

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	4631 W Montebello Ave, Glendale, AZ 85301	Order ID	9529590	Property ID	35779675
Inspection Date	08/08/2024	Date of Report	08/10/2024		
Loan Number	58095	APN	14507353		
Borrower Name	Catamount Properties 2018 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	8.6_BPO	Tracking ID 1	8.6_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments 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.
R. E. Taxes	\$1,093	
Assessed Value	\$31,350	
Zoning Classification	SFR	
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 The neighborhood is located in Glendale. The subject is close to schools, shopping, major employment, and freeway access nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$349,000 High: \$425,000	
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	4631 W Montebello Ave	5625 N 47th Ave	4018 W Solano Dr	4703 W Montebello Ave
City, State	Glendale, AZ	Glendale, AZ	Phoenix, AZ	Glendale, AZ
Zip Code	85301	85301	85019	85301
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.82 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$373,000	\$405,000	\$420,000
List Price \$	--	\$359,900	\$405,000	\$415,000
Original List Date		05/30/2024	07/25/2024	02/19/2024
DOM · Cumulative DOM	-- · --	71 · 72	15 · 16	172 · 173
Age (# of years)	51	51	58	47
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	1,812	1,812	1,607	1,884
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	--	Pool - Yes	--
Lot Size	0.16 acres	0.18 acres	0.17 acres	0.22 acres
Other	MLS#6741399	MLS#6712714	MLS#6735729	MLS#6666103

* 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** Welcome to this charming 3-bed, 2-bath residence situated on a desirable corner lot! The fully-fenced property includes a 2-car garage and a spacious front yard. Venture into the living room with a neutral palette and stylish wood-look flooring. The kitchen comes with granite counters, wood cabinetry, built-in appliances, a tile backsplash, and a serving window with a breakfast bar for casual dining. The main bedroom features a mirrored door closet and a private bathroom for added comfort. The backyard is complete with a covered patio and ample space to create your dream oasis. Located just minutes away from restaurants and shopping options. With a bit of TLC, you can transform this property into a true gem. See it today!
- Listing 2** Presenting this fully remodeled 3-bedroom property in Phoenix! Featuring charming curb appeal, a 2-car garage, extra parking space on the side, and a welcoming front porch. Inside you'll find a sizable living room with wood-look flooring and a fireplace to keep you warm during the winter months. Sliding glass doors in the family room offer easy access to the back patio. Large eat-in kitchen displays plenty of cabinet space, quartz counters, an island with a breakfast bar, tile backsplash, recessed lighting, and stainless steel appliances. Newly landscaped backyard boasts a covered patio, artificial turf, a storage shed, and a private pool with new PebbleTec. Nestled on a premium cul-de-sac lot conveniently located close to dining spots, schools, shopping centers, and more! Don't miss it!
- Listing 3** Discover this corner lot home, now available on the market. Inside, the house welcomes you with tile and wood-look flooring placed in key areas. The living room, cozy and carpeted, is perfect for entertaining guests, while the family room, complete with a fireplace, is ideal for creating cherished memories. The formal dining area is ready for festive gatherings. Kitchen is a chef's delight with white cabinetry, stainless steel appliances, granite counters, and a convenient breakfast bar. The main bedroom promises restful nights, boasting a private bathroom for ultimate convenience. Step outside to a sizable backyard, featuring a covered patio, multiple seating areas, a storage shed, and ample space for a pool or other creative projects. This is an opportunity not to be missed!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4631 W Montebello Ave	4605 W Montebello Ave	4402 W Rose Ln	4323 W Rose Ln
City, State	Glendale, AZ	Glendale, AZ	Glendale, AZ	Glendale, AZ
Zip Code	85301	85301	85301	85301
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.66 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$399,999	\$415,000
List Price \$	--	\$385,000	\$380,000	\$399,900
Sale Price \$	--	\$385,000	\$385,000	\$395,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	08/05/2024	02/29/2024	04/04/2024
DOM · Cumulative DOM	-- · --	28 · 53	54 · 103	83 · 134
Age (# of years)	51	51	61	61
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	1,812	1,812	1,782	1,998
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	5 · 3
Total Room #	6	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes Spa - Yes	--
Lot Size	0.16 acres	0.16 acres	0.15 acres	0.17 acres
Other	MLS#6741399	MLS#6718666	MLS#6632524	MLS#6633763
Net Adjustment	--	+\$4,000	+\$1,200	-\$4,400
Adjusted Price	--	\$389,000	\$386,200	\$390,600

* 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** Explore this cozy 4-bedroom home! BRAND NEW AC & New attic insulation! Step inside and feel immediately at ease with tile flooring and a soothing neutral color scheme. The inviting living room is perfect for relaxation, while the adjacent family room offers versatility. Enjoy cooking in the kitchen equipped with white cabinetry, built-in appliances including a wall oven, and plentiful counter space. Rest easy in the main bedroom, featuring wood floors, a private bathroom, and a closet with mirrored doors. Temperature controlled 2 car garage. Outside, the full-length covered patio provides a serene spot for outdoor dining and entertaining, complemented by a spacious, low-care front yard, ideal for enjoyable barbecues.
- Sold 2** Welcome to 4402 W Rose Ln, a captivating residence nestled in the heart of Glendale, AZ, where elegance meets classic charm. This meticulously cared for home offers a harmonious blend of comfort, style, and functionality. Conveniently located in Glendale, this home offers easy access to local amenities, schools, and parks. With a prime location, this property strikes the perfect balance between a peaceful residential setting and proximity to urban conveniences. Don't miss the opportunity to make 4402 W Rose Ln your new home. Welcome home!
- Sold 3** Unique multi-generational home in Glendale. This home features a fully self-contained apartment attached to the main home. The main house features 4 bedrooms, 2 baths and a gas fireplace in the living room. One of the bedrooms has a Murphy bed. The attached studio apartment has a full bathroom, kitchenette and a Murphy bed. The apartment has its own HVAC system with a separate thermostat and its own water heater. With a separate entrance, the apartment could be used as a huge master suite, used for a family member or could be rented to help pay your mortgage. The possibilities are endless. The back yard features a large patio with fruit trees, a large storage shed and a workshop. Listing agent is related to the seller.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	The subject property was listed as an arms length listing on 08/08/2024 for \$399,900.					
Listing Agent Name	Eric Fox						
Listing Agent Phone	602-531-1381						
# 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
08/08/2024	\$399,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$395,000	\$395,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
<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 5625 N 47TH AVE
Glendale, AZ 85301



Front

L2 4018 W SOLANO DR
Phoenix, AZ 85019



Front

L3 4703 W MONTEBELLO AVE
Glendale, AZ 85301



Front

Sales Photos

S1 4605 W MONTEBELLO AVE
Glendale, AZ 85301



Front

S2 4402 W ROSE LN
Glendale, AZ 85301



Front

S3 4323 W ROSE LN
Glendale, AZ 85301



Front

ClearMaps Addendum

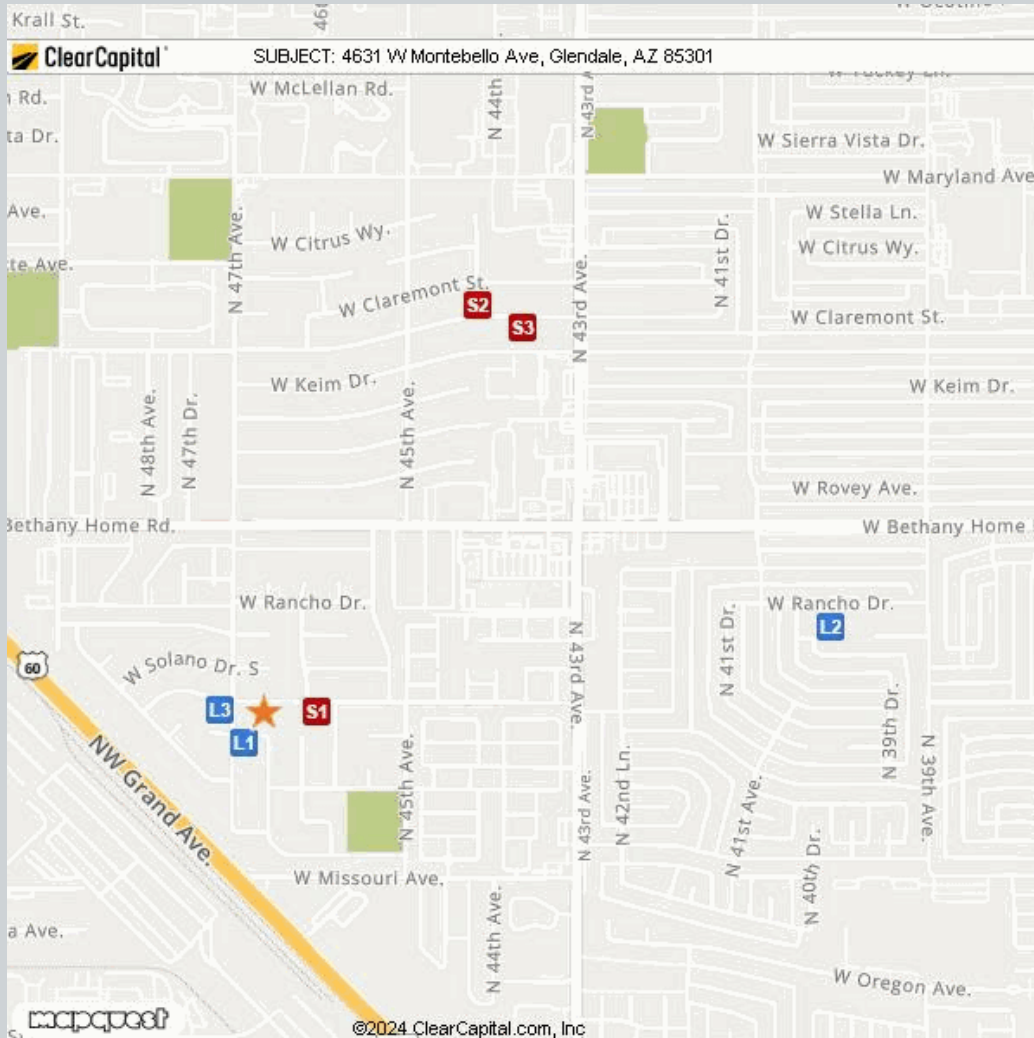
Address ★ 4631 W Montebello Ave, Glendale, AZ 85301

Loan Number 58095

Suggested List \$395,000

Suggested Repaired \$395,000

Sale \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4631 W Montebello Ave, Glendale, AZ 85301	--	Parcel Match
L1 Listing 1	5625 N 47th Ave, Glendale, AZ 85301	0.05 Miles ¹	Parcel Match
L2 Listing 2	4018 W Solano Dr, Phoenix, AZ 85019	0.82 Miles ¹	Parcel Match
L3 Listing 3	4703 W Montebello Ave, Glendale, AZ 85301	0.06 Miles ¹	Parcel Match
S1 Sold 1	4605 W Montebello Ave, Glendale, AZ 85301	0.08 Miles ¹	Parcel Match
S2 Sold 2	4402 W Rose Ln, Glendale, AZ 85301	0.66 Miles ¹	Parcel Match
S3 Sold 3	4323 W Rose Ln, Glendale, AZ 85301	0.66 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 uiproducer@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	David 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	10.23 miles	Date Signed	08/10/2024

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.