

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	17827 W Camino Real Dr, Surprise, ARIZONA 85374	Order ID	9458865	Property ID	35643371
Inspection Date	07/08/2024	Date of Report	07/09/2024		
Loan Number	57972	APN	50707344		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	7.5_bpo	Tracking ID 1	7.5_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	BILLY JOE HALL	Property appears to be well maintained with no visible signs of deferred maintenance
R. E. Taxes	\$2,000	
Assessed Value	\$33,610	
Zoning Classification	Residential PAD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Arizona Traditions 623-584-2520	
Association Fees	\$185 / Month (Pool,Tennis,Greenbelt,Other: Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Guarded Entry; On-Site Guard; Pickleball Court(s); Workout Facility)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Traditions is a premier destination master planned retirement community with multiple community centers that offer pools, activities, workout facilities, tennis etc. Multiple golf courses. Close proximity to medical complexes, hospitals, parks, churches, retail shopping and restaurants. Close to US 60 and Loop 101
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$347100 High: \$521500	
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	17827 W Camino Real Dr	17916 W Addie Ln	17838 W Camino Real Dr	17918 W Skyline Dr
City, State	Surprise, ARIZONA	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85374	85374	85374	85374
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.03 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,000	\$465,000	\$449,000
List Price \$	--	\$535,000	\$449,000	\$449,000
Original List Date		06/16/2024	01/15/2024	07/05/2024
DOM · Cumulative DOM	-- · --	23 · 23	176 · 176	4 · 4
Age (# of years)	21	20	23	21
Condition	Good	Good	Good	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	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,962	1,962	2,209	1,962
Bdrm · Bths · ½ Bths	2 · 2	3 · 3	2 · 2 · 1	2 · 2
Total Room #	3	4	3	3
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.15 acres	0.17 acres	0.15 acres	0.17 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.

Current Listings - Cont.

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

- Listing 1** Arizona traditions 55+ community! THIS BEAUTY STANDS OUT WITH *SPECIAL* FEATURES! 2 bedroom + den + 2 baths main house, AND 1 bedroom, 1 bath, DETACHED CASITA! 2277 total approx. square feet includes main house (1962 sqft) + casita (315 sqft).. 3 CAR GARAGE! 2 car side is extended and has built in cabinets. Open design/ island kitchen, DBL ovens, electric cooktop, extended cabinets/pull out shelves/pantry/xtra storage! Massive great room with high ceilings exits to large covered patio & built in BBQ grill makes entertaining easy! CORNER LOT! Split bedrooms. Den or office off interior entryway. Partial interior fresh paint. Guard Gated community; par 70 golf course, (with membership options), neighborhood center, community center sports bar, 3 pools, bocce ball, soft ball, pickle ball!
- Listing 2** NEW REVISED PRICING! NEW WINDOW UPDATES. The Papago features an open concept flow, 3 bathrooms, large laundry, generous # of windows, walk in pantry, split bedrooms, a den, & double front doors. This home has new HVAC in 2019, granite kitchen countertops, & new carpet. The main bath has a jacuzzi soaking tub, walkin closet, double sink vanity, & private water closet. The main bedroom has sliding doors leading to the covered patio and a nice size backyard for many landscaping options. There is a storage shed roomy enough to store patio furniture & garden tools. It is centrally located within Arizona Traditions; near clubhouses, pickleball, softball, & additional amenities. The solar lease has a "set" monthly payment & they handle maintenance The 2 car garage is extended.
- Listing 3** This beautiful 1962sf expanded Tapatio model is located on lush greenbelt lot in the active adult Arizona Traditions resort. Unique open greatrm flrplan has large living/dining space, front kitchen & breakfast rm. The island kitchen offers maple cabs, corian ctrs, big pantry & GAS range. Both bedrms are split & private. The primary bedrm has expanded bay, lg bath, walk-in closet, views of lush greenbelt & priv patio exit! Good sized guest bedrm views greenbelt! The open den or office views front courtyard! Neutral tile flows thru footpaths. Enjoy morning coffee or entertain on the full covered patio! Soothing green plants & trees offer quiet oasis. Plus HVAC & roof underlayment were replaced! AZT has the active adult amenities you expect, but with a small town feel! Call your agent today!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17827 W Camino Real Dr	17241 N Javelina Dr	17821 W Primrose Ln	18774 N Desert Light Dr
City, State	Surprise, ARIZONA	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85374	85374	85374	85387
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.74 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$484,990	\$449,000	\$550,000
List Price \$	--	\$419,990	\$449,000	\$550,000
Sale Price \$	--	\$415,000	\$437,000	\$530,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	04/25/2024	03/01/2024	06/07/2024
DOM · Cumulative DOM	-- · --	176 · 196	116 · 113	9 · 83
Age (# of years)	21	26	27	21
Condition	Good	Good	Good	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	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,962	1,959	1,911	2,014
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2 · 1	3 · 2
Total Room #	3	4	3	3
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.15 acres	0.20 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$2,000	\$0
Adjusted Price	--	\$415,000	\$435,000	\$530,000

* 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** This home is move-in ready! New Roof, HVAC and paid solar installation in 2021 and new counter tops, carpet and paint in 2023!! Discover this exquisite and expansive residence nestled within the highly desired AZ Traditions gated community, showcasing an appealing exterior and a welcoming tiled front patio. Inside the freshly painted home, you'll find formal living and dining areas, a convenient home office, and a generously sized open kitchen with upgraded quartz counters with a dining nook. The family room boasts a stunning stacked stone fireplace, and the kitchen offers oak cabinets, a breakfast bar, and a spacious walk-in pantry. Outside, the fenced backyard features a charming tiled covered patio and beautifully landscaped low-maintenance surroundings.
- Sold 2** 2000 Seller Concession - Welcome to your dream home in the highly sought-after 55+ Community of Arizona Traditions! This charming 2-bedroom, 2.5-bathroom abode with a den/office is the perfect blend of comfort & style. Step inside and be greeted by the warm and inviting atmosphere created by the abundance of natural light that streams through the windows, which were upgraded just a year and a half ago. The entire home boasts a timeless combination of tile and plush carpet flooring! The heart of this home is the recently revamped kitchen, where you'll find granite countertops and a suite of new stainless steel appliances, making meal prep a breeze. The open concept design seamlessly connects the kitchen to the living area, creating a fantastic space for entertaining guests or simply enjoying family time. The bedrooms are true retreats, each offering en-suite bathrooms for ultimate privacy and convenience. And let's not forget the den/office, ideal for remote work. Step outside to your own oasis, where you'll discover a large backyard with an extended patio cover that's perfect for outdoor dining and relaxation. The exterior of the home has been freshly painted, adding to its curb appeal. The soothing sounds of the waterfall pond outside add an extra layer of tranquility to your outdoor space. Let's not forget about everything there is to do in Surprise! Surprise boasts several golf courses, including the stunning Arizona Traditions Golf Club just around the corner and Cimarron Golf Club. Nature enthusiasts will appreciate the nearby White Tank Mountain Regional Park, where you can go hiking, mountain biking, and even stargazing thanks to its designated Dark Sky Park status. The Surprise area has a plethora of shopping centers, restaurants, and cafes. Whether you're looking for local cuisine or international flavors, you'll find plenty of options to satisfy your taste buds. Whether you're looking for a cozy haven or a place to entertain, this home has it all. Don't miss the chance to make 17821 W Primrose Lane your own slice of paradise in Surprise, AZ!
- Sold 3** The Grand sits on 4,000 acres featuring 4 18-hole golf courses, 2 fitness centers, an indoor pool, 2 outdoor resort-style pools, tennis, pickle ball, countless clubs and social activities...the list goes on. This very popular Borgata model awaits, with neutral finishes, tile throughout, a true 3rd bedroom, screened in porch and a 3 car garage, all on a large corner lot! The great room open concept with an eat-in kitchen is perfect for entertaining. Beautifully appointed kitchen with white cabinets, granite countertops and SS appliances. Truly, a lovely move-in ready home. The outdoor patio with built-in BBQ and greenbelt view provides yet another space to entertain and enjoy the Arizona lifestyle. Discover The Grand, one of the valley's premier active adult communities.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was acquired by current owner on 06/21/2021 and has not been listed since			
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	\$438,800	\$438,800
Sales Price	\$438,800	\$438,800
30 Day Price	\$438,800	--
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.
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Subject Photos



Front



Address Verification



Street



Street



Other

Listing Photos

L1 17916 W ADDIE LN
Surprise, AZ 85374



Front

L2 17838 W CAMINO REAL DR
Surprise, AZ 85374



Front

L3 17918 W Skyline DR
Surprise, AZ 85374



Front

Sales Photos

S1 17241 N Javelina DR
Surprise, AZ 85374



Front

S2 17821 W PRIMROSE LN
Surprise, AZ 85374



Front

S3 18774 N DESERT LIGHT DR
Surprise, AZ 85387



Front

ClearMaps Addendum

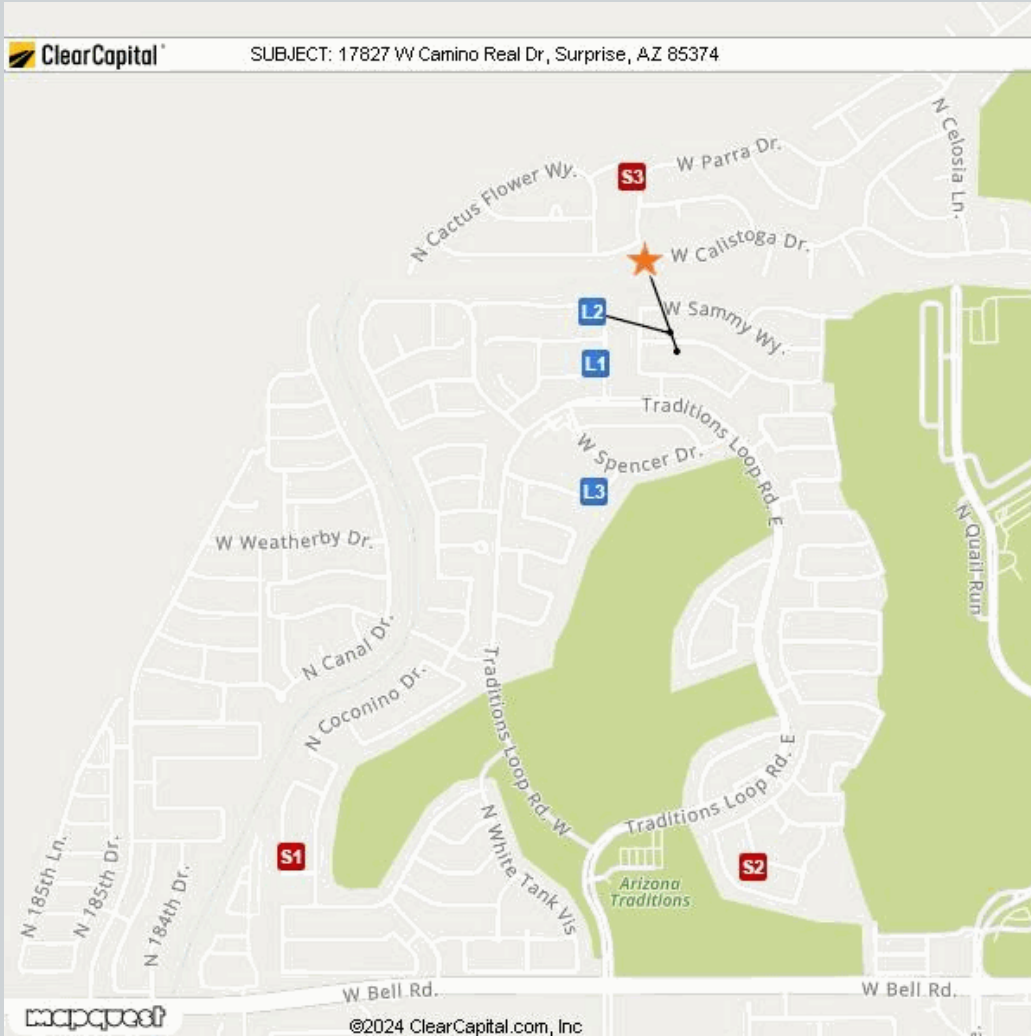
Address ★ 17827 W Camino Real Dr, Surprise, ARIZONA 85374

Loan Number 57972

Suggested List \$438,800

Suggested Repaired \$438,800

Sale \$438,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17827 W Camino Real Dr, Surprise, Arizona 85374	--	Parcel Match
L1 Listing 1	17916 W Addie Ln, Surprise, AZ 85374	0.12 Miles ¹	Parcel Match
L2 Listing 2	17838 W Camino Real Dr, Surprise, AZ 85374	0.03 Miles ¹	Parcel Match
L3 Listing 3	17918 W Skyline Dr, Surprise, AZ 85374	0.23 Miles ¹	Parcel Match
S1 Sold 1	17241 N Javelina Dr, Surprise, AZ 85374	0.91 Miles ¹	Parcel Match
S2 Sold 2	17821 W Primrose Ln, Surprise, AZ 85374	0.74 Miles ¹	Parcel Match
S3 Sold 3	18774 N Desert Light Dr, Surprise, AZ 85374	0.26 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	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	4.25 miles	Date Signed	07/09/2024

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.