

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	13802 N 183rd Ave, Surprise, AZ 85388	Order ID	9614642	Property ID	35940700
Inspection Date	09/15/2024	Date of Report	09/18/2024		
Loan Number	58446	APN	50203101		
Borrower Name	Neighbor to Neighbor Homes LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	9.12_BPO	Tracking ID 1	9.12_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	VICTOR E & JUDY A JOHNSON	Condition Comments
R. E. Taxes	\$791	Property appears to be well maintained with no visible signs of deferred maintenance. Landscaping needs to be cleaned up.
Assessed Value	\$36,360	
Zoning Classification	Residential R-43	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Slow	Neighborhood includes schools, parks, churches, retail shopping and restaurants. Close to Loop 303 and Prasada sports and entertainment complex
Sales Prices in this Neighborhood	Low: \$423800 High: \$906110	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13802 N 183rd Ave	13821 N 186th Ave	7127 N 185th Ave	7210 N 175th Ave
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.30 ²	4.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$720,000	\$715,000	\$769,000
List Price \$	--	\$689,999	\$689,000	\$769,000
Original List Date		07/10/2024	12/20/2023	09/06/2024
DOM · Cumulative DOM	-- · --	68 · 70	238 · 273	10 · 12
Age (# of years)	48	47	27	26
Condition	Good	Good	Good	Good
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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,308	1,623	1,550	2,026
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	3	3	5	3
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.93 acres	1.02 acres	1.87 acres	1.87 acres
Other	--	--	--	--

* 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** This is the only home currently listed for sale in this community COUNTRY LIVING IN THE CITY! Live the life on a stunning 1-acre irrigated lot. Complete with a Sparkling Saltwater Pool & Spa! Incredible views of the majestic White Tank Mountains right from your front porch! 2 RV gates - 1 on each side of the house! Fully fenced Paddocks w. Irrigation & mature trees! Space to store RVs, Boats, Trailers or Rodeo Rigs! Ranchette is move in ready! Updated 2023 with- new Roof, Solar, Tile, Baseboards, Carpeted Bedrooms, Paint (interior/exterior), Horseshoe Driveway, ALL Appliances in Granite Kitchen. 15,000gal. Saltwater Pool/Hot Tub built in 2024. This lot is one of a kind! Get land, views, irrigation rights, horse stalls and a pool- ONLY 2.5 mi from Costco & newly developed shopping centers/restaurants, Westgate/State farm stadium 20 min!
- Listing 2** Welcome to a picturesque 3-bedroom, 2-bathroom residence nestled on 2 acres of prime real estate, boasting not only a bonus room but also exclusive horse privileges. This property is a haven for equestrian enthusiasts with features such as pipe fencing, corrals, and irrigation ensuring both safety and comfort for your four-legged companions. The meticulously maintained landscape is a testament to the property's charm, complemented by outbuildings for storage and a convenient horse wash station. Positioned in a tranquil setting, the home provides easy access to riding trails while remaining close to essential amenities. This is an extraordinary opportunity to embrace the perfect blend of rural living and equestrian luxury. Come and experience this amazing property before its gone.
- Listing 3** Beautiful custom slump block 3 bed, 2 bath home on almost two tree lined flood irrigated acres in coveted Waddell. This amazing Horse Property is on a private road. Home has it all from the covered courtyard entry, dual AC units, newly upgraded country kitchen w/ stainless steel appliances and quartz counter tops, 3 large bedrooms, split floor plan, great room, central laundry room, garage cabinets, and back covered patios where you can watch the beautiful sunsets.. Outside features 5 fenced pastures, round pen, Barn/ shop with bathroom, wash rack, tac and feed room, 6 huge covered heavy steel pipe stalls with electric and water. Rear entrance for loading livestock. Horse trails right out your back door just minutes from the White Tank Mountains where there are endless riding. trails.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13802 N 183rd Ave	14201 N 184th Ave	14003 N 181st Ave	14417 N 183rd Ave
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.29 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$600,000	\$419,000	\$600,000
List Price \$	--	\$599,999	\$419,000	\$575,000
Sale Price \$	--	\$550,000	\$423,000	\$562,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	03/27/2024	02/06/2024	09/29/2023
DOM · Cumulative DOM	-- · --	48 · 82	12 · 12	90 · 119
Age (# of years)	48	51	42	49
Condition	Good	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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,308	2,443	1,436	1,824
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	3 · 2	4 · 2
Total Room #	3	4	3	5
Garage (Style/Stalls)	Carport 1 Car	Attached 3 Car(s)	Attached 4 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.93 acres	1.02 acres	0.99 acres	1.30 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,000	\$0	-\$11,000
Adjusted Price	--	\$548,000	\$423,000	\$551,000

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** -2000 Seller Concessions - ONE ACRE HOME ON HORSE PROPERTY WITH GUEST QUARTERS!! Welcome home to your serene oasis in Waddell - a charming 4 bed, 3 bath ranch home nestled on a sprawling 1-acre lot. The perfect blend of comfort and versatility, featuring delightful guest quarters. This property is a true haven for those seeking a balance between spacious living and the allure of the Arizona landscape. Unwind in style in the separate guest quarters, designed for comfort and privacy. Ideal for accommodating friends, family, or even as a potential rental opportunity, this additional living space enhances the property's appeal and functionality. The main residence exudes classic ranch-style charm with its welcoming facade, warm interior colors, and thoughtful layout. Must see!
- Sold 2** NO HOA,,,3 bedroom, 2 bath home with 2 garages. 1st attached is a 2 car and other is detached shop/ garage. Investor opportunity or great home with some remodeling. The detached 2 car garage/ shop has electricity & its own separate bathroom with a shower. This space could easily be converted to a guesthouse. Home has water company with a septic tank. Horse property. Lots of potential here with this large property.
- Sold 3** -11000 Seller Concessions - Charming ranch house on 1.29 irrigated acres located on a county island in highly desired Waddell Haciendas where its common to see peacocks & chickens strolling about! No HOA to contend with here! Unique area lends itself to country living yet shopping, dining, and freeway access are just minutes away! Horse lovers dream; ride out to State Land a few blocks from home and enjoy over 30 miles of shared use trails in nearby White Tanks Regional Park. Property is fully fenced and gated. Floor plan offers 3bd/2ba, Bonus room currently used as 4th bedroom, also perfect for a home office or family room. Garage/workshop (24' x24') evap. cooled with attached carport/ covered work space, small restroom; has potential to be converted to guest quarters, hobby room, etc. HVAC replaced 3 yrs. ago

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was acquired by current owner on 01/17/2002 and has not been listed since			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$423,000	\$423,000
Sales Price	\$423,000	\$423,000
30 Day Price	\$423,000	--
Comments Regarding Pricing Strategy		
<p>There is only one active home in this community. Search was extended to find similar condition comparable properties in size and condition. A full interior appraisal is recommended to verify GLA and interior condition. Buyer demand has declined due to increased interest rates. Seller concessions should be expected for fast sale Homes that have been renovated/updated will meet current buyer demand.</p>		

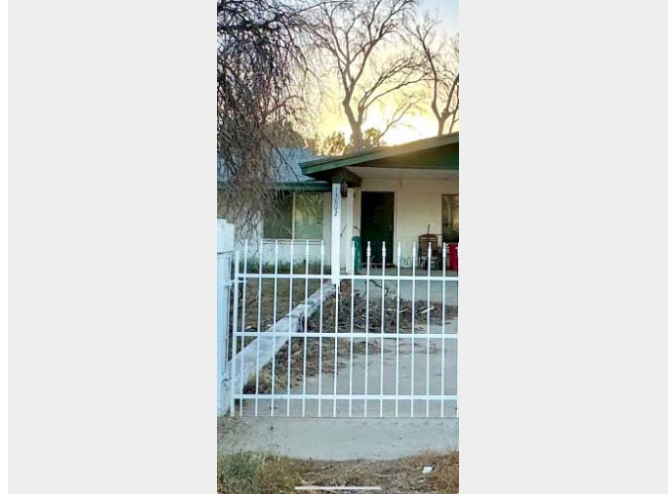
Clear Capital Quality Assurance Comments Addendum

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



Street



Street



Other

Listing Photos

L1 13821 N 186TH Ave
Surprise, AZ 85388



Front

L2 7127 N 185TH AVE
Surprise, AZ 85388



Front

L3 7210 N 175TH AVE
Surprise, AZ 85388



Front

Sales Photos

S1 14201 N 184TH AVE
Surprise, AZ 85388



Front

S2 14003 N 181ST AVE
Surprise, AZ 85388



Front

S3 14417 N 183RD AVE
Surprise, AZ 85388



Front

ClearMaps Addendum

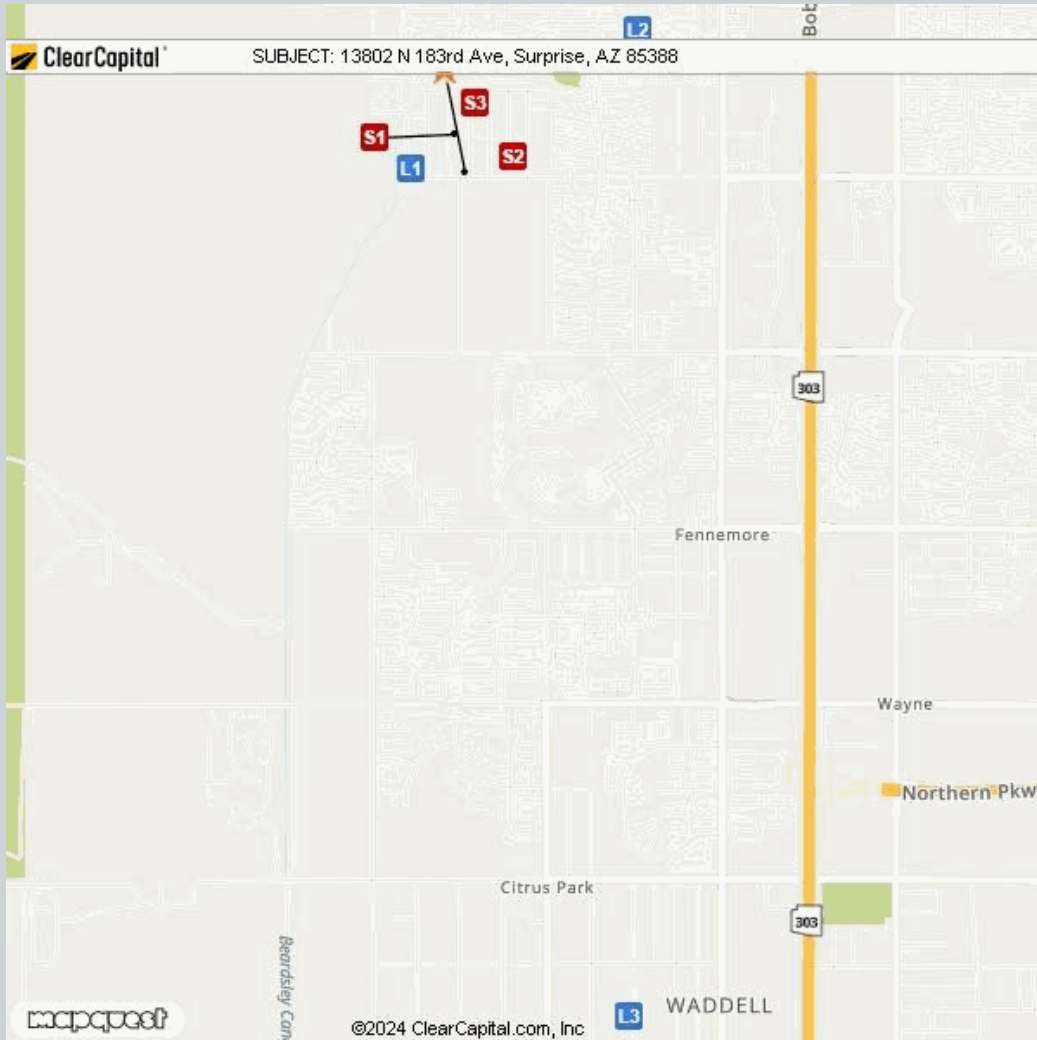
Address ★ 13802 N 183rd Ave, Surprise, AZ 85388

Loan Number 58446

Suggested List \$423,000

Suggested Repaired \$423,000

Sale \$423,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13802 N 183rd Ave, Surprise, AZ 85388	--	Parcel Match
L1 Listing 1	13821 N 186th Ave, Surprise, AZ 85388	0.31 Miles ¹	Parcel Match
L2 Listing 2	7127 N 185th Ave, Surprise, AZ 85388	0.30 Miles ²	Unknown Street Address
L3 Listing 3	7210 N 175th Ave, Surprise, AZ 85388	4.91 Miles ¹	Parcel Match
S1 Sold 1	14201 N 184th Ave, Surprise, AZ 85388	0.24 Miles ¹	Parcel Match
S2 Sold 2	14003 N 181st Ave, Surprise, AZ 85388	0.29 Miles ¹	Parcel Match
S3 Sold 3	14417 N 183rd Ave, Surprise, AZ 85388	0.40 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiproducer@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Heather Macpherson	Company/Brokerage	Realty One Group
License No	SA655252000	Address	15013 W Crocus Dr Surprise AZ 85379
License Expiration	10/31/2024	License State	AZ
Phone	4802038712	Email	heather@phoenixhotproperty.com
Broker Distance to Subject	3.95 miles	Date Signed	09/18/2024

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.