

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>	2163 W 21st Avenue, Apache Junction, ARIZONA 85120	<b>Order ID</b>	9566097	<b>Property ID</b>	35864944
<b>Inspection Date</b>	08/21/2024	<b>Date of Report</b>	08/24/2024		
<b>Loan Number</b>	58279	<b>APN</b>	102-51-0870		
<b>Borrower Name</b>	Neighbor to Neighbor Homes LLC	<b>County</b>	Pinal		

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		
<b>Owner</b>	BILLY D WILLIAMS	<b>Condition Comments</b> Subject conforms to the neighborhood. Subject has good curb appeal. The subject property appears to be in good condition so the property should be marketed as-is.
<b>R. E. Taxes</b>	\$1,130	
<b>Assessed Value</b>	\$23,110	
<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>	Reniassance Point 480-988-2086	
<b>Association Fees</b>	\$204 / Year (Other: Common Area Maint)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood is located in Apache Junction. 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: \$308,000 High: \$395,000	
<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>	2163 W 21st Avenue	2101 S Meridian Rd 404	1507 S Main Dr	1923 S Ocotillo Dr
<b>City, State</b>	Apache Junction, ARIZONA	Apache Junction, AZ	Apache Junction, AZ	Apache Junction, AZ
<b>Zip Code</b>	85120	85120	85120	85120
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.45 <sup>1</sup>	0.37 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$339,000	\$360,000	\$387,000
<b>List Price \$</b>	--	\$339,000	\$360,000	\$384,900
<b>Original List Date</b>		08/14/2024	08/07/2024	08/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	10 · 10	17 · 17	22 · 22
<b>Age (# of years)</b>	27	21	45	26
<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>	1,110	923	1,298	1,369
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	2 · 2	3 · 2
<b>Total Room #</b>	6	5	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	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 Spa - Yes	--	--
<b>Lot Size</b>	0.11 acres	0.13 acres	0.15 acres	0.15 acres
<b>Other</b>	MLS#5151240	MLS#6743995	MLS#6740657	MLS#6741207

\* Listing 2 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** PRISTINE CLEAN MERIDIAN MANOR HOME IN 55+ GATED COMMUNITY! 2 BEDROOM 1 BATH IN QUIET & SERENE LOCATION WITH COVERED BACK PATIO! FEATURING GLEAMING WOOD FLOORS, FRESH WHITE PAINT, HIGH VAULTED CEILINGS, CEILING FANS, NEW MODERN FAUCET, OWNED REVERSE OSMOSIS SYSTEM & OVERSIZED ONE CAR GARAGE! KITCHEN BOASTS OAK WOOD CABINETS, BUILT-IN MICROWAVE, DISHWASHER, LARGE PANTRY, BREAKFAST BAR & TONS OF CABINET & COUNTER SPACE! FORMAL ENTRY WITH HIGH CEILINGS ALONG WITH A COMBO LIVING & DINING ROOM PERFECT FOR ENTERTAINING! INTERIOR LAUNDRY WITH WASHER & DRYER TO CONVEY WITH SALE OF HOME! NEWER ENERGY EFFICIENT AC UNIT! VIBRANT & ACTIVE COMMUNITY WITH AMENITIES INCLUDING POOL, SPA, BILLIARDS, PICKEL BALL, FITNESS, GAME ROOM, ARTS & CRAFTS, RV/BOAT PARKING, LIBRARY AND SO MUCH MORE! LOW HOA!
- Listing 2** Discover the epitome of modern living in this beautifully remodeled home located in a vibrant active adult community. This residence boasts luxurious LVP flooring throughout, new vinyl windows, complemented by elegant soft-close white shaker cabinets, quartz countertops, and sleek stainless steel appliances. Enjoy the spacious and versatile Arizona room, perfect for relaxation or entertainment. The exterior features low-maintenance desert landscaping, a convenient storage shed, and a garage. Benefit from the cost savings and sustainability of owned solar panels. This non-HOA community offers an optional membership to the recreation center, which includes access to a pool and other amenities. Embrace a lifestyle of comfort and convenience in this exceptional home.
- Listing 3** Welcome to the ultimate dream house you never knew you needed! This stunning 3 bedroom, 2 bathroom abode has just undergone a makeover fit for a king (or queen!). Freshly painted exterior, brand spanking new carpet, and a backyard that will make your jaw drop with over 10k in upgrades including a majestic pergola with a seating area, a perfect patio, and elegant pavers. The kitchen is a true masterpiece with sleek granite countertops, modern stainless steel appliances, and fixtures that will have you thinking you're in a designer showroom. The vaulted ceilings and open floor plan will make you feel like you're living in a castle, and let's not forget the top-of-the-line A/C unit that's only 2 years old. But wait, there's more! This home is situated on a bigger corner lot, giving you the

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2163 W 21st Avenue	2026 S Lawther Dr	1892 W Renaissance Ave	2069 W 17th Ave
<b>City, State</b>	Apache Junction, ARIZONA	Apache Junction, AZ	Apache Junction, AZ	Apache Junction, AZ
<b>Zip Code</b>	85120	85120	85120	85120
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.23 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$310,000	\$325,000	\$350,000
<b>List Price \$</b>	--	\$310,000	\$325,000	\$350,000
<b>Sale Price \$</b>	--	\$318,000	\$324,000	\$350,000
<b>Type of Financing</b>	--	Fha	Conventional	Fha
<b>Date of Sale</b>	--	03/13/2024	06/28/2024	02/28/2024
<b>DOM · Cumulative DOM</b>	-- · --	50 · 49	14 · 57	33 · 33
<b>Age (# of years)</b>	27	27	27	27
<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>	1,110	1,110	1,111	1,231
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.11 acres	0.11 acres	0.13 acres	0.14 acres
<b>Other</b>	MLS#5151240	MLS#6654652	MLS#6699969	MLS#6656158
<b>Net Adjustment</b>	--	\$0	\$0	-\$4,800
<b>Adjusted Price</b>	--	\$318,000	\$324,000	\$345,200

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

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

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

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Fantastic 3 bedrooms 2 bathrooms single family home on a nice private lot with a block fenced in yard. Detached 2 car garage. Upgrades are full tile floors throughout and tile baseboards. Updated stove, refrigerator, dishwasher, and disposal. Newer HVAC, hot water heater, & paint. There are 5 ceiling fans throughout. Inside laundry which includes a washer and dryer. Desert landscaping in front and back. Be sure to check this property out as it should not last long.
- Sold 2** Charming 3-bedroom, 2-bathroom single-story home situated in Renaissance Point! This property features a spacious great-room layout, a 2-car garage, and vaulted ceilings. It's beautifully landscaped with desert vegetation in both the front and back yards.
- Sold 3** Welcome to this charming 3 bedroom, 2 bath home w/ 1,230 square feet. Step inside and be greeted by an updated kitchen, boasting sleek countertops & white cabinetry. The split bedroom floor plan ensures privacy & allows for a peaceful retreat. The home features fresh paint & a brand new water heater. As you make your way outside, you'll find a large backyard, perfect for entertaining, gardening, or simply enjoying the great outdoors. Don't miss the opportunity to make this house your new home!

## Subject Sales & Listing History

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

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$335,000	\$335,000
<b>Sales Price</b>	\$330,000	\$330,000
<b>30 Day Price</b>	\$325,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Most weight given to sold comp 2 because it is most similar to the subject in sqft, location and age. The subject property and homes in the area have peaked and appear to be declining now. The Market is declining, down 10% in the last 6 months. The inventory of the homes in the area remains at an approximate 3 month supply. The comps that are being used are the best available for determining the value.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** 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



## Subject Photos



Other

## Listing Photos

**L1** 2101 S MERIDIAN RD 404  
Apache Junction, AZ 85120



Front

**L2** 1507 S MAIN DR  
Apache Junction, AZ 85120



Front

**L3** 1923 S OCOTILLO DR  
Apache Junction, AZ 85120



Front

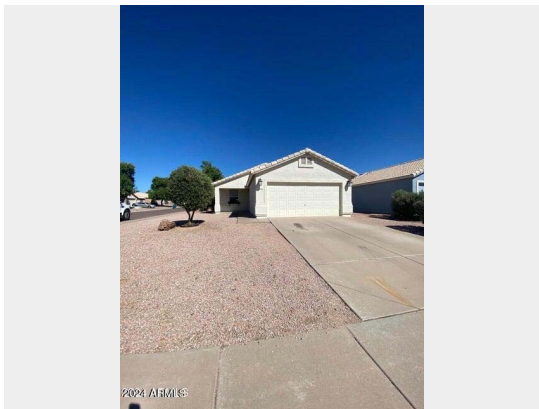
## Sales Photos

**S1** 2026 S LAWTHER DR  
Apache Junction, AZ 85120



Front

**S2** 1892 W RENAISSANCE AVE  
Apache Junction, AZ 85120



Front

**S3** 2069 W 17TH AVE  
Apache Junction, AZ 85120



Front

## ClearMaps Addendum

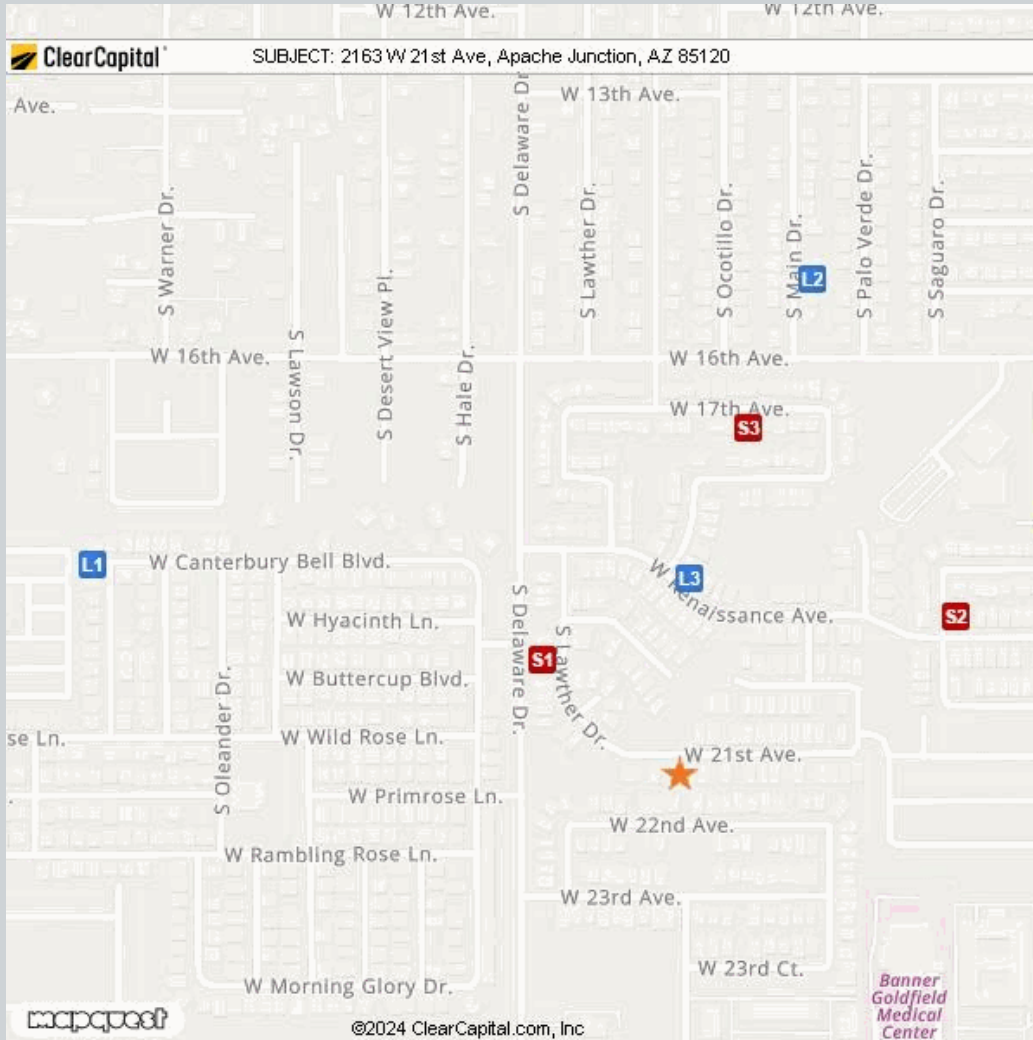
**Address** ★ 2163 W 21st Avenue, Apache Junction, ARIZONA 85120

**Loan Number** 58279

**Suggested List** \$335,000

**Suggested Repaired** \$335,000

**Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2163 W 21st Avenue, Apache Junction, Arizona 85120	--	Parcel Match
L1 Listing 1	2101 S Meridian Rd 404, Apache Junction, AZ 85120	0.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1507 S Main Dr, Apache Junction, AZ 85120	0.37 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1923 S Ocotillo Dr, Apache Junction, AZ 85120	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2026 S Lawther Dr, Apache Junction, AZ 85120	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1892 W Renaissance Ave, Apache Junction, AZ 85120	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2069 W 17th Ave, Apache Junction, AZ 85120	0.25 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 [uiprotider@clearcapital.com](mailto: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

<b>Broker Name</b>	David Cole	<b>Company/Brokerage</b>	REI & REO Realty LLC
<b>License No</b>	BR522060000	<b>Address</b>	3415 S 157th St Gilbert AZ 85297
<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>	12.52 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.**