

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	3742 W Mission Lane, Phoenix, AZ 85051	Order ID	9341235	Property ID	35404215
Inspection Date	05/15/2024	Date of Report	05/16/2024		
Loan Number	57432	APN	14939340A		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	5.15_BPO	Tracking ID 1	5.15_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments
R. E. Taxes	\$969	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.
Assessed Value	\$31,710	
Zoning Classification	Residential R-6	
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	Urban	Neighborhood Comments
Local Economy	Stable	The neighborhood is located in Phoenix. The subject is close to schools, shopping, major employment, and freeway access nearby.
Sales Prices in this Neighborhood	Low: \$305,000 High: \$440,000	
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	3742 W Mission Lane	9035 N 37th Ave	3528 W Malapai Dr	9417 N 40th Ave
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85051	85051	85051	85051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.37 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$390,000	\$380,000	\$430,000
List Price \$	--	\$380,000	\$370,000	\$430,000
Original List Date		02/27/2024	03/29/2024	05/03/2024
DOM · Cumulative DOM	-- · --	56 · 79	47 · 48	9 · 13
Age (# of years)	54	57	45	54
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	1,424	1,420	1,410	1,796
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 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	--	Pool - Yes	Pool - Yes	--
Lot Size	0.17 acres	0.16 acres	0.14 acres	0.3 acres
Other	MLS#	MLS#6669612	MLS#6684573	MLS#6700899

* Listing 2 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** BUYERS FINANCING FELL THROUGH - BACK ON MARKET....Seller to Provide \$6,000 Seller concessions with Asking Price Offer.... Appraised for Value.....FHA Appraisal available for a FHA buyer (see Documents Tab). Great home with a great floor plan. From when you enter this home and be greeted with the family room and kitchen to the large master bedroom this home is move in ready. Enjoy the pebble tech swimming pool and entertain in this larger than feeling layout. Plenty of room to make individual living spaces for work and enjoyment. Be part of the revitalization of the Metro Center corridor with easy access to freeway and the light rail system.
- Listing 2** Sharp 3-bedroom, 1.75-bathroom family home with solar system, newer AC & private backyard with diving pool! Large, open floor plan with nice tile flooring throughout main living area. Great room includes living area with wood burning fireplace. Kitchen with stainless steel appliances, eating bar and lots of counter space. Large dining area and a sliding glass door leading to the private backyard. Large primary bedroom with private bathroom, 2 closets and sliding glass doors leading to the backyard. Inside laundry with washer & dryer. Two car garage with large storage room and exterior door leading to the side/backyard. Private backyard enclosed by a block wall which includes a covered patio and inground, diving pool! Conveniently located in Central Phoenix with close freeway access!
- Listing 3** Come see a well-loved home with backyard features you will enjoy! Challenge neighbors to bocce ball, take gratitude walks on your mini-trail, dine in your unique outdoor kitchen (repurposed shipping container), roast marshmallows around the open-firepit or relax with a good book in front of the gas fireplace! Cheerful interior has a bright kitchen, opening to a great room for dining and entertainment. Separate den or office with fireplace & French doors to patio. Two secondary bedrooms have remote-controlled lighting/fans & ample closets. Primary bedroom ensuite with sliding glass door to private side-yard is bright & spacious. Bath has dual sinks, separate room with toilet & shower/tub combo, & door to back patio. Genuine hardwood floors & brick accent wall at entry will delight you!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3742 W Mission Lane	4035 W Dunlap Ave	3814 W Davidson Ln	3819 W Carol Ave
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85051	85051	85051	85051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.13 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,000	\$349,000	\$379,900
List Price \$	--	\$299,000	\$349,000	\$379,900
Sale Price \$	--	\$315,000	\$352,500	\$360,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	02/21/2024	01/02/2024	03/07/2024
DOM · Cumulative DOM	-- · --	14 · 44	19 · 33	52 · 77
Age (# of years)	54	59	56	54
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	1,424	1,271	1,494	1,438
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Carport 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	--	Pool - Yes	--	--
Lot Size	0.17 acres	0.16 acres	0.17 acres	0.16 acres
Other	MLS#	MLS#6647829	MLS#6635715	MLS#6643219
Net Adjustment	--	+\$100	-\$4,800	-\$2,000
Adjusted Price	--	\$315,100	\$347,700	\$358,000

* 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** This is a fixer upper with great potential and priced to sell. Home is being sold as is. 2 bedroom 2 bathroom home with a pool in the backyard. There is a garage that has been converted into livable space but can be taken back to a garage if desired. Seller is not looking for any low ball offers, house is priced accordingly.
- Sold 2** Charming 3 bedroom, 2 bath single level home. Spacious family room open to kitchen and dining area. Nice front yard with gated courtyard. Beautiful backyard with artificial grass for easy maintenance, pavers, covered patio, and storage room. 2 car garage with epoxy flooring. Conveniently located minutes away from the I-17 freeway and various shopping centers.
- Sold 3** You must see this well cared for home. It has so much to offer with a double garage, and additional covered parking for two more vehicles just outthruside the garage. Nicely maintained 3br 2 ba with a very relaxing backyard area to sit and go over your day with your spouse, watch the kids play or just be by yourself and wind down. The yard is very well maintain with grass and a large beautiful tree. This home is ready for its new owners who may want to add a few more updated features. So be the first to see this home and bring us your offer!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The tax record shows a sale on 05/13/2024 for \$269,000. 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							
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
--	--	--	--	Sold	05/13/2024	\$269,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$340,000	\$340,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
Subject address faded, 2nd address photo of the property to the east. Most weight given to sold comp 1 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.		

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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 9035 N 37TH AVE
Phoenix, AZ 85051



Front

L2 3528 W MALAPAI DR
Phoenix, AZ 85051



Front

L3 9417 N 40TH AVE
Phoenix, AZ 85051



Front

Sales Photos

S1 4035 W DUNLAP AVE
Phoenix, AZ 85051



Front

S2 3814 W DAVIDSON LN
Phoenix, AZ 85051



Front

S3 3819 W CAROL AVE
Phoenix, AZ 85051



Front

ClearMaps Addendum

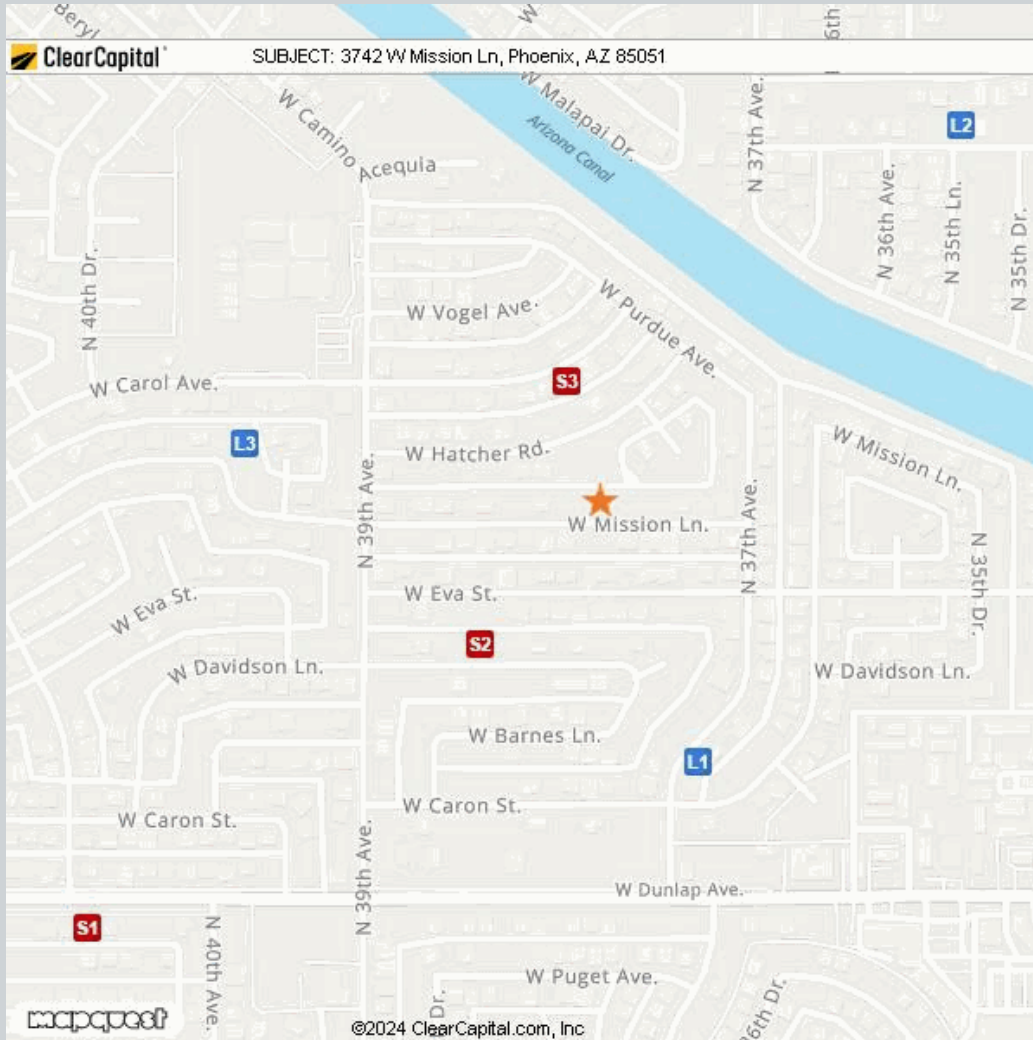
Address ★ 3742 W Mission Lane, Phoenix, AZ 85051

Loan Number 57432

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3742 W Mission Lane, Phoenix, AZ 85051	--	Parcel Match
L1 Listing 1	9035 N 37th Ave, Phoenix, AZ 85051	0.20 Miles ¹	Parcel Match
L2 Listing 2	3528 W Malapai Dr, Phoenix, AZ 85051	0.37 Miles ¹	Parcel Match
L3 Listing 3	9417 N 40th Ave, Phoenix, AZ 85051	0.26 Miles ¹	Parcel Match
S1 Sold 1	4035 W Dunlap Ave, Phoenix, AZ 85051	0.48 Miles ¹	Parcel Match
S2 Sold 2	3814 W Davidson Ln, Phoenix, AZ 85051	0.13 Miles ¹	Parcel Match
S3 Sold 3	3819 W Carol Ave, Phoenix, AZ 85051	0.09 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	Dave Cole	Company/Brokerage	REI & REO Realty
License No	BR522060000	Address	2209 W Dunbar Dr Phoenix AZ 85041
License Expiration	04/30/2026	License State	AZ
Phone	4807032060	Email	REIREODave@gmail.com
Broker Distance to Subject	13.46 miles	Date Signed	05/16/2024

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.