

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	19 Valley View Circle, Bentonville, AR 72712	Order ID	9368852	Property ID	35471355
Inspection Date	05/28/2024	Date of Report	05/29/2024		
Loan Number	57360	APN	01-07275-000		
Borrower Name	Catamount Properties 2018 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	5.28_BPO	Tracking ID 1	5.28_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SILVER OAK PROPERTIES LLC	Condition Comments	
R. E. Taxes	\$3,206	The area of the subject suffered a CAT 2 tornado Sunday night. There are a lot of trees down in this neighborhood but there were no structural damages to the subject visible from the street. It is assumed that the subject is in average condition.	
Assessed Value	\$409,205		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This area of NWA has seen good growth over the last 20 years and this trend is set to continue. The area has ample schools and commercial properties to support the population as well as roads to service the area.	
Sales Prices in this Neighborhood	Low: \$399,000 High: \$657,850		
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	19 Valley View Circle	811 Nw 10th St	304 Nw H St	1111 Nw K St
City, State	Bentonville, AR	Bentonville, AR	Bentonville, AR	Bentonville, AR
Zip Code	72712	72712	72712	72712
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.60 ¹	2.04 ¹	1.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$995,000	\$834,900	\$545,000
List Price \$	--	\$995,000	\$934,900	\$545,000
Original List Date		08/24/2023	03/01/2024	03/21/2024
DOM · Cumulative DOM	-- · --	279 · 279	89 · 89	69 · 69
Age (# of years)	26	31	6	44
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 Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,843	1,860	2,061	1,801
Bdrm · Bths · ½ Bths	4 · 2	3 · 1 · 1	3 · 2 · 1	3 · 2
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.44 acres	.77 acres	.18 acres	.29 acres
Other	--	--	--	--

* Listing 3 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 Comp 1 is superior by site value. The comp is located in a much higher value area that the subject is just outside of this will make the land value alone of the comp \$1M per acre.

Listing 2 Comp 2 is a younger and larger home than the subject. The comp will have a higher market value and appeal to buyers

Listing 3 Comp 3 is smaller and older than the subject. The comp also has a smaller garage and less bedrooms to make the comp have a lower value.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	19 Valley View Circle	1517 Bella Vista Rd	9 Ivy Cir	1703 Kimberly Pl
City, State	Bentonville, AR	Bentonville, AR	Bentonville, AR	Bentonville, AR
Zip Code	72712	72712	72712	72712
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.09 ¹	2.21 ¹	1.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$549,000	\$400,000	\$399,000
List Price \$	--	\$549,000	\$400,000	\$399,000
Sale Price \$	--	\$542,500	\$400,000	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/19/2024	01/19/2024	01/17/2024
DOM · Cumulative DOM	-- · --	123 · 123	49 · 49	0 · 0
Age (# of years)	26	28	32	36
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,843	1,822	1,825	1,780
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.44 acres	.28 acres	.29 acres	.49 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$135,000	+\$157,500
Adjusted Price	--	\$542,500	\$535,000	\$527,500

* Sold 1 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** Sold 1 is slightly older and smaller than the subject. The comp is a modern design but only has a single car garage to make the comp very similar in overall value.
- Sold 2** Sold 2 is inferior as the home is smaller and older than the subject. The comp is also in a lower valued area than the subject to overall make the comp inferior.
- Sold 3** Comp 3 is inferior but the only other comp that was within 300 GLA of the subject within 2 miles. The comp is much older and smaller to make it have a lower value and appeal

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There were no records for this address on the MLS at the time of search			
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	\$530,000	\$530,000
Sales Price	\$527,500	\$527,500
30 Day Price	\$517,500	--
Comments Regarding Pricing Strategy		
This home was very hard to source comps for as most of the homes in this area are turn of the century homes in the hisoric renovation district with values far above the subjects. The comp is just outside this area but still has values much higher than regular homes in the town due to proximity. This home will pose no issues on the resale market and will sell fast and for top of market value for its location		

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 811 NW 10th St
Bentonville, AR 72712



Front

L2 304 NW H St
Bentonville, AR 72712



Front

L3 1111 NW K St
Bentonville, AR 72712



Front

Sales Photos

S1 1517 Bella Vista Rd
Bentonville, AR 72712



Front

S2 9 Ivy Cir
Bentonville, AR 72712



Front

S3 1703 Kimberly Pl
Bentonville, AR 72712



Front

ClearMaps Addendum

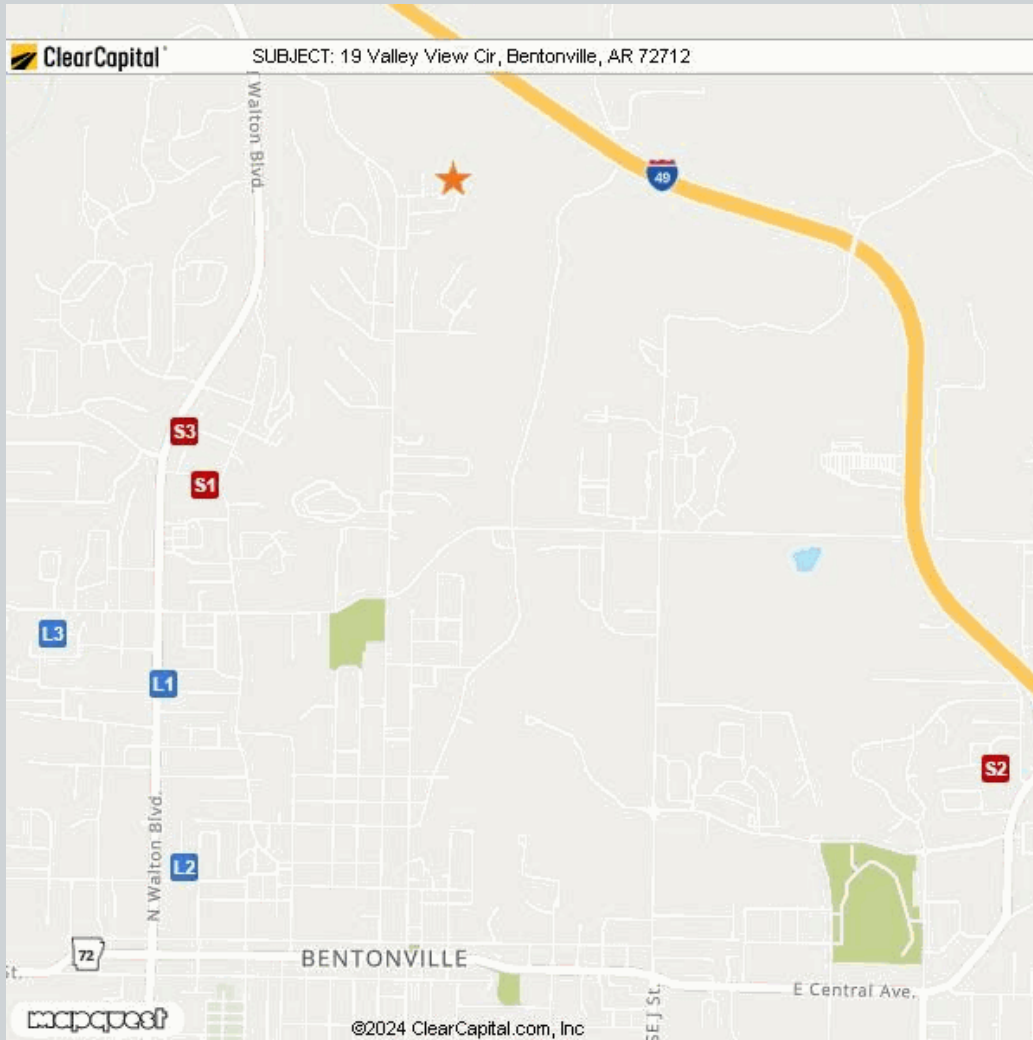
Address ★ 19 Valley View Circle, Bentonville, AR 72712

Loan Number 57360

Suggested List \$530,000

Suggested Repaired \$530,000

Sale \$527,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19 Valley View Circle, Bentonville, AR 72712	--	Parcel Match
L1 Listing 1	811 Nw 10th St, Bentonville, AR 72712	1.60 Miles ¹	Parcel Match
L2 Listing 2	304 Nw H St, Bentonville, AR 72712	2.04 Miles ¹	Parcel Match
L3 Listing 3	1111 Nw K St, Bentonville, AR 72712	1.67 Miles ¹	Parcel Match
S1 Sold 1	1517 Bella Vista Rd, Bentonville, AR 72712	1.09 Miles ¹	Parcel Match
S2 Sold 2	9 Ivy Cir, Bentonville, AR 72712	2.21 Miles ¹	Parcel Match
S3 Sold 3	1703 Kimberly Pl, Bentonville, AR 72712	1.02 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	Tyler Lowery	Company/Brokerage	Berkshire Hathaway Homeservices
License No	SA00056361	Address	2905 S Walton Blvd Bentonville AR 72712
License Expiration	12/31/2024	License State	AR
Phone	4796195559	Email	lowery.tyler@gmail.com
Broker Distance to Subject	4.28 miles	Date Signed	05/29/2024

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.