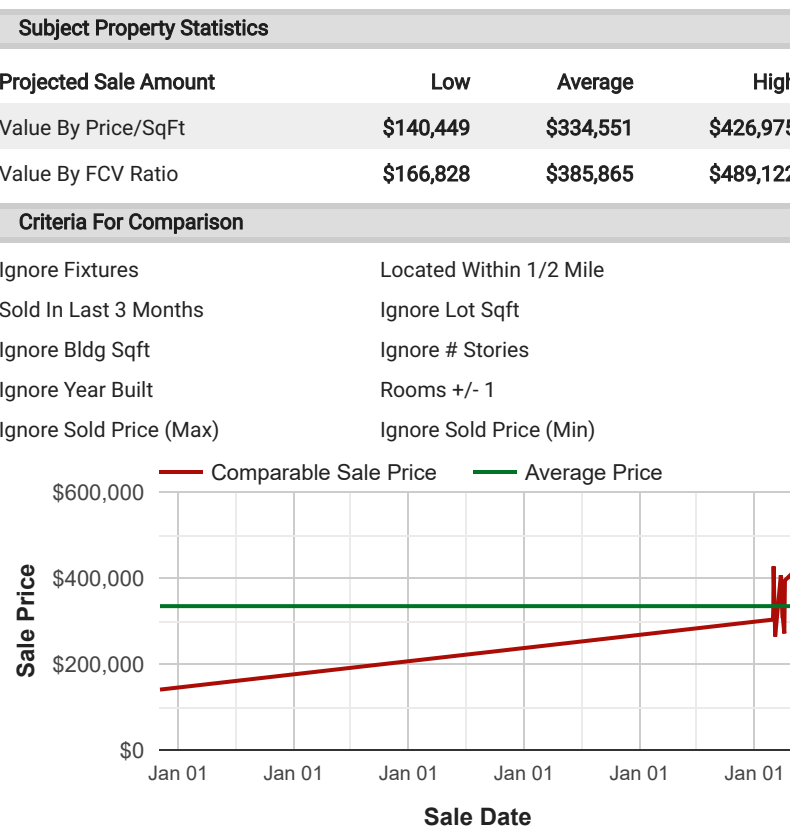
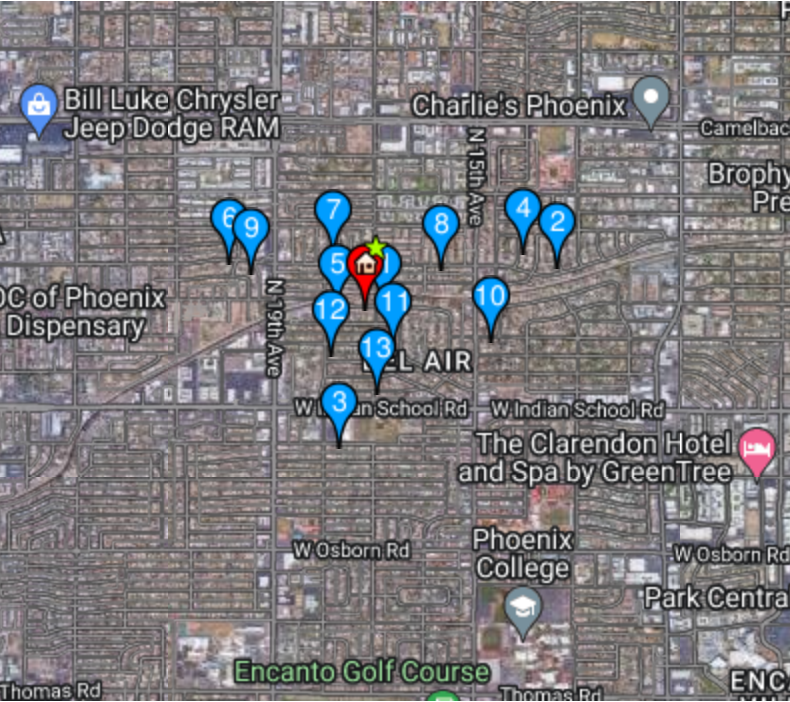




| Subject Property |      |           |                               |         |       |         |      |       |     |             |             |            |           |
|------------------|------|-----------|-------------------------------|---------|-------|---------|------|-------|-----|-------------|-------------|------------|-----------|
| #                | Dist | Parcel    | Property                      | Sq. Ft. | Acres | Stories | Pool | Built | Prk | Transaction | \$ / Sq.Ft. | Sale Price | Sale Date |
|                  | —    | 15550019  | 1705 W MONTECITO AVE, PHOENIX | 1,044   | 0.14  | S       | No   | 1947  | 0   | NON MLS     | \$292.15    | \$305,000  | 6/16/2021 |
| Selected Comps   |      |           |                               |         |       |         |      |       |     |             |             |            |           |
|                  | 0.04 | 15547033  | 4317 N 17TH AVE, PHOENIX      | 1,368   | 0.18  | S       | No   | 1948  | 1   | Normal Sale | \$372.81    | \$510,000  | 5/12/2022 |
|                  | 0.49 | 15543008  | 1202 W CAMPBELL AVE, PHOENIX  | 1,641   | 0.14  | S       | Yes  | 1952  | 0   | —           | \$377.82    | \$620,000  | 4/29/2022 |
|                  | 0.49 | 11007019  | 1729 W FAIRMOUNT AVE, PHOENIX | 1,198   | 0.22  | S       | No   | 1951  | 1   | NON MLS     | \$392.32    | \$470,000  | 4/28/2022 |
|                  | 0.43 | 15543118  | 4521 N 13TH AVE, PHOENIX      | 1,582   | 0.15  | S       | No   | 1952  | 1   | —           | \$377.69    | \$597,500  | 4/7/2022  |
|                  | 0.08 | 15550014D | 1739 W MONTECITO AVE, PHOENIX | 1,829   | 0.19  | S       | No   | 1961  | 2   | Normal Sale | \$259.70    | \$475,000  | 4/5/2022  |
|                  | 0.38 | 15415056  | 2011 W CAMPBELL AVE, PHOENIX  | 1,617   | 0.23  | S       | Yes  | 1955  | 1   | Flip        | \$296.85    | \$480,000  | 3/31/2022 |
|                  | 0.21 | 15552048  | 4507 N 18TH AVE, PHOENIX      | 1,923   | 0.16  | S       | Yes  | 1950  | 0   | Normal Sale | \$297.32    | \$571,750  | 3/30/2022 |
|                  | 0.23 | 15546007  | 1531 W CAMPBELL AVE, PHOENIX  | 1,362   | 0.17  | S       | No   | 1948  | 0   | NON MLS     | \$389.50    | \$530,500  | 3/25/2022 |
|                  | 0.32 | 15415076  | 1912 W ROMA AVE, PHOENIX      | 1,797   | 0.27  | S       | Yes  | 1955  | 2   | Flip        | \$252.80    | \$454,289  | 3/7/2022  |
|                  | 0.32 | 15540039  | 1413 W GLENROSA AVE, PHOENIX  | 1,648   | 0.18  | S       | No   | 1939  | 1   | Normal Sale | \$408.98    | \$674,000  | 3/2/2022  |
|                  | 0.15 | 15548075  | 4220 N 16TH DR, PHOENIX       | 1,682   | 0.22  | S       | Yes  | 1949  | 0   | Normal Sale | \$315.10    | \$530,000  | 3/1/2022  |
|                  | 0.18 | 15549008  | 1742 W MACKENZIE DR, PHOENIX  | 1,718   | 0.23  | S       | No   | 1949  | 1   | Normal Sale | \$290.45    | \$499,000  | 2/28/2022 |
|                  | 0.30 | 15548134  | 4115 N 17TH AVE, PHOENIX      | 1,732   | 0.23  | S       | No   | 1950  | 1   | Normal Sale | \$134.53    | \$233,000  | 11/4/2016 |
| Additional Info  |      |           |                               |         |       |         |      |       |     |             |             |            |           |
| Range            |      | Distance  |                               | Sq.Ft.  |       | Acres   |      | Built |     | FCV Total   |             | FCVR       |           |
| High             |      | 0.49      |                               | 1,923   |       | 0.27    |      | 1961  |     | \$463,300   |             | 1.95       |           |
| Low              |      | 0.04      |                               | 1,198   |       | 0.14    |      | 1939  |     | \$271,800   |             | 0.67       |           |
| Average          |      | 0.28      |                               | 1,623   |       | 0.2     |      | 1951  |     | \$334,785   |             | 1.54       |           |
| Median           |      | 0.30      |                               | 1,648   |       | 0.19    |      | 1950  |     | \$332,700   |             | 1.56       |           |