

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	1222 W Baseline Road Unit 208, Tempe, AZ 85283	Order ID	9269595	Property ID	35291575
Inspection Date	04/10/2024	Date of Report	04/10/2024		
Loan Number	57015	APN	12351197		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	4.10_BPO	Tracking ID 1	4.10_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition for this report.
R. E. Taxes	\$945	
Assessed Value	\$250,700	
Zoning Classification	Residential D	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SPRINGDALE CONDOMINIUMS	
Association Fees	\$202 / Month (Pool,Landscaping,Insurance,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject is located in the SPRINGDALE CONDOMINIUMS REPLAT AMD Subdivision which has 114 similar homes.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$499,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1222 W Baseline Road Unit 208	4901 S Calle Los Cerros Dr Unit 272	3339 S Judd St	1722 W Village Way
City, State	Tempe, AZ	Tempe, AZ	Tempe, AZ	Tempe, AZ
Zip Code	85283	85282	85282	85282
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.98 ¹	1.01 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$310,000	\$300,000
List Price \$	--	\$279,990	\$310,000	\$300,000
Original List Date		04/06/2024	04/05/2024	03/31/2024
DOM · Cumulative DOM	-- · --	4 · 4	5 · 5	7 · 10
Age (# of years)	39	40	45	50
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Townhouse	2 Stories Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	980	924	884	1,014
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 1 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Carport 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	0 acres	0 acres	0 acres	0 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.

Current Listings - Cont.

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

- Listing 1** Public Remarks: Welcome Home to Serenity, Convenience and Beauty! Nestled within a gated community with large areas of grass, palm trees, picnic tables and BBQ's, this charming townhouse offers the perfect blend of comfort and convenience. Features: 2 Bedrooms, 2 Bathrooms; Attached Garage for Added Convenience. Wood-Like Tile and Carpets Installed in 2022. Cozy Fireplace for Relaxing Evenings. Washer and Dryer Included for Added Convenience. Brand New Dishwasher for Effortless Meal Cleanup, Loft-Style Bedroom with a second full bathroom. Enjoying South Mountain View from the front porch. Abundance of Natural Light Throughout. the Outdoors Community Pool and Heated SPA for Relaxation. Easy Access to Hiking Trails for Nature Enthusiasts. More...
- Listing 2** Public Remarks: Beautiful updated single level Townhome with new appliances! Fresh paint and spacious patio facing the community swimming pool. Move in ready! Great location!
- Listing 3** Public Remarks: Welcome! Discover a move-in-ready home, with fresh interior paint, new carpet, and a stylish kitchen featuring new stainless steel appliances and new shaker-style cabinet fronts. This two-story home offers two bedrooms, 1 full bath upstairs and a half-bath downstairs, and thoughtful upgrades like new security screen slider and security screens on front and rear doors. Enjoy practical living with 1 assigned carport stall directly in front of gate into property, 1 assigned uncovered parking spot, inside laundry with washer/dryer included, and pantry. The community shines with a pool, plus a grass area and separate dog run. Tile floor throughout first floor and a front patio make this perfect for those seeking comfort and convenience in their new home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1222 W Baseline Road Unit 208	1222 W Baseline Rd Unit 141	1222 W Baseline Rd Unit 269	1222 W Baseline Rd Unit 213
City, State	Tempe, AZ	Tempe, AZ	Tempe, AZ	Tempe, AZ
Zip Code	85283	85283	85283	85283
Datasource	Tax Records	Public Records	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.03 ¹	0.05 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$309,900	\$325,000	\$330,000
List Price \$	--	\$309,900	\$325,000	\$330,000
Sale Price \$	--	\$290,000	\$325,000	\$330,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/30/2023	11/15/2023	03/22/2024
DOM · Cumulative DOM	-- · --	86 · 59	1 · 36	29 · 44
Age (# of years)	39	36	38	29
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	980	1,093	980	980
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	5K seller concessions	6500 seller concessions	--
Net Adjustment	--	-\$5,000	-\$16,500	-\$30,000
Adjusted Price	--	\$285,000	\$308,500	\$300,000

* 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 Public Remarks: None. MLS Photos show clean average mostly original condition.

Sold 2 Public Remarks: Wonderful 2-bedroom / 2-Bath unit in Tempe with a 1-car garage and reserved pad parking too! The interior has a calming color palette that instantly puts you at ease. With vaulted ceilings and glossy wood-look flooring you and your friends can relax in the welcoming living room (with a fireplace) or enjoy your meals in the cozy dining area or even on the patio. The kitchen works! With cherry cabinets, a stone backsplash, granite counters, SS appliances, recessed lighting, and a peninsula that doubles as a convenient breakfast bar. The spacious main bedroom is a treat, featuring a walk-in closet and a private bathroom. New Water Heater, New HVAC and comes with all the furnishings in the home. Near the 10 and 60 Freeways and minutes to ASU. A true gem in every sense of the word.

Sold 3 Public Remarks: As you step inside, you are greeted by a stunning open-concept layout, The kitchen, a chef's dream, boasts sleek quartz countertops, a sophisticated drop-in oven, and a charming farm sink, illuminated by custom lighting beneath elegant white shaker cabinets. Enhancing this culinary space is a stylish coffee/wine bar, perfect for entertaining or quiet mornings. Comfort meets luxury in the bathrooms, featuring heated floors, a towel warmer, and custom lighting in the shower, creating a spa-like ambiance. The heart of the home, the great room, is a testament to style and functionality with its chic fireplace, built-in entertainment unit, and additional storage. The large primary bedroom is a haven of relaxation, complete with built-in cabinets that blend seamlessly with the sophisticated... More...

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Public Remarks: Amazing fixer-upper opportunity in the heart of Tempe! Don't miss this spacious townhome in the popular community of Springdale Condominiums. This 2 bed 2 bath upstairs end unit features an attached garage, vaulted ceilings, and two covered balconies. Whether you're an investor looking to capitalize on a promising location or a homeowner eager to design your ideal living space, this is your chance to make your mark!			
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
03/07/2024	\$299,999	03/20/2024	\$289,900	Sold	04/08/2024	\$260,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,000	\$299,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
The exterior of the subject appears to be in adequately maintained condition, interior is assumed to be in average condition for this report. Subject is located in neighborhood with low inventory and moderate demand. There are few if any distressed properties in the subject area which are having no impact on the subject market at this time. All available comparables were reviewed, the most similar and proximate to the subject were selected, appropriate adjustments were made where necessary.		

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



Street

Listing Photos

L1 4901 S Calle Los Cerros Dr Unit 272
Tempe, AZ 85282



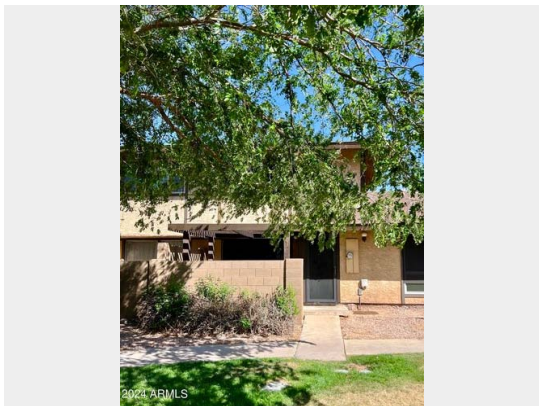
Front

L2 3339 S Judd St
Tempe, AZ 85282



Front

L3 1722 W VILLAGE WAY
Tempe, AZ 85282



Front

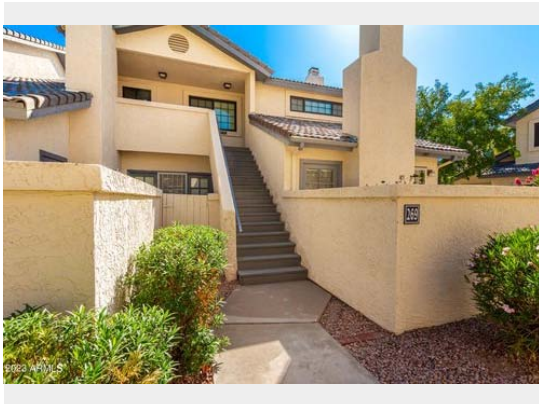
Sales Photos

S1 1222 W Baseline Rd Unit 141
Tempe, AZ 85283



Front

S2 1222 W Baseline Rd Unit 269
Tempe, AZ 85283



Front

S3 1222 W Baseline Rd Unit 213
Tempe, AZ 85283



Front

ClearMaps Addendum

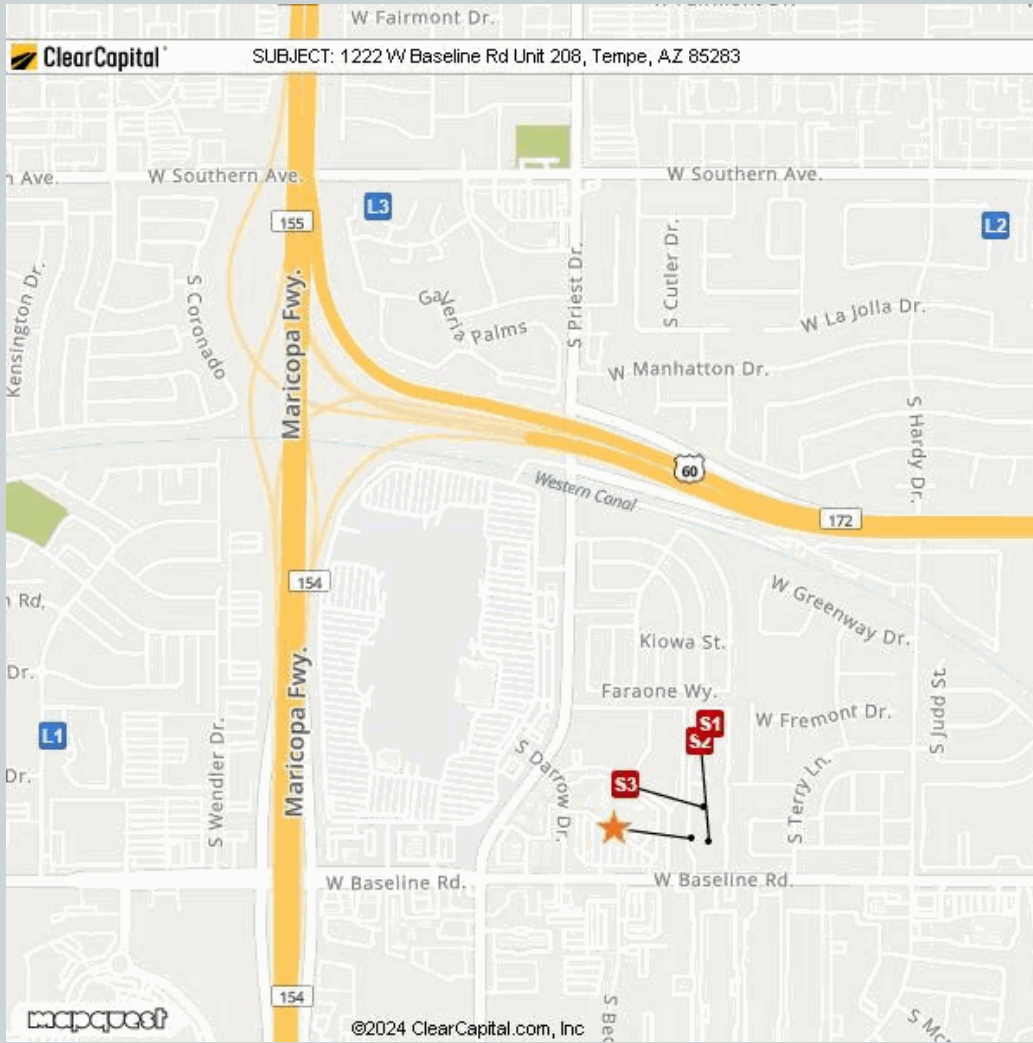
Address ★ 1222 W Baseline Road Unit 208, Tempe, AZ 85283

Loan Number 57015

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1222 W Baseline Road Unit 208, Tempe, AZ 85283	--	Parcel Match
L1	4901 S Calle Los Cerros Dr Unit 272, Tempe, AZ 85282	0.92 Miles ¹	Parcel Match
L2	3339 S Judd St, Tempe, AZ 85282	0.98 Miles ¹	Parcel Match
L3	1722 W Village Way, Tempe, AZ 85282	1.01 Miles ¹	Parcel Match
S1	1222 W Baseline Rd Unit 141, Tempe, AZ 85283	0.17 Miles ¹	Parcel Match
S2	1222 W Baseline Rd Unit 269, Tempe, AZ 85283	0.03 Miles ¹	Parcel Match
S3	1222 W Baseline Rd Unit 213, Tempe, AZ 85283	0.05 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	Scott Stone	Company/Brokerage	SStone PLLC
License No	SA510681000	Address	1776 North Scottsdale Road Scottsdale AZ 85257
License Expiration	05/31/2026	License State	AZ
Phone	6022955100	Email	sstonebpo@gmail.com
Broker Distance to Subject	6.32 miles	Date Signed	04/10/2024

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.