

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>	12618 W Columbine Drive, El Mirage, AZ 85335	<b>Order ID</b>	9646930	<b>Property ID</b>	36000272
<b>Inspection Date</b>	09/28/2024	<b>Date of Report</b>	09/30/2024		
<b>Loan Number</b>	58372	<b>APN</b>	501-37-610		
<b>Borrower Name</b>	WH1 LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	9.26_BPO	<b>Tracking ID 1</b>	9.26_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	WH1 LLC	The subject property appears to be in overall average exterior condition. The subject does not appear to be in need of major exterior repairs.
<b>R. E. Taxes</b>	\$1,142	
<b>Assessed Value</b>	\$302,300	
<b>Zoning Classification</b>	Residential	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Inventory is decreasing, and demand is stable within the subject's market area. REO/SS are less than 1% of recent sales and listings in this area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$550,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	12618 W Columbine Drive	12845 W Aster Dr	11845 W Ester Dr	12506 W Dreyfus Dr
<b>City, State</b>	El Mirage, AZ	El Mirage, AZ	El Mirage, AZ	El Mirage, AZ
<b>Zip Code</b>	85335	85335	85335	85335
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.96 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$414,900	\$430,000	\$409,000
<b>List Price \$</b>	--	\$414,900	\$419,900	\$408,000
<b>Original List Date</b>		08/15/2024	05/31/2024	08/16/2024
<b>DOM · Cumulative DOM</b>	-- · --	21 · 46	112 · 122	40 · 45
<b>Age (# of years)</b>	24	22	24	23
<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>	2 Stories Conventional	1 Story Ranch	2 Stories Conventional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,862	1,972	2,374	1,527
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2
<b>Total Room #</b>	8	6	8	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>	Pool - Yes	--	--	Pool - Yes
<b>Lot Size</b>	0.15 acres	0.16 acres	0.14 acres	0.16 acres
<b>Other</b>	None	None	None	None

\* 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** Welcome to this charming 3-bedroom, 2-bath home in Cactus Park Estates! The inviting great room boasts soaring vaulted cathedral ceilings, a soothing palette, classic plantation shutters, and stylish wood-look flooring throughout!!! The kitchen is equipped with abundant wood cabinetry, recessed lighting, essential built-in appliances, a pantry, and an island with a breakfast bar for casual dining. The cozy main bedroom features an ensuite with dual sinks and a walk-in closet. Venture outside to the enchanting premium extended covered patio & backyard, where you can relax and enjoy beautiful sunsets; it includes , stylish pavers, a serene water fountain, and a meticulously maintained lawn (SEE PICTURES). Don't miss out on this fantastic opportunity- absolute Turn key CLEAN!
- Listing 2** \*Air Conditioner and Roof only 3.6 years old will give you many years of enjoyment. This charming home offers an inviting atmosphere in a prime location. Nestled in a peaceful neighborhood, it features a spacious kitchen and dining room, perfect for hosting family dinners or entertaining friends. The living room, complemented by an upstairs loft, provides two separate living areas. The expansive primary bedroom is a true retreat, allowing for a secluded hideaway for relaxation. The home's well-thought-out floor plan enhances its appeal. The close proximity to the elementary school will make the morning walk a breeze. Additionally, a nearby community park offers a perfect spot for outdoor activities. The backyard is waiting for your personal touch. \*Solar is assumable
- Listing 3** Step into this captivating home, where charm meets elegance at every turn! You'll be drawn to the expansive open layout and soaring vaulted ceilings that elevate the entire space, creating an inviting atmosphere perfect for entertaining. Sunlight floods the home, highlighting the formal dining area & the beautifully laid tile flooring that stretches throughout. The kitchen is a chef's dream, with stunning mosaic backsplash, breakfast bar, stainless steel appliances, granite countertops & a walk-in pantry. Retreat to the spacious main bedroom, complete with a sunlit bay window, & a private ensuite bath. The backyard oasis offers the perfect blend of relaxation & entertainment. Enjoy the shade of a covered patio with misters, built-in BBQ, and cool off on the baja step in the sparkling pool

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	12618 W Columbine Drive	12117 N 129th Dr	12044 W Dahlia Dr	12830 W Rosewood Dr
<b>City, State</b>	El Mirage, AZ	El Mirage, AZ	El Mirage, AZ	El Mirage, AZ
<b>Zip Code</b>	85335	85335	85335	85335
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.41 <sup>1</sup>	0.81 <sup>1</sup>	0.29 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$390,000	\$385,000	\$440,000
<b>List Price \$</b>	--	\$360,000	\$385,000	\$415,000
<b>Sale Price \$</b>	--	\$355,000	\$385,000	\$420,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/16/2024	08/07/2024	08/15/2024
<b>DOM · Cumulative DOM</b>	-- · --	61 · 91	36 · 54	45 · 81
<b>Age (# of years)</b>	24	23	24	21
<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>	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,862	1,524	1,832	1,901
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	7	7	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>	Pool - Yes	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.15 acres	0.12 acres	0.12 acres	0.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$6,500	+\$5,500	+\$1,500
<b>Adjusted Price</b>	--	\$361,500	\$390,500	\$421,500

\* 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** GLA +\$6000, Bathroom +\$2500, Pool -\$5000, Lot Size +\$3000, Total: +\$6500 Sale 1 is inferior in GLA and Bathroom Counts to the subject property.
- Sold 2** Bathroom +\$2500, Lot Size +\$3000, Total: +\$5500 Sale # 2 is very similar in GLA and Condition to the subject. It is inferior in bathroom counts.
- Sold 3** GLA -\$2000, Bedroom +\$5000, bathroom +\$2500, Pool -\$5000, Lot Size +\$1000, Total: +\$1500 Sale 3 is inferior in GLA and Room Counts to the subject property.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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	09/24/2024	\$272,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$409,000	\$409,000
<b>Sales Price</b>	\$395,000	\$395,000
<b>30 Day Price</b>	\$385,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject's Pricing: The subject's price has been bracketed within the range of sold comp prices in this report. Similar comps within the subject's market area support a Sale Price for the subject which is higher than the subject's most recent sale price. The subject property is a single family home, which is in overall average condition on the exterior. The exterior of the subject property does not appear to be in need of repairs. Similar comps were searched for within a distance of 1 Mile and back up to 6 months in time. Sold comps have been searched for beyond 3 months time as there were limited recent similar sales in this area. The GLA Tolerance searched for similar comps was +/- 20% of the subject's Sq. Ft. The subject is in average exterior condition and there is a shortage of similar average condition comps. Inventory is decreasing, and demand is stable within the subject's market area. REO/SS are less than 1% of recent sales and listings in this area. The subject property does not have any major negative site influences.</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



Address Verification



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 12845 W ASTER DR  
El Mirage, AZ 85335



Front

**L2** 11845 W ESTER DR  
El Mirage, AZ 85335



Front

**L3** 12506 W DREYFUS DR  
El Mirage, AZ 85335



Front

## Sales Photos

**S1** 12117 N 129TH DR  
El Mirage, AZ 85335



Front

**S2** 12044 W DAHLIA DR  
El Mirage, AZ 85335



Front

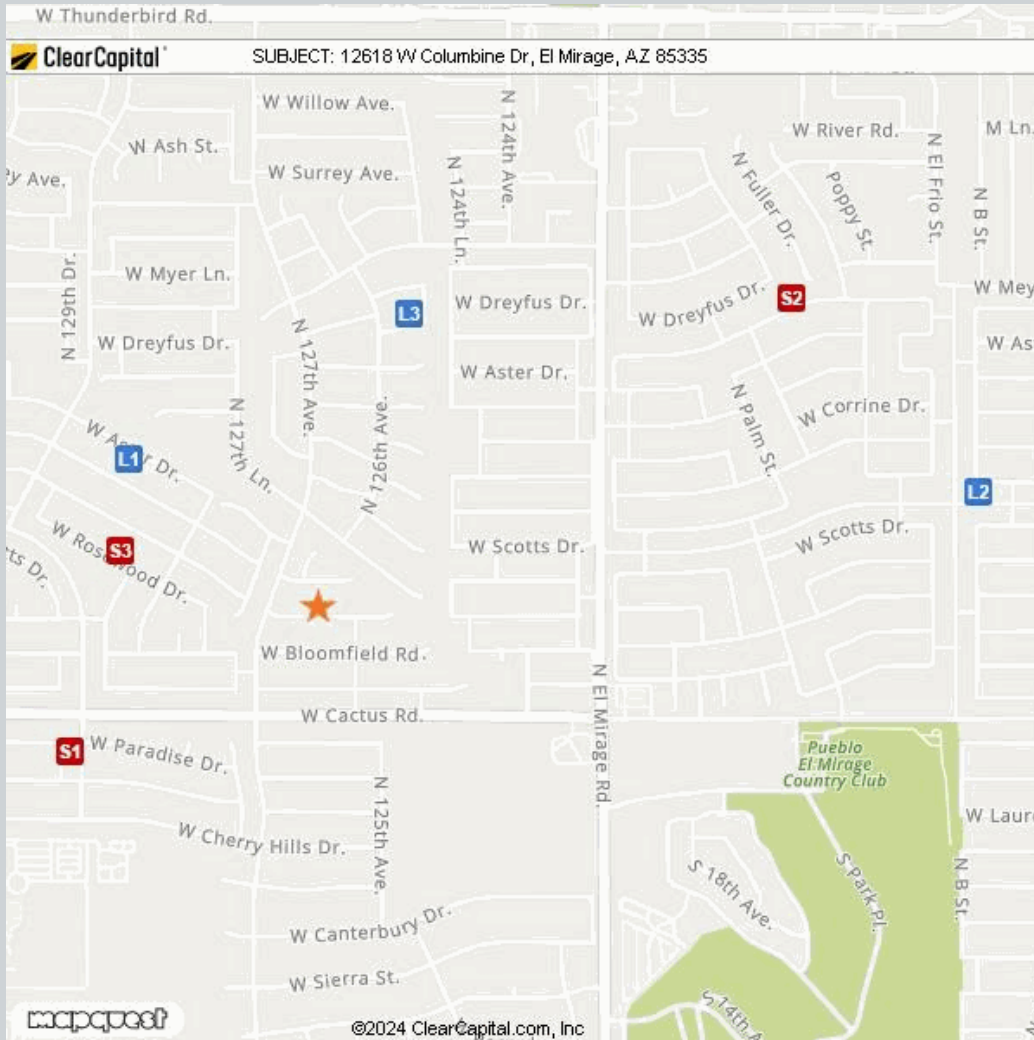
**S3** 12830 W ROSEWOOD DR  
El Mirage, AZ 85335



Front

## ClearMaps Addendum

**Address** ★ 12618 W Columbine Drive, El Mirage, AZ 85335  
**Loan Number** 58372      **Suggested List** \$409,000      **Suggested Repaired** \$409,000      **Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12618 W Columbine Drive, El Mirage, AZ 85335	--	Parcel Match
L1 Listing 1	12845 W Aster Dr, El Mirage, AZ 85335	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11845 W Ester Dr, El Mirage, AZ 85335	0.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	12506 W Dreyfus Dr, El Mirage, AZ 85335	0.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	12117 N 129th Dr, El Mirage, AZ 85335	0.41 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12044 W Dahlia Dr, El Mirage, AZ 85335	0.81 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12830 W Rosewood Dr, El Mirage, AZ 85335	0.29 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>	Matthew Desaulniers	<b>Company/Brokerage</b>	Sunny Life Real Estate LLC
<b>License No</b>	BR638988000	<b>Address</b>	10852 W Nosean Road Peoria AZ 85383
<b>License Expiration</b>	06/30/2026	<b>License State</b>	AZ
<b>Phone</b>	6023500495	<b>Email</b>	mattdesaulniers@gmail.com
<b>Broker Distance to Subject</b>	8.23 miles	<b>Date Signed</b>	09/30/2024

*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.**