

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>	4446 W Townley Ave, Glendale, AZ 85302	<b>Order ID</b>	9566097	<b>Property ID</b>	35864943
<b>Inspection Date</b>	08/23/2024	<b>Date of Report</b>	08/24/2024		
<b>Loan Number</b>	58242	<b>APN</b>	14810444		
<b>Borrower Name</b>	Neighbor to Neighbor Homes LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	8.21_BPO 2	<b>Tracking ID 1</b>	8.21_BPO 2		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	NEIGHBOR TO NEIGHBOR HOMES LLC	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>	\$1,498	
<b>Assessed Value</b>	\$34,620	
<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>	Olive Villas 623-486-3185	
<b>Association Fees</b>	\$55 / Month (Other: Common Area Maint)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The neighborhood is located in Glendale. 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: \$395,000 High: \$460,000	
<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>	4446 W Townley Ave	4639 W Carol Ave	4507 W Alice Ave	4150 W Ruth Ave
<b>City, State</b>	Glendale, AZ	Glendale, AZ	Glendale, AZ	Phoenix, AZ
<b>Zip Code</b>	85302	85302	85302	85051
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	0.13 <sup>1</sup>	0.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$405,000	\$425,000	\$449,500
<b>List Price \$</b>	--	\$405,000	\$425,000	\$449,500
<b>Original List Date</b>		08/22/2024	08/17/2024	07/12/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 2	6 · 7	12 · 43
<b>Age (# of years)</b>	26	48	45	48
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,750	1,630	1,572	2,056
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<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>	Pool - Yes	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.20 acres	0.28 acres	0.2 acres	0.2 acres
<b>Other</b>	MLS#6601611	MLS#6747390	MLS#6745527	MLS#6731928

\* 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** Stunning block construction, single-level home with no HOA, on a 1/4 acre+ corner lot backing Mission Park, which offers basketball, racquetball, a covered playground, and more. Inside features a spacious kitchen with Corian countertops, upgraded staggered cabinets, oversized island, double ovens, and 18" ceramic tiles that flows into the sunk-in great room with wood flooring in the great room. Enjoy a cozy wood-burning brick fireplace in the dining room. Outside offers a 180 sq. ft. exterior guest room with A/C. 15 ft. TREX RV gate, 12'+ RV cover 2 sets of french door exits to a large covered back patio overlooking a newly resurfaced fenced Pebble Sheen pool with a new pump, motor, and filter, and fenced dog run. Plus, enjoy peace of mind with a new AC (2022) and roof (2024).
- Listing 2** Pride of Ownership! 3- bedroom 2- bathroom with a split bedroom layout. No Hoa and RV parking with an extra slab This home is in great condition and move-in ready. The home looks great with New windows, paint, carpet, hot water heater, and more. Ideal location close to ASU West, freeways, Westgate with its entertainment and shopping etc. Cute and cozy neighborhood. Good size backyard with a block fence and a "Tuff shed" that is a little workshop. The RV gate and cement slab are perfect for your RV, trailer and toys. This is the perfect home for the right person at a great price.
- Listing 3** Fantastic BLOCK HOME with a pool and NO HOA! Spacious and comfortable 4-bedroom home that has been lovingly maintained and updated. This home is on the end of a cul-de-sac in a friendly neighborhood close to freeways and entertainment areas. Need to borrow some sugar? Ask a neighbor in this close-knit cul-de-sac. Refreshing pool with grass and a lemon and navel orange tree. No carpet in the home! Laminate flooring was updated in Dec. 2023. Exterior painted in Feb. of this year. New exterior screens. Washer, Dryer and Fridge included with the home. All furniture is for sale on a separate bill of sale. Come see for yourself how cozy and comfortable this home is and make it yours!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4446 W Townley Ave	4423 W Townley Ave	4315 W Barbara Ave	4217 W Barbara Ave
<b>City, State</b>	Glendale, AZ	Glendale, AZ	Glendale, AZ	Phoenix, AZ
<b>Zip Code</b>	85302	85302	85302	85051
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.21 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$435,000	\$430,000	\$470,000
<b>List Price \$</b>	--	\$415,000	\$430,000	\$449,000
<b>Sale Price \$</b>	--	\$415,000	\$430,000	\$440,000
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	06/13/2024	04/01/2024	08/06/2024
<b>DOM · Cumulative DOM</b>	-- · --	72 · 70	1 · 34	155 · 167
<b>Age (# of years)</b>	26	27	46	48
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,750	1,679	1,996	2,064
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	6	7	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>	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes
<b>Lot Size</b>	0.20 acres	0.15 acres	0.36 acres	0.19 acres
<b>Other</b>	MLS#6601611	MLS#6686481	MLS#6669911	MLS#6668378
<b>Net Adjustment</b>	--	+\$2,800	-\$13,300	-\$13,600
<b>Adjusted Price</b>	--	\$417,800	\$416,700	\$426,400

\* Sold 1 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** This lovely home is nestled in the middle of Glendale in the private Olive Villas neighborhood which incubates only 49 homes. Townley boasts natural wood flooring throughout with tile in the bathrooms, New paint 2024yr., A/C 2015yr., French doors 2016yr., Wood Shutter throughout 2017yr. This home is really beautiful. The back yard offers a pool remodeled 2022yr., specifically built for the swimmer in mind. 10yd. laps to measure 100 yds. Close to schools, parks, shopping, this home has it all.
- Sold 2** Cul-de-sac lot No HOA Pool and spa Perfect layout for entertaining and everyday living. Whip up culinary delights in the eat-in kitchen while overlooking the oversized yard. Need a break? Kick back in the living room with its cool wet bar and cozy brick fireplace. Your primary suite is a sanctuary, featuring a walk-in shower and a private exit to the backyard oasis. Speaking of which, the backyard is a slice of paradise, complete with citrus trees, a grassy area, and a sparkling pool with a sitting area. Plus, the fence is lined with trees for extra privacy?perfect for pool parties! The location? It's unbeatable! Just minutes from freeways, shopping, and entertainment!
- Sold 3** Discover the allure of this tastefully updated single-story home with no HOA! It displays a desert front yard, a 2-car garage, an RV gate, and a private courtyard for welcoming guests. You'll love the spacious living areas filled with ceiling fans, recessed lighting, and one with a brick-wall fireplace and outdoor access. The home exudes charm with fresh paint, chic light fixtures, and wood-plank flooring. The kitchen provides SS appliances, granite counters, white cabinetry, a breakfast nook, a walk-in pantry, and a peninsula with a breakfast bar. Retreat to the generous main suite, showcasing designer's paint, backyard access, a dedicated bathroom, and a walk-in closet. Plunge into the diving pool during hot weather days, and it is perfect for year-round entertainment. Visit now

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The tax record shows a sale on 08/22/2024 for \$378,451. The subject may have sold for higher than comps in the area, which is typical in markets that have low inventory and increasing pricing.			
<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>	1						
<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>
--	--	--	--	Sold	08/22/2024	\$378,451	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$426,000	\$426,000
<b>Sales Price</b>	\$422,000	\$422,000
<b>30 Day Price</b>	\$418,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>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.</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** 4639 W CAROL AVE  
Glendale, AZ 85302



Front

**L2** 4507 W ALICE AVE  
Glendale, AZ 85302



Front

**L3** 4150 W RUTH AVE  
Phoenix, AZ 85051



Front

## Sales Photos

**S1** 4423 W TOWNLEY AVE  
Glendale, AZ 85302



Front

**S2** 4315 W BARBARA AVE  
Glendale, AZ 85302



Front

**S3** 4217 W BARBARA AVE  
Phoenix, AZ 85051



Front

## ClearMaps Addendum

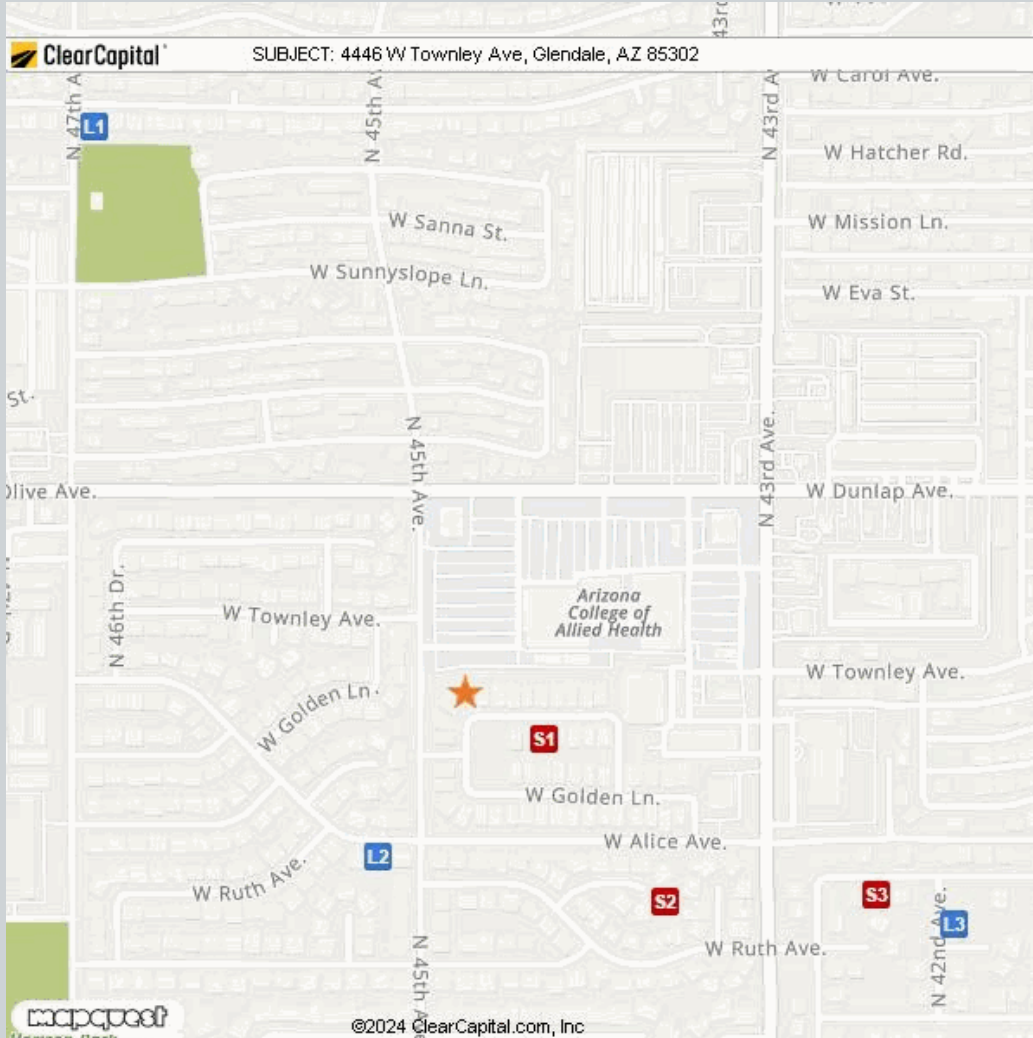
**Address** ★ 4446 W Townley Ave, Glendale, AZ 85302

**Loan Number** 58242

**Suggested List** \$426,000

**Suggested Repaired** \$426,000

**Sale** \$422,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4446 W Townley Ave, Glendale, AZ 85302	--	Parcel Match
L1 Listing 1	4639 W Carol Ave, Glendale, AZ 85302	0.48 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4507 W Alice Ave, Glendale, AZ 85302	0.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4150 W Ruth Ave, Phoenix, AZ 85051	0.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4423 W Townley Ave, Glendale, AZ 85302	0.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4315 W Barbara Ave, Glendale, AZ 85302	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4217 W Barbara Ave, Phoenix, AZ 85051	0.33 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: 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](mailto: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

<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>	13.20 miles	<b>Date Signed</b>	08/24/2024

*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.**