

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	1742 S 74th Street, Mesa, AZ 85209	Order ID	9669882	Property ID	36042042
Inspection Date	10/07/2024	Date of Report	10/08/2024		
Loan Number	57278	APN	21856133		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	10.4_CitiAgedBPO	Tracking ID 1	10.4_CitiAgedBPO
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	\$919	
Assessed Value	\$19,371	
Zoning Classification	PLANNED MOB HOME SUB	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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 The neighborhood is located in Mesa. The subject is close to schools, shopping, major employment, and freeway access nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$355,000	
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	1742 S 74th Street	7950 E Keats Ave 133	7926 E Iran Ave	1443 S 77th Pl
City, State	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
Zip Code	85209	85209	85209	85209
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.80 ¹	0.62 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$305,000	\$325,000	\$325,000
List Price \$	--	\$299,000	\$300,000	\$325,000
Original List Date		04/05/2024	07/03/2024	10/03/2024
DOM · Cumulative DOM	-- · --	154 · 186	97 · 97	5 · 5
Age (# of years)	42	33	51	41
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	1,456	1,332	1,200	1,153
Bdrm · Bths · ½ Bths	2 · 2	1 · 2	4 · 2	3 · 2
Total Room #	5	4	7	6
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Carport 3 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	0.24 acres	0.03 acres	0.15 acres	0.17 acres
Other	Golf Course lot	MLS#6687901	MLS#6727275	MLS#6765957

* 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** Welcome to 7950 E Keats Ave 133, a charming duplex nestled in a vibrant community. As the homeowner, I am delighted to present this clean, updated home that boasts a modern aesthetic and a warm, inviting atmosphere. Step inside to discover a spacious, open-concept layout that is bathed in natural light. The home features a single, generously-sized bedroom and two well-appointed bathrooms. The vinyl flooring throughout the home adds a touch of elegance and is incredibly easy to maintain, making it perfect for a busy lifestyle. The kitchen has been updated with modern appliances and offers plenty of space for cooking and entertaining. The living area is a cozy retreat where you can unwind after a long day. But the benefits of living here extend beyond the home itself. The prop
- Listing 2** Welcome to this charming 4-bedroom, 2-bathroom home in the delightful Desert Sands Golf and Country Club community. This open concept gem features a stylish kitchen with granite countertops, sleek stainless steel appliances, and pristine white cabinets. The spacious living area is perfect for entertaining or family gatherings. Nestled in a vibrant community known for its friendly atmosphere and excellent amenities, including a renowned golf course, this home offers both comfort and convenience. Don't miss the chance to make this wonderful property your own!
- Listing 3** Seller Financing available with 20% down! No Bank Qualifications needed! Don't miss this fantastic opportunity to own a charming double wide Redman Home featuring all new exterior siding w/ fresh paint on a 7300+ sq ft lot that includes a large backyard with a RV Gate and a large storage shed. Experience modern living in this beautifully remodeled home featuring 3 bed/ 2 bath. The interior features a neutral palette with a spacious living room, complete with all new luxury vinyl plank floors throughout, new baseboards, completely renovated bathrooms and kitchen. The kitchen boasts SS Whirlpool appliances and granite counters. Relax on the front porch patio where you will find yourself surrounded by a white picket fence and luscious trees for extra shade for a soothing ambience

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1742 S 74th Street	7245 E Juanita Ave	1925 S 72nd St	1802 S 78th St
City, State	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
Zip Code	85209	85209	85209	85209
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.24 ¹	0.62 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$280,000	\$305,000	\$350,000
List Price \$	--	\$325,000	\$305,000	\$344,900
Sale Price \$	--	\$275,000	\$280,000	\$345,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	05/15/2024	04/03/2024	05/01/2024
DOM · Cumulative DOM	-- · --	11 · 113	21 · 27	23 · 113
Age (# of years)	42	52	46	0
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	1,456	1,512	1,345	1,540
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Carport 1 Car	Carport 2 Car(s)	Attached 1 Car	Carport 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	0.24 acres	0.26 acres	0.14 acres	0.15 acres
Other	Golf Course lot	Golf Course lot	Golf Course lot	MLS#6647826
Net Adjustment	--	-\$7,700	+\$3,400	-\$7,400
Adjusted Price	--	\$267,300	\$283,400	\$337,600

* 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** Welcome home to this corner lot gem, situated with golf course views. It features a spacious carport and ample parking spaces. Inside, it boasts 2 bedrooms and 2 bathrooms. The interior is welcoming, with tile and wood-look flooring, a cozy living space that can double as an office or hobby room, and a formal dining area. The kitchen is equipped with wood cabinets, glossy counters, built-in appliances, and a center island with a breakfast bar. The main bedroom offers relaxation with a shower & tub combo. An Arizona room provides a serene space for afternoons, complemented by a hot tub and a bonus room for guests. The backyard is an oasis with a shed, a refreshing pool, and a covered patio overlooking the golf course. This rare find is waiting to be your new home!
- Sold 2** Gorgeous golf course and Superstition Mountain views from this charming 2 bed 2 bath home, with NO HOA. A large Arizona room addition expands the living area, with extra room for overnight guests! With an oversized living space, and separate dining area - there is plenty of space to entertain. Outside you can enjoy beautiful views from the covered patio while you watch the golfers pass by. Attached garage is perfect for a golf cart or vehicle. Newer roof (4 years) and brand new water heater!
- Sold 3** Welcome to your new home! After passing through the charming front porch, enter into the spacious living area featuring contemporary design and comfortable living with upgraded interior finishes. Discover an open layout with soaring ceilings, wood-inspired flooring, and a balanced color scheme. The kitchen stands out, boasting well-arranged cabinets, stainless steel appliances, quartz island with breakfast bar, and beautiful tile backsplash. The large master bedroom provides a walk-in closet with huge ensuite bathroom with ample storage. There is also a separate laundry room with extra cabinetry. Don't forget the new major components, like HVAC, roof, electrical, septic and water heater! No HOA or land lease!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Integrity First	The subject property was listed as an arms length listing on 09/04/2024 for \$325,000, and went under contract on 09/05/2024. The tax record shows a sale on 04/24/2024 for \$237,100. The subject may have sold for higher than comps in the area, which is typical in markets that have low inventory and increasing pricing.					
Listing Agent Name	Pieter K. Dijkstra						
Listing Agent Phone	480-658-5233						
# 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
--	--	--	--	Sold	04/24/2024	\$237,100	Tax Records
09/04/2024	\$325,000	09/05/2024	\$325,000	Pending/Contract	09/05/2024	\$325,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$315,000	\$315,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$305,000	--
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 7950 E KEATS AVE 133
Mesa, AZ 85209



Front

L2 7926 E IRAN AVE
Mesa, AZ 85209



Front

L3 1443 S 77TH PL
Mesa, AZ 85209



Front

Sales Photos

S1 7245 E JUANITA AVE
Mesa, AZ 85209



Front

S2 1925 S 72ND ST
Mesa, AZ 85209



Front

S3 1802 S 78TH ST
Mesa, AZ 85209



Front

ClearMaps Addendum

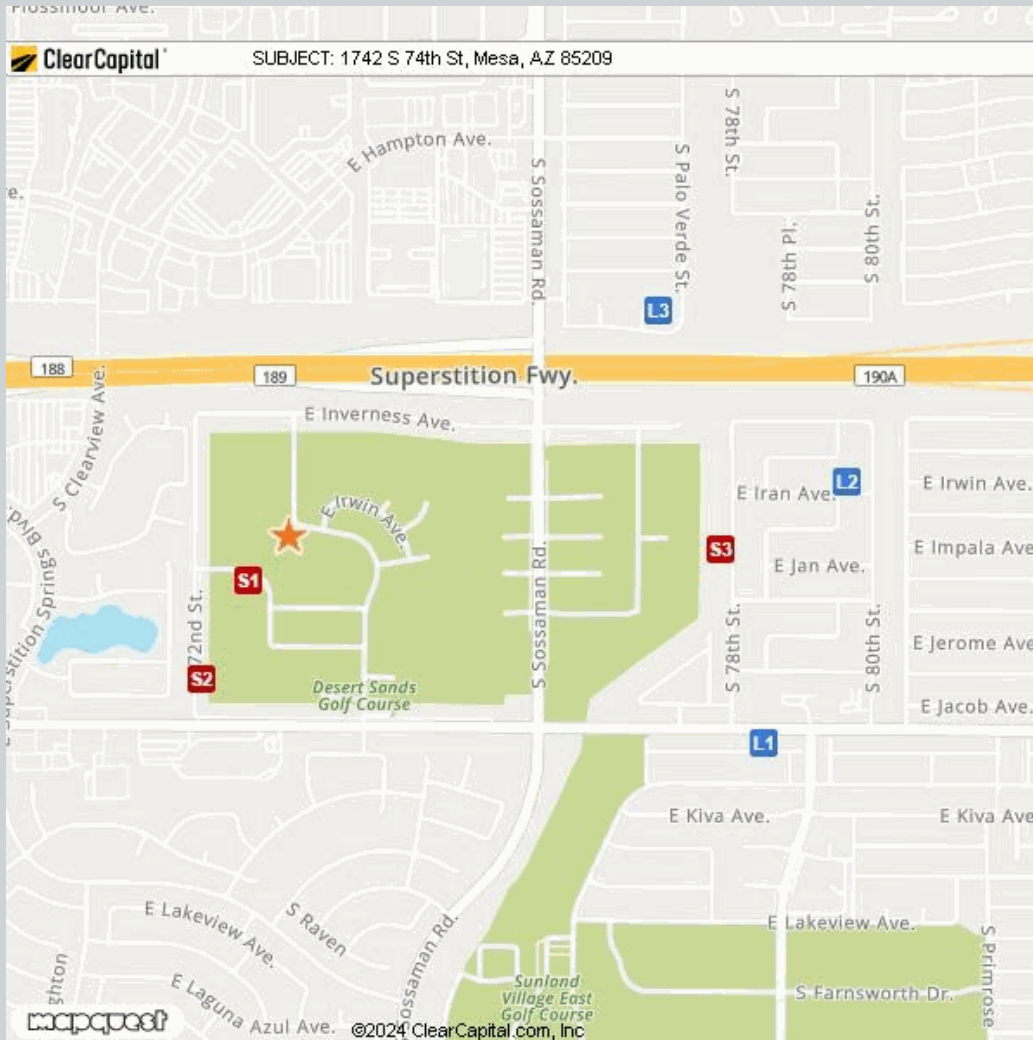
Address ★ 1742 S 74th Street, Mesa, AZ 85209

Loan Number 57278

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$310,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	1742 S 74th Street, Mesa, az 85209	--	Parcel Match
L1	Listing 1	7950 E Keats Ave 133, Mesa, AZ 85209	0.74 Miles ¹	Parcel Match
L2	Listing 2	7926 E Iran Ave, Mesa, AZ 85209	0.80 Miles ¹	Parcel Match
L3	Listing 3	1443 S 77th Pl, Mesa, AZ 85209	0.62 Miles ¹	Parcel Match
S1	Sold 1	7245 E Juanita Ave, Mesa, AZ 85209	0.09 Miles ¹	Parcel Match
S2	Sold 2	1925 S 72nd St, Mesa, AZ 85209	0.24 Miles ¹	Parcel Match
S3	Sold 3	1802 S 78th St, Mesa, AZ 85209	0.62 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprovder@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	04/30/2026	License State	AZ
Phone	4807032060	Email	ReiReoDave@gmail.com
Broker Distance to Subject	7.72 miles	Date Signed	10/08/2024

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.