

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	4825 Calmont Avenue, Fort Worth, TX 76107	Order ID	6346421	Property ID	27318019
Inspection Date	09/26/2019	Date of Report	09/27/2019		
Loan Number	38859	APN	00485845		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	CITL_BPO_09.25.19	Tracking ID 1	CITL_BPO_09.25.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Anderson Teresa	Condition Comments The subject property is in good condition. There were no signs of deferred maintenance or repair issues at the time of inspection. The roof appears to be maintained.
R. E. Taxes	\$5,833	
Assessed Value	\$212,028	
Zoning Classification	Single Family	
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 The average price per square foot of living space is \$ 175.54. The average home sells at 96.81% of current asking price and 93.46% of original asking price. The average time on market is 79 days and the average year built is 1964. Numbers were obtained using MLS data only.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$60,500 High: \$5,350,000	
Market for this type of property	Increased 4.6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4825 Calmont Avenue	5337 Pershing Avenue	6001 Lovell Avenue	6116 Kenwick Avenue
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76107	76107	76116	76116
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	1.24 ¹	1.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$254,900	\$369,888	\$320,000
List Price \$	--	\$254,900	\$369,888	\$312,000
Original List Date		06/10/2019	09/11/2019	07/06/2019
DOM · Cumulative DOM	-- · --	105 · 109	15 · 16	50 · 83
Age (# of years)	89	94	71	73
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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	1,416	1,222	1,706	1,709
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	None	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.26 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** Opportunity to build on a grand scale with this lot and the adjacent lot (5333 and 5337 Pershing Ave.) These lots are double in size measuring approximately 46' x 131'. Alley in back for additional access. Current homes are leased with tenants. This is a great opportunity for one of the best areas in the immediate west Fort Worth. Contact listing agent for additional information or for showings.
- Listing 2** EXCEPTIONAL, COMPLETELY UPDATED INSIDE & OUT ARLINGTON HEIGHTS BUNGALOW LOCATED ON A LARGE TREED LOT. DESIGNER FEATURES THROUGHOUT THIS OPEN FLOOR PLAN WITH RICH HARDWOOD FLOORS, FRESH NEUTRAL PAINT COLORS & STYLISH FIXTURES. KITCHEN IS CHEF WORTHY WITH CUSTOM CABINETS, GRANITE, GAS APPLIANCES, WINE COOLER, OVER-SIZED ISLAND & WALK-IN PANTRY. THE MASTER BEDROOM IS TRULY A RETREAT AT THE REAR OF THE HOME WITH WOOD-LOOK TILE FLOORS, SPACIOUS ENSUITE BATH WITH SEPARATE VANITIES, SHOWER & SOAKING TUB. NEWLY INSTALLED CEDAR FENCE WITH AUTOMATIC GATE & XL 2 CAR GARAGE. BACKYARD WITH OPEN PATIO A PERFECT PLACE TO ENTERTAIN FAMILY & FRIENDS. JUST MINUTES FROM DOWNTOWN FORT WORTH, HIGHWAYS, SCHOOLS & SHOPPING.
- Listing 3** A Ridglea North classic w modern day functionality! You will quickly see how much care has been given including updated bathrooms, lighting, windows and roof. Upon entering the home, you'll notice the original floor plan still intact w wood floors and neutral palates. NEED an open floorplan? You'll love spending time in the kitchen, dining, living room which flows beautifully into the back patio and heavily treed yard, which is OVER a quarter of an acre. Need 2 master suites? They are separated from each other which offers plenty of privacy. You'll be hard pressed to find a better value within walking distance to Berney Park, dozens of shops and restaurants on Camp Bowie. Only 10 min drive to downtown FW!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4825 Calmont Avenue	2504 Littlepage Street	2500 Guilford Road	5808 Locke Avenue
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76107	76107	76107	76107
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	1.25 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$278,000	\$275,000	\$299,900
List Price \$	--	\$265,000	\$269,000	\$275,000
Sale Price \$	--	\$256,000	\$266,500	\$270,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/16/2018	09/19/2019	03/26/2019
DOM · Cumulative DOM	-- · --	32 · 45	51 · 83	58 · 85
Age (# of years)	89	69	73	69
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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	1,416	1,128	1,242	1,619
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 1 Car	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.19 acres	0.26 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,200	-\$1,250	-\$11,900
Adjusted Price	--	\$258,200	\$265,250	\$258,100

* 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** +7200 sq ft -1000 lot -4000 age Located on the North side of Camp Bowie an I30Q! A charming custom cottage with all the stylish updates!! Located in the beautiful West Ridge area walking distance to Westover Hills, Ridglea Shopping and the Culture district. Every inch of landscaping is well thought out with beautiful mature trees covering the front and backyard. Amazing custom touches and upgrades, including plantation shutters, prewired for surround sound and shiplap living room wall. Stunning hardwood floors throughout the spacious rooms. The newly renovated bathroom is absolutely breathtaking, with a custom built shower, tile and glass door and courts stone bench. One car garage with garage remote!
- Sold 2** +4350 sq ft -2400 lot -3200 age This charming home is cozy and wonderfully upgraded w a 2017 roof, heavy spray- foam insulation in walls and under floors, tankless water heater, hardwoods, tile, a large kitchen with high end stainless steel appliances opening to a living area for entertaining, an inviting backyard for gathering friends and family, and the ultimate large master suite for relaxation with a standing shower and a large jacuzzi tub. Conveniently located near entertainment, night life, shopping and more. Welcome home to your own personal paradise! Please call or email owner directly for further info and offer sub until Aug 17th at 9am at 817-688-9044 travis.rosenbaum@westwoodps.com 972-757-0812 ejay@imaginuity.com
- Sold 3** -2830 concession -5075 lot -4000 age Complete renovation!! Gorgeous hand scraped wood floors throughout the home, soft close shaker cabinets and vanities topped with quartz counters. New windows, AC, and 8 ft. wood privacy fence in this nice sized backyard. Stainless Steel appliances and farm sink in kitchen. Stylish ceiling fans in all rooms. This home is beautiful with, nice detailed touches, and will not disappoint! Conveniently located one block off Camp Bowie, and within walking distance to all shops and restaurants.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Home was listed in 2018 and did not successfully sell				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
02/14/2019	\$279,000	07/20/2019	\$264,900	Expired	07/20/2019	\$264,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$264,000	\$264,000
Sales Price	\$259,000	\$259,000
30 Day Price	\$254,000	--
Comments Regarding Pricing Strategy		
The comp search criteria is as follows 2 miles proximity, 365 days to the date of sale, 400 square foot of living space, 20 years to the age of the subject and all homes are 1 story.		

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



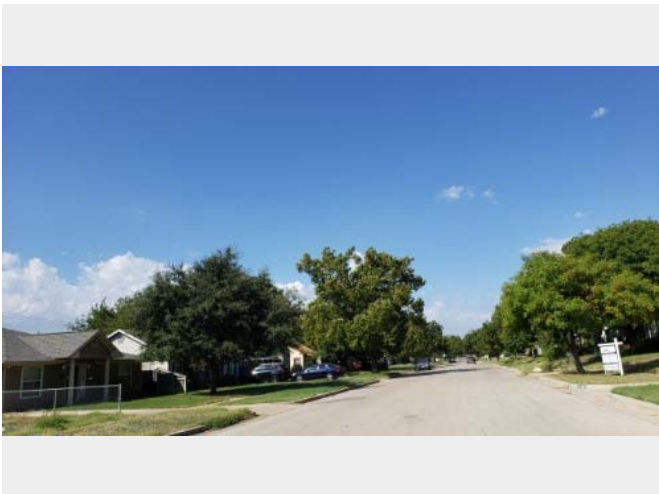
Address Verification



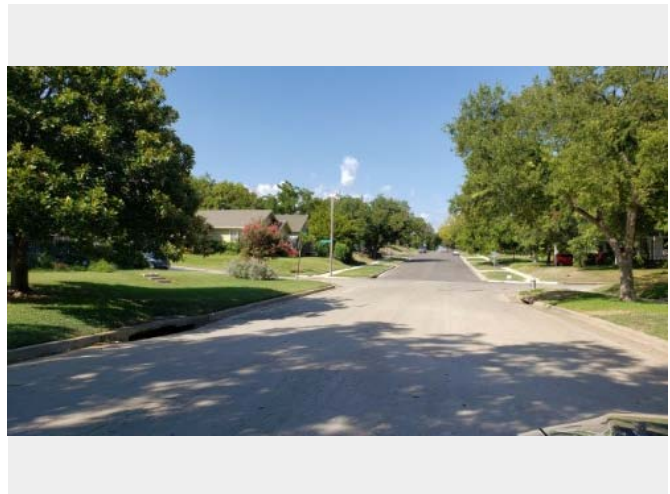
Side



Side



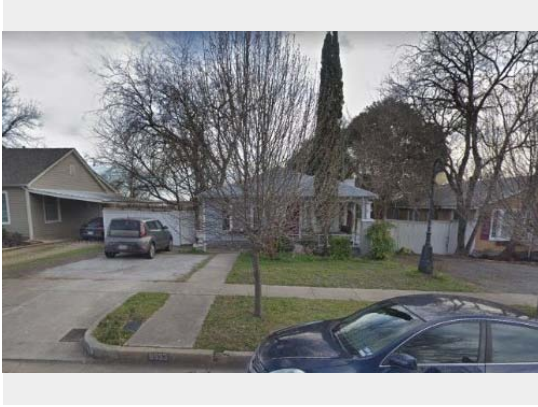
Street



Street

Listing Photos

L1 5337 Pershing Avenue
Fort Worth, TX 76107



Front

L2 6001 Lovell Avenue
Fort Worth, TX 76116



Front

L3 6116 Kenwick Avenue
Fort Worth, TX 76116



Front

Sales Photos

S1 2504 Littlepage Street
Fort Worth, TX 76107



Front

S2 2500 Guilford Road
Fort Worth, TX 76107



Front

S3 5808 Locke Avenue
Fort Worth, TX 76107



Front

ClearMaps Addendum

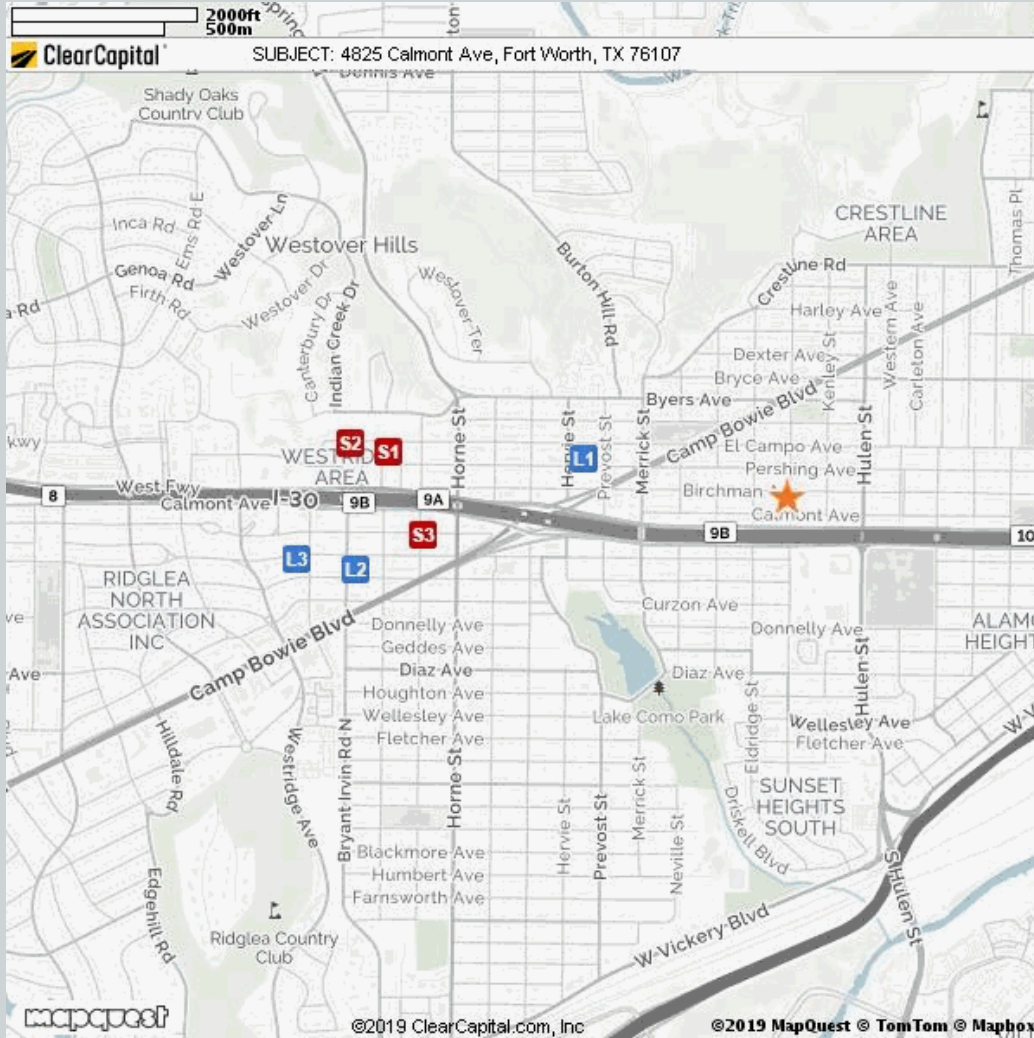
Address ★ 4825 Calmont Avenue, Fort Worth, TX 76107

Loan Number 38859

Suggested List \$264,000

Suggested Repaired \$264,000

Sale \$259,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4825 Calmont Ave, Fort Worth, TX	--	Parcel Match
L1 Listing 1	5337 Pershing Avenue, Fort Worth, TX	0.58 Miles ¹	Parcel Match
L2 Listing 2	6001 Lovell Avenue, Fort Worth, TX	1.24 Miles ¹	Parcel Match
L3 Listing 3	6116 Kenwick Avenue, Fort Worth, TX	1.40 Miles ¹	Parcel Match
S1 Sold 1	2504 Littlepage Street, Fort Worth, TX	1.14 Miles ¹	Parcel Match
S2 Sold 2	2500 Guilford Road, Fort Worth, TX	1.25 Miles ¹	Parcel Match
S3 Sold 3	5808 Locke Avenue, Fort Worth, TX	1.03 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

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 detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, 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

Report Instructions - cont.

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.

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.

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	Alyssa Price	Company/Brokerage	EXIT Realty Elite
License No	654677	Address	681 N Saginaw Blvd Saginaw TX 76179
License Expiration	04/30/2021	License State	TX
Phone	8175384991	Email	alyssakprice@gmail.com
Broker Distance to Subject	9.39 miles	Date Signed	09/26/2019

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 REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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.