zip Code	72756	72756	72756	72756
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	2.48 ¹	1.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$279,900	\$264,900
List Price \$	--	\$400,000	\$279,900	\$264,900
Original List Date		12/27/2023	01/16/2024	01/12/2024
DOM · Cumulative DOM	-- · --	21 · 32	11 · 12	15 · 16
Age (# of years)	33	31	22	46
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
Style/Design	1 Story ranch	2 Stories 2 story	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,788	2,248	1,600	1,555
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	4 · 2
Total Room #	7	9	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.40 acres	.38 acres	.61 acres	.36 acres
Other	solar panels	na	na	na

* 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 Tucked away in the quiet embrace of a cul-de-sac, the recently remodeled guest bathroom and new gutters enhance its modern comfort. A large detached garage complements the property, while the expansive front porch adds a touch of classic charm

Listing 2 Upgrade beautiful home, fresh paint, flooring, ceiling fans, light, new bathroom toilets, A/C and Heat unit. Potential for 4 bedroom, must see. .61 acre land. Feel on town and country

Listing 3 Great location, just 2 min from downtown Rogers, 8 min to Prairie Creek Marina Beaver Lake, 4 bedroom, 2 Bath, Cul-de-sac, RV Parking. Metal building 20x20, 2 storage buildings 16x8 and 12x8.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3408 Central Drive	701 N Kingswood Dr	3009 W Parwood Dr	3415 N East Dr
City, State	Rogers, ARKANSAS	Rogers, AR	Rogers, AR	Rogers, AR
Zip Code	72756	72756	72756	72756
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.26 ¹	3.02 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$280,000	\$289,000
List Price \$	--	\$285,000	\$280,000	\$289,000
Sale Price \$	--	\$280,000	\$278,000	\$282,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	12/21/2023	09/13/2023	04/05/2023
DOM · Cumulative DOM	-- · --	29 · 29	22 · 22	34 · 34
Age (# of years)	33	46	45	44
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; 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	1,788	1,877	1,934	1,708
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	7	8
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	.40 acres	.39 acres	.36 acres	.37 acres
Other	solar panels	na	na	na
Net Adjustment	--	+\$7,900	-\$6,600	+\$8,400
Adjusted Price	--	\$287,900	\$271,400	\$290,400

* 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** Large lot, large bedrooms this home is a diamond in the rough. Come put your personal touch on this quaint home. Close to shopping, freeway, Wal-Mart home office, Sam's Club home office. HVAC - 2004 Roof - 2011 Water Heater - 2007 adjustments: sqft -\$7,100, condition +\$10k, solar panels +\$5k
- Sold 2** updating has already begun. New flooring in the main living areas and most ceilings are now popcorn-free. The roof and siding are all brand new and the non-functioning wood stove was removed, leaving you with a huge living room adjustments: sqft - \$11,60, solar panels +\$5k
- Sold 3** well cared for 1,708 SQFT, 3 bed 2.5 bath home. Plenty of cabinet and counter space in the Eat-in-Kitchen. Enjoy family/ friends in your large living room. The master bath features a dual sink and a walk-in shower. Landscaped front and large fenced-in back yard. 2 Car garage plus two storage buildings/metal shops, one with electric, both over 200 sqft. New ducting and air filtering system added 3 years ago adjustments: sqft +\$6,400, bathroom -\$3k, solar panels +\$5k

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			see above				
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
10/23/2023	\$345,000	12/08/2023	\$300,000	Sold	01/25/2024	\$253,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$290,000	\$290,000
Sales Price	\$289,000	\$289,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
<p>mls stats for the Rogers market area as a whole show year 2022 there were 1265 sales with a median selling price at \$385,000. Last year 2023 there were 1125 sales with a median selling price at \$350,990. There are now 200 active listings and another 132 with accepted pending offers on them.</p>		

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



Address Verification



Side



Side

Subject Photos



Street



Street



Street

Listing Photos

L2 84 N Briarwood Rd
Rogers, AR 72756



Front

L3 635 N E st
Rogers, AR 72756



Front

Sales Photos

S1 701 N Kingswood Dr
Rogers, AR 72756



Front



Front

S2 3009 W Parwood Dr
Rogers, AR 72756



Front

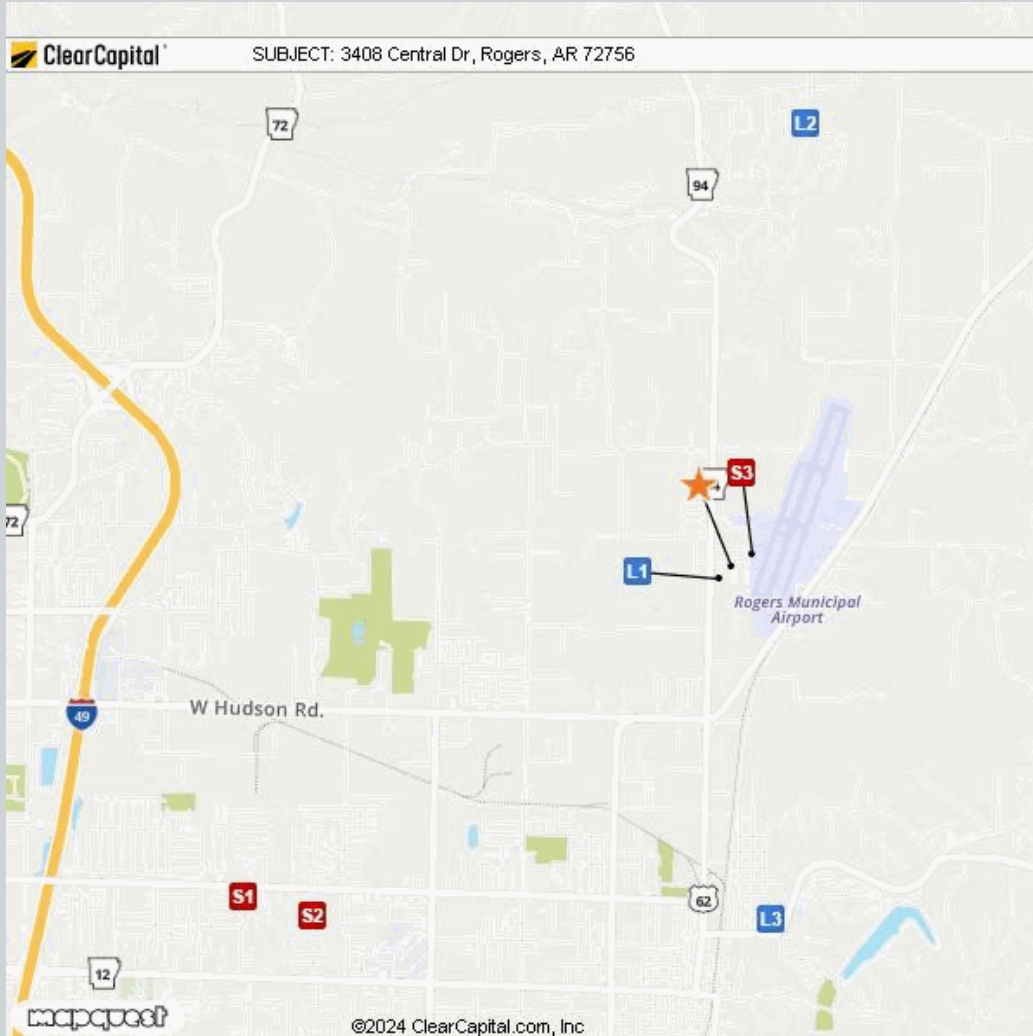
S3 3415 N East Dr
Rogers, AR 72756



Front

ClearMaps Addendum

Address ★ 3408 Central Drive, Rogers, ARKANSAS 72756
Loan Number 56465 **Suggested List** \$290,000 **Suggested Repaired** \$290,000 **Sale** \$289,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3408 Central Drive, Rogers, Arkansas 72756	--	Parcel Match
L1 Listing 1	3404 N West Dr, Rogers, AR 72756	0.10 Miles ¹	Parcel Match
L2 Listing 2	84 N Briarwood Rd, Rogers, AR 72756	2.48 Miles ¹	Parcel Match
L3 Listing 3	635 N E St, Rogers, AR 72756	1.96 Miles ¹	Parcel Match
S1 Sold 1	701 N Kingswood Dr, Rogers, AR 72756	3.26 Miles ¹	Parcel Match
S2 Sold 2	3009 W Parwood Dr, Rogers, AR 72756	3.02 Miles ¹	Parcel Match
S3 Sold 3	3415 N East Dr, Rogers, AR 72756	0.13 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	Thomas Rasmussen	Company/Brokerage	Crye-Leike Realtors, Rogers Branch
License No	EB00036289	Address	3003 W. Walnut Rogers AR 72756
License Expiration	12/31/2024	License State	AR
Phone	4793668002	Email	tom.rasmussen@crye-leike.com
Broker Distance to Subject	3.61 miles	Date Signed	01/28/2024

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.