

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.

<b>Address</b>	3726 S 54th Glenn, Phoenix, AZ 85043	<b>Order ID</b>	9465008	<b>Property ID</b>	35656184
<b>Inspection Date</b>	07/11/2024	<b>Date of Report</b>	07/13/2024		
<b>Loan Number</b>	57763	<b>APN</b>	10459429		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	7.9_bpo	<b>Tracking ID 1</b>	7.9_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> 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.
<b>R. E. Taxes</b>	\$1,050	
<b>Assessed Value</b>	\$29,030	
<b>Zoning Classification</b>	SFR	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Riverbend 480-759-4945	
<b>Association Fees</b>	\$75 / Month (Other: Common Area Maint)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood is located in Phoenix. The subject is close to schools, shopping, major employment, and freeway access nearby.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$309,000 High: \$360,000	
<b>Market for this type of property</b>	Decreased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3726 S 54th Glenn	5466 W Fulton St	5142 W Fulton St	5227 W Burton Dr
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85043	85043	85043	85043
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.38 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$349,950	\$330,000	\$349,900
<b>List Price \$</b>	--	\$319,950	\$330,000	\$349,900
<b>Original List Date</b>		05/29/2024	06/21/2024	05/30/2024
<b>DOM · Cumulative DOM</b>	-- · --	42 · 45	12 · 22	24 · 44
<b>Age (# of years)</b>	16	4	19	17
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,410	1,411	1,417	1,598
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 3	4 · 2 · 1
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.05 acres	0.07 acres	0.05 acres	0.08 acres
<b>Other</b>	MLS#	MLS#6711729	MLS#6722459	MLS#6713002

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Wonderful, Two Story Family Home in Phoenix, 3 bedrooms, 2.5 baths, Features Beautiful flooring and natural light throughout! Great kitchen with granite countertops, appliances, a kitchen island and plenty of cabinet space! Main bedroom includes a private bathroom with dual vanity sinks! Attached Two Car Garage, Close to Shopping, Schools and more.
- Listing 2** Welcome to this beautiful 2-story home with 3 bedrooms and 3 full bathrooms. The spacious living room is perfect for relaxing or entertaining guests. The bright and airy kitchen features plenty of storage and counter space, making it ideal for preparing meals. The master suite includes a private bath and a spacious closet. Located in a desirable neighborhood, this home offers both peace and quiet while being close to city amenities. Don't miss out on this fantastic opportunity!
- Listing 3** Lovely two story, 4 Bedroom, 2.5 bathroom home in the Riverbend community in Phoenix. Easy access to the 202 Freeway and I-10. The backyard is low maintenance. Great for grilling and enjoying the family, or just relaxing. Home backs up to a greenbelt area that offers privacy as well as nice greenery and shade. The kitchen has SS appliances and opens to a comfortable family room and dining area. Guest bath is downstairs. Bedrooms and additional baths are upstairs. New AC just installed. Come by and see it!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3726 S 54th Glenn	5426 W Jones Ave	5421 W Burton Dr	5460 W Fulton St
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85043	85043	85043	85043
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.14 <sup>1</sup>	0.14 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$335,000	\$329,000	\$349,900
<b>List Price \$</b>	--	\$335,000	\$329,000	\$339,900
<b>Sale Price \$</b>	--	\$327,500	\$331,500	\$332,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	04/19/2024	05/01/2024	02/07/2024
<b>DOM · Cumulative DOM</b>	-- · --	52 · 51	36 · 35	41 · 42
<b>Age (# of years)</b>	16	16	15	4
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,410	1,262	1,400	1,614
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.05 acres	0.06 acres	0.06 acres	0.05 acres
<b>Other</b>	MLS#	MLS#6669843	MLS#6683145	MLS#6643767
<b>Net Adjustment</b>	--	+\$5,900	\$0	-\$8,200
<b>Adjusted Price</b>	--	\$333,400	\$331,500	\$323,800

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Discover the charm of 5426 W Jones Ave in vibrant South Phoenix. Perfectly positioned with easy access to I-10 & 202, this home is a haven amidst shopping, dining, & entertainment. Inside, warm neutral tones & sunlight welcome you, creating a serene ambiance. This delightful residence boasts a layout designed for comfort and ease, ensuring every corner feels like home. Its prime location offers unmatched convenience, making daily life a breeze. Embrace the opportunity to make 5426 W Jones Ave your oasis in Phoenix.
- Sold 2** Welcome to your newly renovated sanctuary! This delightful 3-bedroom, 2.5-bathroom home boasts exceptional curb appeal that sets the stage for what awaits inside. Step through the door and be greeted by modern finishes and elegant wood laminate flooring throughout. The kitchen dazzles with stainless steel appliances, granite countertops, and pristine white cabinetry with upgraded hardware. Each bedroom features ceiling fans, walk-in closets, and the convenience of a separate laundry area adds to the functionality of the home. With abundant natural light streaming in, this stunning residence is ready for you to move in and make it your own!
- Sold 3** Must See this Great 3 Bedroom, 2.5 Bath Home built in 2020... Featuring 2 Levels with Primary Bedroom Downstairs with His & Hers Walk-in Closets, Big Bath with Double Sinks and Bathtub/Shower... There is a Guest Bath and 2 Large Bedrooms Up Stairs, Both Featuring Walk-in Closets... Big Open Living Room and Large Eat-in Kitchen with Tons of Counter Space & Cabinets and a Pantry... This home also features a Powder Room Downstairs, Ceiling Fans Throughout, SRP Utilities and 2 Car Garage with Opener... Community Features 2 Parks/Playgrounds... Don't Wait to see this home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				All available resources, including Zillow, have been checked. At the time of entry the subject property had not been listed within the last 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$333,000	\$333,000
<b>Sales Price</b>	\$329,000	\$329,000
<b>30 Day Price</b>	\$325,000	--
<b>Comments Regarding Pricing Strategy</b>		
<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 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** 5466 W FULTON ST  
Phoenix, AZ 85043



Front

**L2** 5142 W FULTON ST  
Phoenix, AZ 85043



Front

**L3** 5227 W BURTON DR  
Phoenix, AZ 85043



Front

## Sales Photos

**S1** 5426 W JONES AVE  
Phoenix, AZ 85043



Front

**S2** 5421 W BURTON DR  
Phoenix, AZ 85043



Front

**S3** 5460 W FULTON ST  
Phoenix, AZ 85043



Front

## ClearMaps Addendum

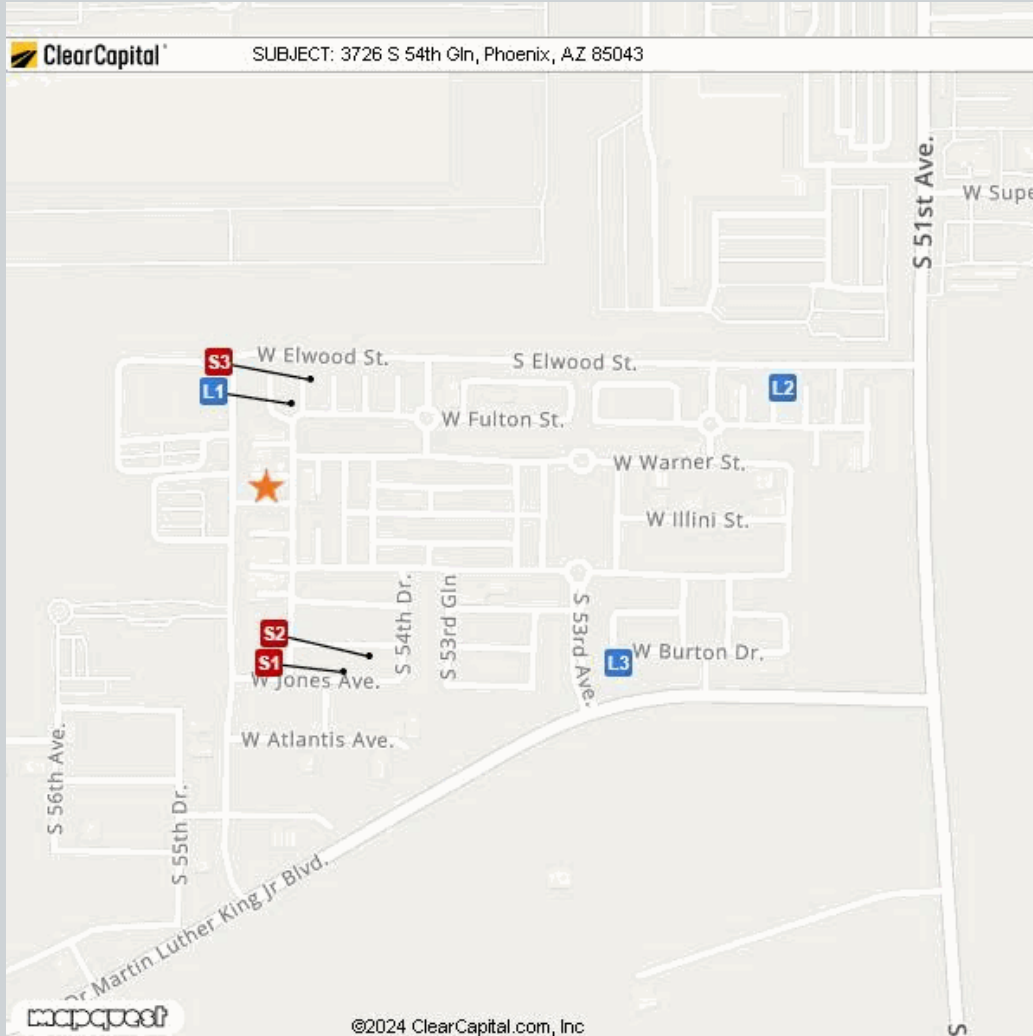
**Address** ★ 3726 S 54th Glenn, Phoenix, AZ 85043

**Loan Number** 57763

**Suggested List** \$333,000

**Suggested Repaired** \$333,000

**Sale** \$329,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3726 S 54th Glenn, Phoenix, AZ 85043	--	Parcel Match
L1 Listing 1	5466 W Fulton St, Phoenix, AZ 85043	0.06 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5142 W Fulton St, Phoenix, AZ 85043	0.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5227 W Burton Dr, Phoenix, AZ 85043	0.28 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5426 W Jones Ave, Phoenix, AZ 85043	0.14 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5421 W Burton Dr, Phoenix, AZ 85043	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5460 W Fulton St, Phoenix, AZ 85043	0.08 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	David Cole	<b>Company/Brokerage</b>	REI & REO Realty
<b>License No</b>	BR522060000	<b>Address</b>	2209 W Dunbar Dr Phoenix AZ 85041
<b>License Expiration</b>	04/30/2026	<b>License State</b>	AZ
<b>Phone</b>	4807032060	<b>Email</b>	REIREODave@gmail.com
<b>Broker Distance to Subject</b>	4.77 miles	<b>Date Signed</b>	07/13/2024

*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.**