

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	16818 W Marconi Avenue, Surprise, ARIZONA 85388	Order ID	9621333	Property ID	35951842
Inspection Date	09/18/2024	Date of Report	09/20/2024		
Loan Number	58402	APN	501-12-651		
Borrower Name	WH1 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	9.16_BPO	Tracking ID 1	9.16_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	WH1 LLC	Condition Comments The subject property appears to be in overall average exterior condition. The subject does not appear to be in need of major exterior repairs.
R. E. Taxes	\$2,150	
Assessed Value	\$402,200	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	SURPRISE FARMS 602.437.7777	
Association Fees	\$198 / Quarter (Other: Common Area maint.)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$650,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	16818 W Marconi Avenue	16631 N 172nd Ln	17026 W Tasha Dr	15829 N 168th Ave
City, State	Surprise, ARIZONA	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.42 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$580,000	\$599,900	\$575,000
List Price \$	--	\$580,000	\$599,900	\$575,000
Original List Date		08/29/2024	07/31/2024	06/06/2024
DOM · Cumulative DOM	-- · --	9 · 22	51 · 51	103 · 106
Age (# of years)	21	6	9	21
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	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	3,225	3,376	3,484	2,873
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	5 · 3	5 · 3
Total Room #	10	10	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	0.15 acres	0.18 acres	0.24 acres
Other	None	None	None	None

* Listing 1 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 incredible home backing the community park! Two new AC units, 4-car garage + extended driveway allows you to bring all your vehicles. Inside, be welcomed by a living/dining room, wood-look tile floors, and neutral paint. The cozy family room with pre-wired surround sound and adjacent to the kitchen is perfect for intimate gatherings! Immaculate kitchen has SS appliances, plenty of white cabinets, an island w/breakfast bar, a pantry, a stylish backsplash, and ample counters. Upstairs, you'll find a spacious loft with endless entertainment possibilities. Large main suite features a lavish bathroom with a glass enclosure shower, a soaking tub, dual sinks, and a walk-in closet. In the backyard, relax under the covered patio, synthetic grass, or blue pool. Don't wait any longer.
- Listing 2** Look no further! This home has everything for its new owner. Located in desirable Surprise Farms, just around the corner from the largest community park in the area. With nearly 3500 sf of room to expand, there are 5 beds, 3 baths, and a large loft area. A true gourmet kitchen awaits you for all your entertaining needs, which leads into formal dining and right out to your sparkling pool. Large corner lot, and 3 car garage with extra parking allow for all of your toys to stay home and not be stored! Featuring new carpet and paint throughout, and an amazing solar system to drop those bills! Seller is willing to PAY OFF solar with full price offer, and make this the best available home in the area.
- Listing 3** Welcome to this stunning two-story residence offering 5 spacious bedrooms and 3 full bathrooms, situated on a large cul-de-sac lot. This home combines elegance with functionality. Dramatic ceilings and decorative archways add a touch of sophistication & grandeur to the living spaces and the host of modern amenities. Enjoy elegant gatherings in the formal living and dining rooms. The kitchen is a chef's delight, featuring ample counter space, modern appliances and opening to the family room, perfect for relaxing while socializing with the cook! Durable and stylish laminate flooring runs throughout the home, except for the stairs, providing an easy-to-maintain living environment. A convenient bedroom and full bathroom on the ground floor offer flexibility.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	16818 W Marconi Avenue	17581 W Marconi Ave	15522 N 174th Ave	17424 W Lundberg St
City, State	Surprise, ARIZONA	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.82 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$514,900	\$525,000	\$575,000
List Price \$	--	\$514,900	\$525,000	\$575,000
Sale Price \$	--	\$515,000	\$535,000	\$575,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	05/30/2024	09/05/2024	04/30/2024
DOM · Cumulative DOM	-- · --	90 · 99	10 · 149	80 · 130
Age (# of years)	21	19	19	20
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	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	3,225	3,009	3,166	3,376
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3	5 · 3	5 · 3 · 1
Total Room #	10	9	9	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	0.16 acres	0.14 acres	0.16 acres
Other	None	None	None	Owned Solar
Net Adjustment	--	+\$17,000	+\$9,500	-\$4,000
Adjusted Price	--	\$532,000	\$544,500	\$571,000

* Sold 3 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** GLA +\$4000, Bathroom +\$2500, lot Size +\$3000, Pool +\$5000, Garage +\$2500 Total: +\$17000 Home, sweet home! This is your chance to be the proud owner of this lovely 5 bed, 3 bath, with RV gate home nestled in TheCommunity of Surprise Farms. You'll be greeted by a spacious living area showcasing tile flooring, soothing palette, high ceilings, and charming arched doorways. The impeccable kitchen just off the family room boasts wood cabinets adorned with crown moulding, granite counters, stainless steel appliances, a pantry, backsplash windows, and a center island. The large primary bedroom offers a private bath with dual sinks and a walk-in closet. The separate bedroom and bathroom on main floor serves as nice guest quarters with privacy, PLUS an additional office/den is also on main floor! This value won't disappoint! Near dog park, schools, restaurants, shops, and Loop 303.
- Sold 2** GLA +\$2000, Bathroom +\$2500, Lot Size +\$5000, Total: +\$9500 This gorgeous home in popular Surprise Farms is everything you've been looking for. Plenty of room for everyone with 5 bedrooms, a huge loft and multiple living spaces. One full bed & bath on lower level. A 3-car garage with AC and built-in cabinets provides plenty of storage. Don't miss the gorgeous pool and spa in the back, complete with different lighting options for that perfect evening ambiance. The built-in barbecue and covered patio make outdoor gatherings a breeze. This home is next to a large greenbelt, for when your activities require LOTS of space. Walking distance to a beautiful community park, skate park AND dog park, this is an unbeatable location. Easy access to the 303, and plenty of shopping/ restaurants 5 min away at Prasad.
- Sold 3** GLA -\$2000, Owned Solar -\$5000, Lot Size +\$3000, Total: -\$4000 Welcome to your dream home with OWNED SOLAR - no solar payments! This 5-bed, 3-bath residence offers a practical layout, featuring 4 bedrooms upstairs and a convenient downstairs suite for in-laws or guests. The kitchen boasts granite countertops and seamlessly flows into the dining and living areas. Upstairs, enjoy four spacious bedrooms, including a luxurious master suite with a huge walk-in closet. With a two-car garage and an additional single-car garage, convenience is at your fingertips. The backyard is a private paradise with no rear neighbors, featuring a fantastic pool and low-maintenance artificial turf. Experience the versatility of multiple garages, ample living space, and proximity to amenities with the added bonus of owned solar - no solar payments.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	09/12/2024	\$365,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$565,000	\$565,000
Sales Price	\$555,000	\$555,000
30 Day Price	\$545,000	--
Comments Regarding Pricing Strategy		
<p>The subject property has a construction dumpster in the driveway. No construction activity was visible at time of inspection. Similar comps within the subject's market area support a price for the subject which is higher than the subject's last sold price. The subject's last sale price appears to be below market value. 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 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



Other

Listing Photos

L1 16631 N 172ND LN
Surprise, AZ 85388



Front

L2 17026 W TASHA DR
Surprise, AZ 85388



Front

L3 15829 N 168TH AVE
Surprise, AZ 85388



Front

Sales Photos

S1 17581 W MARCONI AVE
Surprise, AZ 85388



Front

S2 15522 N 174TH AVE
Surprise, AZ 85388



Front

S3 17424 W LUNDBERG ST
Surprise, AZ 85388



Front

ClearMaps Addendum

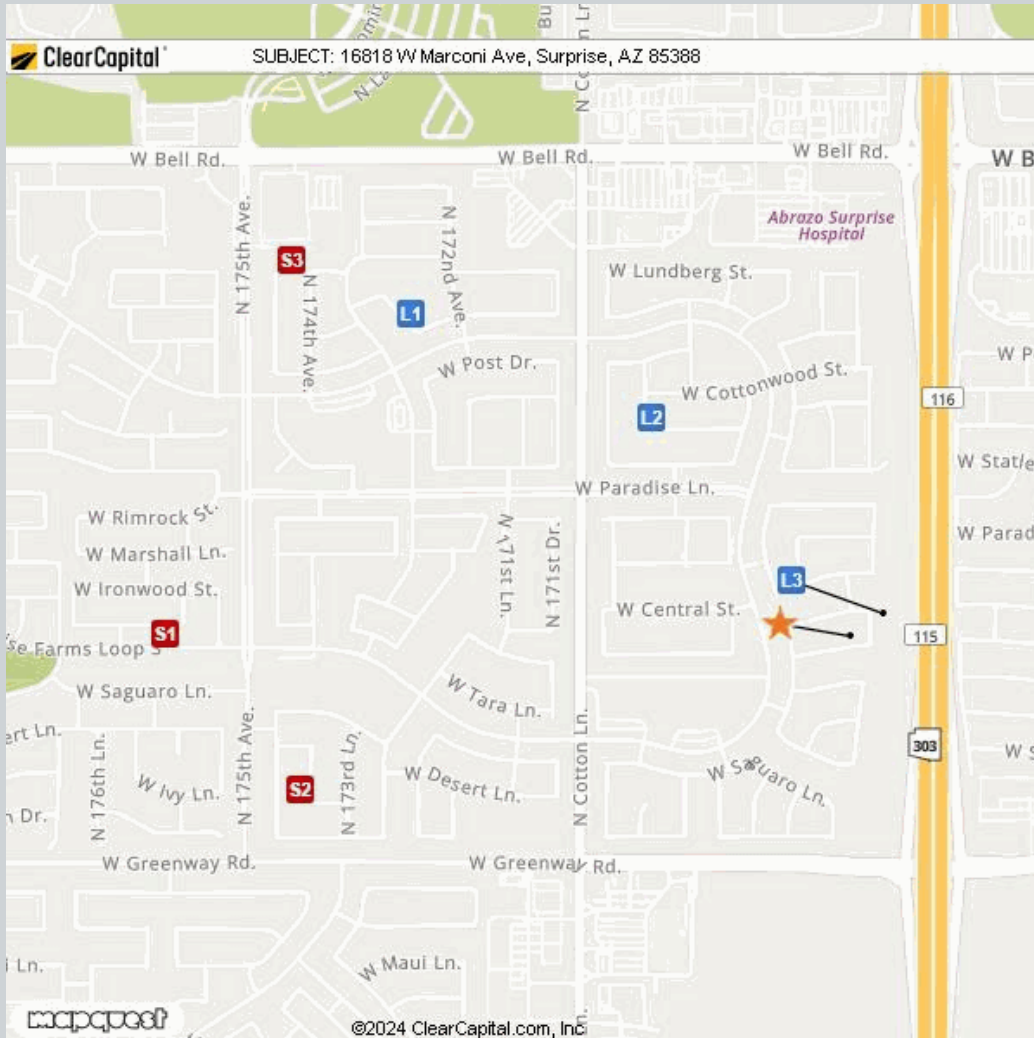
Address ★ 16818 W Marconi Avenue, Surprise, ARIZONA 85388

Loan Number 58402

Suggested List \$565,000

Suggested Repaired \$565,000

Sale \$555,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16818 W Marconi Avenue, Surprise, Arizona 85388	--	Parcel Match
L1 Listing 1	16631 N 172nd Ln, Surprise, AZ 85388	0.78 Miles ¹	Parcel Match
L2 Listing 2	17026 W Tasha Dr, Surprise, AZ 85388	0.42 Miles ¹	Parcel Match
L3 Listing 3	15829 N 168th Ave, Surprise, AZ 85388	0.06 Miles ¹	Parcel Match
S1 Sold 1	17581 W Marconi Ave, Surprise, AZ 85388	0.98 Miles ¹	Parcel Match
S2 Sold 2	15522 N 174th Ave, Surprise, AZ 85388	0.82 Miles ¹	Parcel Match
S3 Sold 3	17424 W Lundberg St, Surprise, AZ 85388	0.96 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 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

Broker Name	Matthew Desaulniers	Company/Brokerage	Sunny Life Real Estate LLC
License No	BR638988000	Address	10852 W Nosean Road Peoria AZ 85383
License Expiration	06/30/2026	License State	AZ
Phone	6023500495	Email	mattdesaulniers@gmail.com
Broker Distance to Subject	9.26 miles	Date Signed	09/20/2024

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.