

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	16844 W Statler St, Surprise, AZ 85388	Order ID	9313856	Property ID	35358242
Inspection Date	05/02/2024	Date of Report	05/04/2024		
Loan Number	57324	APN	50112056		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	5.1_BPO	Tracking ID 1	5.1_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Property appears to be in good condition from exterior. Notes from recent listing indicate otherwise. Property has water damage and what appears to be mold - remediation is needed Interior evaluation is recommended to estimate interior repair cost.
R. E. Taxes	\$1,209	
Assessed Value	\$27,380	
Zoning Classification	Residential PAD	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All windows and doors are intact and locked)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Surprise Farms 480-820-8451	
Association Fees	\$44 / Month (Pool,Greenbelt,Other: Common Area Maint)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood includes schools, parks, churches, retail shopping and restaurants. Close to Loop 303 and Prasada Spring training and entertainment complex
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$331940 High: \$495200	
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	16844 W Statler St	17149 W Rimrock St	17029 W Carmen Dr	17239 W Ironwood St
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.60 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$409,000	\$400,000	\$450,000
List Price \$	--	\$399,000	\$400,000	\$430,000
Original List Date		04/04/2024	04/16/2024	12/27/2023
DOM · Cumulative DOM	-- · --	30 · 30	11 · 18	129 · 129
Age (# of years)	20	19	20	19
Condition	Average	Good	Average	Good
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 Detached	2 Stories Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,603	1,533	1,631	1,670
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	4	4	3	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	--	--	--	Pool - Yes
Lot Size	0.13 acres	0.09 acres	0.15 acres	0.16 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** This beautifully updated, stunning home in Surprise Farms is new to the market and just waiting for you! 3 bedrooms, 2.5 bathrooms, loft space, just over 1530 square feet, 2 car garage and more! Low maintenance front yard w/ mature trees, updated flooring, ceiling fans & fixtures, electric fireplace w/ custom hearth, kitchen boasts granite countertops, island, pantry, stainless steel appliances, sliding door access to the covered patio & opens to the light & bright main living space. Primary retreat offers walk in closet, ceiling fan, en suite bath w/ dual sinks. Great backyard for entertaining w/ covered patio, extended paver patio, additional pergola & artificial turf! Great location minutes from community parks, schools, shopping, dining, golf & sports events, the Loop 101 & much more!
- Listing 2** Please do not disturb tenant. Tenant in place till Dec. 2024. Current rent rate is \$1,850 a month. Large open floor plan. 3 car garage so plenty of room for the all the toys. Just replaced the carpet. This home is very clean and shows well. This is a great opportunity, see it today!
- Listing 3** Your dream home is waiting for you! This home has Fresh Interior Paint, Partial flooring replacement in some areas. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. Meal prep is a breeze in the kitchen, complete with a spacious center island. Relax in your primary suite with a walk in closet included. Extra bedrooms add nice flex space for your everyday needs. Take advantage of the extended counter space in the primary bathroom complete with double sinks and under sink storage. Step outside to the pristinely maintained fenced in backyard with pool, great for entertaining. If the shade is more your style, hang out under the covered sitting area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16844 W Statler St	16652 N 168th Dr	16917 W Central St	16024 N 171st Dr
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.28 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$370,000	\$392,000
List Price \$	--	\$414,900	\$370,000	\$381,000
Sale Price \$	--	\$408,000	\$365,000	\$380,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	04/18/2024	01/18/2024	04/17/2024
DOM · Cumulative DOM	-- · --	205 · 257	57 · 78	106 · 106
Age (# of years)	20	21	21	19
Condition	Average	Good	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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,603	1,571	1,571	1,670
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	4	4	3	3
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	0.13 acres	0.33 acres	0.10 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,160	-\$9,125	-\$20,000
Adjusted Price	--	\$399,840	\$355,875	\$360,000

* 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** 8160 Seller Concessions - Welcome to your dream home on over 1/3 of an acre and one of the largest lots in Surprise Farms. Backyard possibilities are endless. Over \$80,000 in recent upgrades. New appliances, new paint, new solar, new floors, new windows, no details were spared. New refrigerator, washer & dryer included. Several fruit trees on the property oranges, limes and peaches! Close to Freeway 303. Close to Village at Prasada, the newest hotspot for dining and entertainments. Agent is related to Seller.
- Sold 2** 9125 Seller Concessions - This well-maintained 2-story home is a true gem. From the moment you step inside, you'll notice the pride of ownership and attention to detail. It has recently undergone a complete interior painting, and features updated kitchen cabinets as of October 2023. The kitchen is equipped with stainless steel appliances, adding a modern touch to the space. The home offers a convenient location, with easy access to Loop 303 and the Village at Prasada. With 3 bedrooms and 2.5 bathrooms, it provides ample space for comfortable living. The Surprise Farms community park offers a variety of amenities for residents to enjoy. These include a dog park, where residents can bring their furry friends for some outdoor playtime. Additionally, there is a skateboard park for those who enjoy skateboarding. The park also features a splash pad, providing a fun and refreshing water play area during the warmer months. Furthermore, there are playgrounds available for children to enjoy and engage in outdoor activities. These amenities aim to enhance the overall experience and provide recreational opportunities for residents within the Surprise Farms community.
- Sold 3** 20000 Seller Concessions - Don't miss this stunning, single level, 3 bed plus flex room & 2 full bath stunner in Surprise Farms!!! 1670 Square Feet with an attached 2 car garage, private backyard w/ covered patio and extended paver patio space! Split primary retreat with walk-in closet and ensuite bath, open concept living space, kitchen features granite countertops, stainless steel appliances, large island and pantry! Wood floors, gas fireplace, vaulted ceilings, inside laundry and more to see! Convenient freeway access, lots of shopping, entertainment and dining options close by!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Property was acquired by current owner on 05/01/2024				
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
04/11/2024	\$299,900	04/19/2024	\$299,900	Sold	05/01/2024	\$315,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$356,000	\$356,000
Sales Price	\$356,000	\$356,000
30 Day Price	\$356,000	--
Comments Regarding Pricing Strategy		
Buyer demand has declined due to increased interest rates. Seller concessions should be expected for fast sale Homes that have been renovated/updated will meet current buyer demand.		

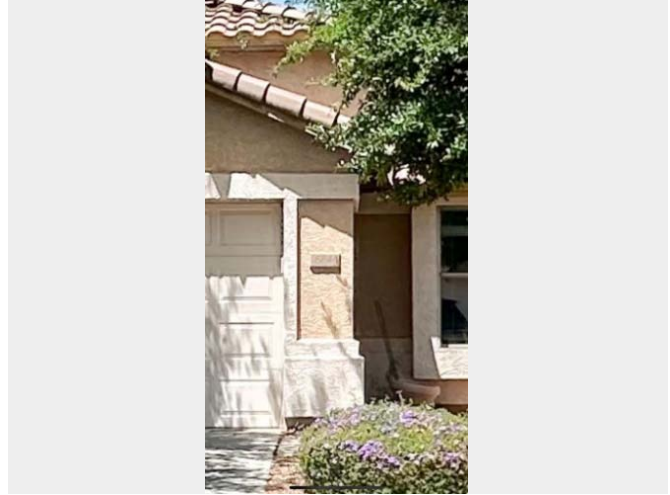
Clear Capital Quality Assurance Comments Addendum

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



Address Verification



Street



Street



Other

Listing Photos

L1 17149 W RIMROCK ST
Surprise, AZ 85388



Front

L2 17029 W CARMEN DR
Surprise, AZ 85388



Front

L3 17239 W IRONWOOD ST
Surprise, AZ 85388



Front

Sales Photos

S1 16652 N 168TH DR
Surprise, AZ 85388



Front

S2 16917 W CENTRAL ST
Surprise, AZ 85388



Front

S3 16024 N 171ST DR
Surprise, AZ 85388



Front

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	Heather Macpherson	Company/Brokerage	Realty One Group
License No	SA655252000	Address	15013 W Crocus Dr Surprise AZ 85379
License Expiration	10/31/2024	License State	AZ
Phone	4802038712	Email	heather@phoenixhotproperty.com
Broker Distance to Subject	2.46 miles	Date Signed	05/04/2024

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.