

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 | 1965 E Wagoner Road, Phoenix, AZ 85022 | Order ID | 9631444 | Property ID | 35969602 |
| Inspection Date | 09/23/2024 | Date of Report | 09/23/2024 | | |
| Loan Number | 57881 | APN | 21407185 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Maricopa | | |

| | | | | | |
|--------------------------|----------|----------------------|----------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 9.19_BPO | Tracking ID 1 | 9.19_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|--|--|
| Owner | CATAMOUNT PROPERTIES 2018 LLC | The subject is conforming in general appearance to other properties in this neighborhood. No obvious repairs noted. No particular location issues. The subject is smaller than most homes in the immediate neighborhood. The subject recently sold as "short sale/distressed" per the tax records but not through the mls. Interior condition is unknown. Property sold for much less than market value, but interior condition is assumed average without evidence otherwise. |
| R. E. Taxes | \$1,531 | |
| Assessed Value | \$361,700 | |
| Zoning Classification | Residential R-8 | |
| 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 | Inverness Valley 623-877-1396 | |
| Association Fees | \$52 / Month (Other: walking paths, common area) | |
| Visible From Street | Visible | |
| Road Type | Public | |

| Neighborhood & Market Data | | Neighborhood Comments |
|--|--|---|
| Location Type | Suburban | The subject is located in a mixed area with many mobile homes and condos in the surrounding area. Close to amenities. Primarily all fair market sales in the area. Some range of home maintenance in the area, with some homes needing minor repairs while other have been upgraded/remodeled. Seller concessions typical for like homes in this market area. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$275,000 High: \$961,222 | |
| 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 | 1965 E Wagoner Road | 1945 E Renee Dr | 18843 N 15th Pl | 1440 E Rosemonte Dr |
| City, State | Phoenix, AZ | Phoenix, AZ | Phoenix, AZ | Phoenix, AZ |
| Zip Code | 85022 | 85024 | 85024 | 85024 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.15 ¹ | 0.62 ¹ | 0.69 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$455,000 | \$499,999 | \$449,900 |
| List Price \$ | -- | \$447,000 | \$464,999 | \$434,950 |
| Original List Date | | 09/07/2024 | 06/29/2024 | 07/24/2024 |
| DOM · Cumulative DOM | -- · -- | 15 · 16 | 86 · 86 | 61 · 61 |
| Age (# of years) | 26 | 33 | 35 | 33 |
| 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/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,310 | 1,600 | 1,551 | 1,412 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| 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 | -- | -- | -- | Pool - Yes |
| Lot Size | 0.11 acres | 0.16 acres | 0.17 acres | 0.10 acres |
| Other | none | none | none | none |

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Located in the immediate market area. Similar neighborhood, location and appeal. Interior is in average condition with upgrades to kitchen, minor cosmetic repairs and minimal landscaping. Had to expand size parameters slightly for comparable condition/style listing in the immediate area.

Listing 2 Located within the same overall market area as the subject property. Similar in general location and appeal. Interior is in average condition overall with modest updating to counters and minor cosmetic items. Superior for size.

Listing 3 Located within the same general market area as the subject property. Similar in overall location and appeal. Interior is in lower average condition with no real upgrades. Superior for pool.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1965 E Wagoner Road | 18435 N 19th St | 2207 E Wescott Dr | 18015 N 15th St |
| City, State | Phoenix, AZ | Phoenix, AZ | Phoenix, AZ | Phoenix, AZ |
| Zip Code | 85022 | 85022 | 85024 | 85022 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.14 ¹ | 0.57 ¹ | 0.60 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$425,000 | \$430,000 | \$465,000 |
| List Price \$ | -- | \$425,000 | \$420,000 | \$465,000 |
| Sale Price \$ | -- | \$425,000 | \$415,000 | \$455,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 07/25/2024 | 09/19/2024 | 09/10/2024 |
| DOM · Cumulative DOM | -- · -- | 26 · 55 | 33 · 64 | 11 · 42 |
| Age (# of years) | 26 | 36 | 29 | 28 |
| 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/Rambler | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,310 | 1,350 | 1,280 | 1,505 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| 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 | 0.11 acres | 0.11 acres | .12 acres | .11 acres |
| Other | none | workshop | none | none |
| Net Adjustment | -- | -\$1,500 | \$0 | -\$7,800 |
| Adjusted Price | -- | \$423,500 | \$415,000 | \$447,200 |

* 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** Located in the immediate market area of the subject property. Similar in general location and appeal. Interior is in average condition with some modest updating. SC1 negative adjust for superior workshop building \$1,500.
- Sold 2** Located within the same general market area. Similar neighborhood and appeal. Interior is in average condition with partial prior updating, some cosmetic items. No major differences noted.
- Sold 3** Located within the same general market area as the subject property. Similar neighborhood and general appeal. Interior is in average condition overall with partial modest updating and some minor cosmetic items. SC3 negative adjust for superior size \$7,800.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | The subject sold per the tax records, but no through mls. | | | |
| 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 | 08/16/2024 | \$275,000 | Tax Records |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$435,000 | \$435,000 |
| Sales Price | \$425,000 | \$425,000 |
| 30 Day Price | \$415,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Per the tax records, the subject recently sold as a short sale. The sales price was far under current market values for like homes in this area. Interior condition is unknown, but assumed "average" for homes in this neighborhood. Used the three most similar listings within one mile for homes of similar age, style and size and not being remodeled. Expanded size parameters just slightly for listing comparable within the immediate area. All sales used are from within the past three months to show current market conditions. Used sales most similar in size, age and average condition for this area without major remodeling.</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

Listing Photos

L1 1945 E Renee Dr
Phoenix, AZ 85024



Front

L2 18843 N 15th Pl
Phoenix, AZ 85024



Front

L3 1440 E Rosemonte Dr
Phoenix, AZ 85024



Front

Sales Photos

S1 18435 N 19th St
Phoenix, AZ 85022



Front

S2 2207 E Wescott Dr
Phoenix, AZ 85024



Front

S3 18015 N 15th St
Phoenix, AZ 85022



Front

ClearMaps Addendum

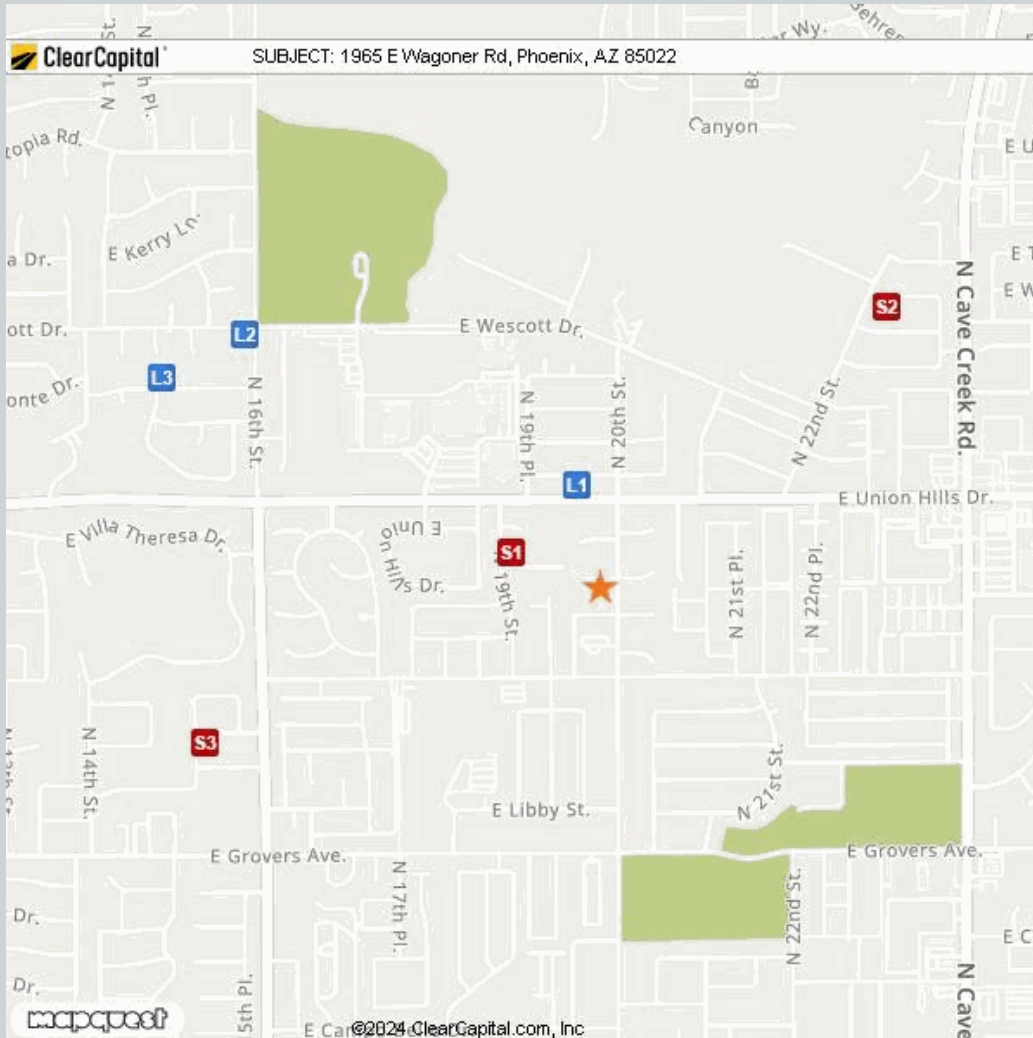
Address ★ 1965 E Wagoner Road, Phoenix, AZ 85022

Loan Number 57881

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$425,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 1965 E Wagoner Road, Phoenix, AZ 85022 | -- | Parcel Match |
| L1 Listing 1 | 1945 E Renee Dr, Phoenix, AZ 85024 | 0.15 Miles ¹ | Parcel Match |
| L2 Listing 2 | 18843 N 15th Pl, Phoenix, AZ 85024 | 0.62 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1440 E Rosemonte Dr, Phoenix, AZ 85024 | 0.69 Miles ¹ | Parcel Match |
| S1 Sold 1 | 18435 N 19th St, Phoenix, AZ 85022 | 0.14 Miles ¹ | Parcel Match |
| S2 Sold 2 | 2207 E Wescott Dr, Phoenix, AZ 85024 | 0.57 Miles ¹ | Parcel Match |
| S3 Sold 3 | 18015 N 15th St, Phoenix, AZ 85022 | 0.60 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 uiprotider@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 | Eugene Hastings | Company/Brokerage | Eugene Hastings PLLC |
| License No | BR531883000 | Address | 5537 E Voltaire Ave Scottsdale AZ 85254 |
| License Expiration | 07/31/2025 | License State | AZ |
| Phone | 6155877119 | Email | foxtrottera@gmail.com |
| Broker Distance to Subject | 5.45 miles | Date Signed | 09/23/2024 |

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.