

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	3046 W Palmaire Ave, Phoenix, AZ 85051	Order ID	9624659	Property ID	35957623
Inspection Date	09/20/2024	Date of Report	09/21/2024		
Loan Number	58461	APN	15123086		
Borrower Name	WH1 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	9.17_BPO	Tracking ID 1	9.17_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	WH1 LLC	Subject conforms to the neighborhood. Subject has good curb appeal. The subject property appears to be in good condition so the property should be marketed as-is.
R. E. Taxes	\$1,091	
Assessed Value	\$33,680	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	The neighborhood is located in Phoenix. The subject is close to schools, shopping, major employment, and freeway access nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$375,000 High: \$485,000	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3046 W Palmaire Ave	7234 N 33rd Ave	2925 W Palmaire Ave	3011 W Northview Ave
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85051	85051	85051	85051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.16 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$445,000	\$475,000	\$410,000
List Price \$	--	\$437,000	\$475,000	\$410,000
Original List Date		06/21/2024	09/10/2024	07/25/2024
DOM · Cumulative DOM	-- · --	92 · 92	11 · 11	53 · 58
Age (# of years)	53	50	53	53
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,792	1,686	2,020	1,631
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	5 · 2	3 · 2
Total Room #	6	6	8	6
Garage (Style/Stalls)	Carport 2 Car(s)	None	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	0.20 acres	0.25 acres	0.2 acres	0.19 acres
Other	MLS#	MLS#6722590	MLS#6760007	MLS#6735541

* 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** Who doesn't love a home with irrigation rights and no HOA? With irrigation rights it will be a breeze to maintain the grassy landscape w/mature beautiful trees! Fresh neutral paint, abundant natural light, ceiling lights, and wood-look tile flooring throughout enhanced the overall ambiance. The renewed kitchen boasts an SS gas range and ample wood cabinetry. Master bedroom has two closets w/mirror doors and an updated bathroom w/dual sinks & tiled step-in shower. PLUS! The new bonus room, has a brand new mini split in which can be converted to a 4th bedroom. Out the back, you have an open patio to relax or enjoy BBQ. Conveniently close to schools, shopping, restaurants, and freeways. Move-in ready!
- Listing 2** Beautifully maintained home located in the heart of Phoenix! This delightful property offers spacious bedrooms and an open floor plan perfect for modern living. The home features a bright and airy living room with large windows allowing plenty of natural light to fill the space. The updated kitchen boasts sleek granite countertops, stainless steel appliances, and ample cabinet storage, making it a chef's dream. Outside, enjoy the expansive backyard that's perfect for entertaining! You can enjoy the large diving pool/private spa or simply relax under the Arizona sun. The covered patio provides a cozy space for outdoor dining or lounging, while the low-maintenance desert landscaping is a clean slate for your dreams to take captive!
- Listing 3** Wow!! This beautiful remodeled home is waiting for you! Three bedroom and two bath home situated on a nice size lot and lovely street. Walk into a bright and airy space that has been remodeled. So many updates and upgrades! Shutters on all windows, dual pain windows, huge 12ft door that opens up to charming patio space, newer flooring, paint, baseboards, solid core doors, and more! Remodeled kitchen boasts a farmhouse sink, new cabinets, granite countertops, 2nd oven added, and new raised ceiling!! Step out to the large covered patio and spacious backyard that is perfect for entertaining! So much more! Pride of ownership shows in this home!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3046 W Palmaire Ave	6714 N 31st Ave	3325 W Glendale Ave	2932 W Glenn Dr
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85051	85017	85051	85051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.41 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$398,000	\$419,000
List Price \$	--	\$385,000	\$389,000	\$419,000
Sale Price \$	--	\$385,000	\$390,000	\$419,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	04/23/2024	05/21/2024	09/04/2024
DOM · Cumulative DOM	-- · --	2 · 33	47 · 47	4 · 37
Age (# of years)	53	48	68	53
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,792	1,805	1,500	1,952
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	Carport 2 Car(s)	None	Carport 1 Car	Carport 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	0.20 acres	0.15 acres	0.15 acres	0.21 acres
Other	MLS#	MLS#6680165	MLS#6686831	MLS#6736933
Net Adjustment	--	-\$5,000	+\$14,600	-\$7,400
Adjusted Price	--	\$380,000	\$404,600	\$411,600

* Sold 1 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** Welcome to your new home where you will feel like you are on a resort style vacation everyday. This home has a lot to offer. It has 4 bedrooms, 2 baths, 1,805 square feet. Classic and beautiful terracotta tile flooring throughout except in the 4th bedroom. The 4th bedroom is the carport conversion. It can be a large bedroom, office, family room, man cave, even space for your own business because it has its own entrance. 5 cars fit in the driveway. Low maintenance front and backyards. Gated diving pool has an outdoor shower. The pool was replastered resort style, new pool pump, new AC, new water heater, and new water filtration system were installed in 2020. Dishwasher was replaced in 2022. NO HOA! It is centrally located near GCU, groceries, shopping and dining. 1 mile from I17 Fwy.
- Sold 2** TOTALLY REMODELED 4 BEDROOM AND 2 BATHS NEW KITCHEN SHAKER CABINETS QUARTZ COUNTER TOPS BRAND NEW STAINLESS STEEL APPLIANCES NO CARPETING-ALL NEW VINYL FLOORING IN ALL ROOMS LIVING ROOM WITH FULL WALL FIREPLACE REMODELED BATHROOMS THIS HOME IS LIKE BUYING A BRAND NEW HOME ALL NEW LANDSCAPING FRONT AND REAR LARGE BACKYARD STORAGE SHED HURRY UP AND SEE THIS HOME-IT WON'T LAST LONG,
- Sold 3** Freshly remodeled home featuring new wood plank-style tile flooring and plush carpet in the bedrooms. The roof and HVAC were updated in 2010. A charming stained glass front entry door welcomes you to the cozy front porch. The open floor plan showcases modern finishes and a stylish color palette. The upgraded kitchen is a chef's dream with granite countertops, a breakfast bar, ample cabinet space, and premium stainless steel appliance package. Luxurious bathrooms feature custom tile surrounds, upgraded vanities, countertops, mirrors, and modern fixtures. Electrical and plumbing fixtures have been updated throughout. A spacious laundry room with a sink adds convenience. Situated on a large lot with expansive front and rear. Note: Alarm system does not convey. Great home!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The tax record shows a sale on 09/16/2024 for \$272,000. The subject may have sold for higher than comps in the area, which is typical in markets that have low inventory and increasing pricing.			
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	09/16/2024	\$272,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
Most weight given to sold comp 12 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.		

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 7234 N 33RD AVE
Phoenix, AZ 85051



Front

L2 2925 W PALMAIRE AVE
Phoenix, AZ 85051



Front

L3 3011 W NORTHVIEW AVE
Phoenix, AZ 85051



Front

Sales Photos

S1 6714 N 31ST AVE
Phoenix, AZ 85017



Front

S2 3325 W GLENDALE AVE
Phoenix, AZ 85051



Front

S3 2932 W GLENN DR
Phoenix, AZ 85051



Front

ClearMaps Addendum

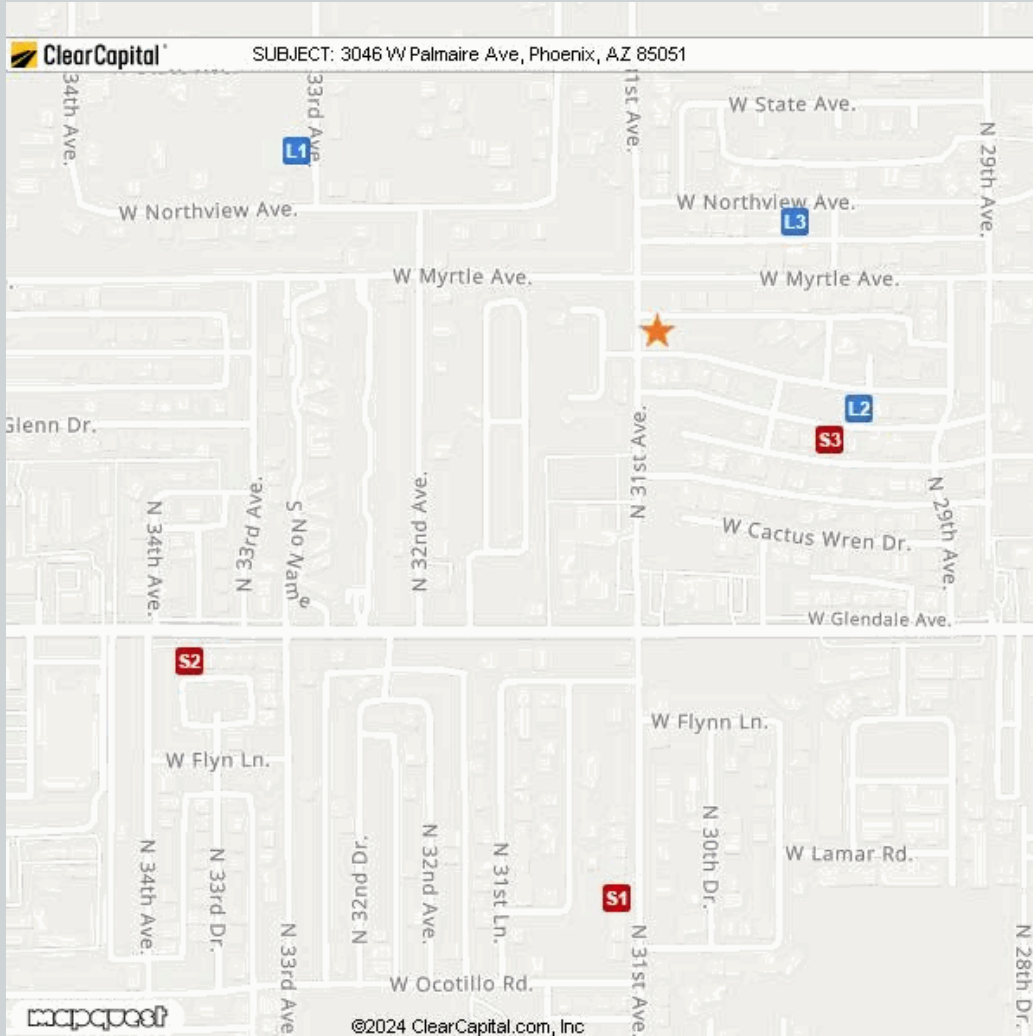
Address ★ 3046 W Palmaire Ave, Phoenix, AZ 85051

Loan Number 58461

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$395,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3046 W Palmaire Ave, Phoenix, AZ 85051	--	Parcel Match
L1 Listing 1	7234 N 33rd Ave, Phoenix, AZ 85051	0.29 Miles ¹	Parcel Match
L2 Listing 2	2925 W Palmaire Ave, Phoenix, AZ 85051	0.16 Miles ¹	Parcel Match
L3 Listing 3	3011 W Northview Ave, Phoenix, AZ 85051	0.13 Miles ¹	Parcel Match
S1 Sold 1	6714 N 31st Ave, Phoenix, AZ 85017	0.41 Miles ¹	Parcel Match
S2 Sold 2	3325 W Glendale Ave, Phoenix, AZ 85051	0.41 Miles ¹	Parcel Match
S3 Sold 3	2932 W Glenn Dr, Phoenix, AZ 85051	0.15 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 realistic market value 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, commentary is required as to why you expanded your search, and what the effect on value 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 value 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 uiprovder@clearcapital.com for any Undue Influence concerns.

Independence Hotline

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

Terms of Use, Code of Conduct and Professional Discretion:

Report Instructions - cont.

Due to the importance of an independent opinion of value, please do not discuss your value with anyone or be influenced by list value, 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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking each direction down the street
4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	David Cole	Company/Brokerage	REI & REO Realty
License No	BR522060000	Address	2209 W Dunbar Dr Phoenix AZ 85041
License Expiration	04/30/2026	License State	AZ
Phone	4807032060	Email	REIREODave@gmail.com
Broker Distance to Subject	11.30 miles	Date Signed	09/21/2024

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.