

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	6330 Leedale Street, Houston, TX 77016	Order ID	6501605	Property ID	27841040
Inspection Date	01/23/2020	Date of Report	01/24/2020		
Loan Number	39575	APN	104-351-000-0034		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	20200123_Citi_BPO	Tracking ID 1	20200123_Citi_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Catamount Properties 2018 LLC	Condition Comments
R. E. Taxes	\$2,226	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
Assessed Value	\$87,983	
Zoning Classification	none	
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		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject is located in suburban location that have close proximity to schools, shops and major highways. The market conditions are currently stable. The average marketing time for similar properties in the subject area is 120 days.
Sales Prices in this Neighborhood	Low: \$75,000 High: \$269,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6330 Leedale Street	6819 Hopper Road	10533 Kelburn Drive	7605 Ferol Road
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77016	77016	77016	77016
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.72 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$114,990	\$106,900	\$120,000
List Price \$	--	\$99,900	\$106,900	\$135,000
Original List Date		10/09/2019	03/26/2019	01/05/2020
DOM · Cumulative DOM	-- · --	89 · 107	6 · 304	10 · 19
Age (# of years)	47	58	60	51
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	968	842	1,119	1,022
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 1 · 1
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Carport 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.17 acres	0.17 acres	0.22 acres
Other	none	none	none	none

* Listing 2 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** one story home. Perfect starter home or investment property. Property sold As Is priced accordingly. Ready to move in or lease out. 2000/Bed, 1260/gla, -150/lot, 1100/age,-2500/garage
- Listing 2** 3 bed 1 bath 1 car garage 4 side brick home. Wonderfully kept with updated bath, new tub, tile surround, lavatory, and lighting fixtures. Freshly painted kitchen with tile backsplash and updated fixtures. What an awesome home for your 1st time home buyers or an added income producing property for your investors alike. -1510/gla, -150/lot, 1300/age
- Listing 3** 3 bedroom 1.5 bath 2 car garage with carport for additional parking/covered parking. Climate controlled, enclosed patio for the outdoor lover that can also be converted into a bedroom/bathroom. Tool shed that would make a handyman blush. HUGE backyard for the kids to play and to host family BBQ's and crawfish boils. -1250/bath, -540/gla, -400/lot, 400/age,-2500/garage

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6330 Leedale Street	6331 Leedale Street	6422 Mohawk Street	6407 Heath Street
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77016	77016	77016	77016
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.17 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$119,900	\$135,000	\$125,000
List Price \$	--	\$114,900	\$135,000	\$125,000
Sale Price \$	--	\$118,000	\$125,000	\$95,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/30/2019	06/14/2019	09/17/2019
DOM · Cumulative DOM	-- · --	69 · 93	33 · 82	44 · 61
Age (# of years)	47	50	65	62
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	968	943	1,160	997
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	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	0.15 acres	0.14 acres	0.17 acres
Other	none	none	none	none
Net Adjustment	--	+\$500	+\$2,380	-\$190
Adjusted Price	--	\$118,500	\$127,380	\$95,310

* 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** This house has been updated and is ready to move in. New granite counter tops in kitchen and bathrooms. Now Carpet and tile floors. Freshly painted inside and outside. One of the best priced houses in the neighborhood. 250/gla, -50/lot, 300/age
- Sold 2** 3 bedroom with 1 bath completely remodeled home. Tile throughout main living areas and carpet in the bedrooms. Home has new roof, new paint, new siding and many more! Come out and see this lovely home. -1920/gla, 1800/age,2500/garage
- Sold 3** home in the heart of North Houston. Situated on a 7,500 sq. ft lot and ready for all of your personal touches! Backyard is fully fenced and offers plenty of space to set up for all of your favorite hobbies. Easy access to 59, Downtown Houston and George Bush Airport. -1250/bath, -290/gla, -150/lot, 1500/age

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	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	\$121,000	\$121,000
Sales Price	\$115,000	\$115,000
30 Day Price	\$109,000	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$ 115000. The typical marketing time is 120 days. Comps chosen were more appropriate than closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 12 months from inspection date, guidelines for gla, lot size and some recommended guidelines when choosing comparable properties.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.72 miles and the sold comps closed within the last 8 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 6819 Hopper Road
Houston, TX 77016



Front

L2 10533 Kelburn Drive
Houston, TX 77016



Front

L3 7605 Ferol Road
Houston, TX 77016



Front

Sales Photos

S1 6331 Leedale Street
Houston, TX 77016



Front

S2 6422 Mohawk Street
Houston, TX 77016



Front

S3 6407 Heath Street
Houston, TX 77016



Front

ClearMaps Addendum

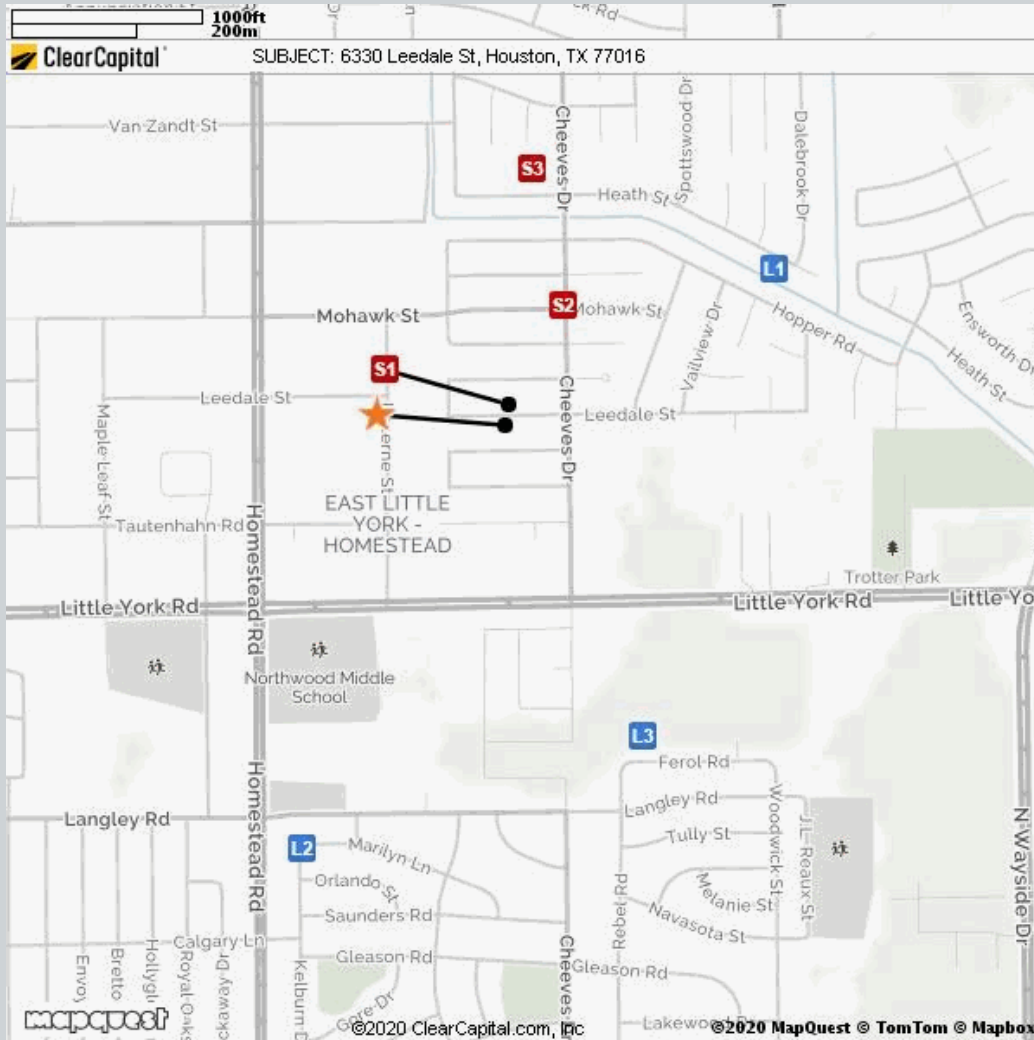
Address ★ 6330 Leedale Street, Houston, TX 77016

Loan Number 39575

Suggested List \$121,000

Suggested Repaired \$121,000

Sale \$115,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6330 Leedale St, Houston, TX	--	Parcel Match
L1	6819 Hopper Road, Houston, TX	0.43 Miles ¹	Parcel Match
L2	10533 Kelburn Drive, Houston, TX	0.72 Miles ¹	Parcel Match
L3	7605 Ferol Road, Houston, TX	0.52 Miles ¹	Parcel Match
S1	6331 Leedale Street, Houston, TX	0.03 Miles ¹	Parcel Match
S2	6422 Mohawk Street, Houston, TX	0.17 Miles ¹	Parcel Match
S3	6407 Heath Street, Houston, TX	0.36 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	Esmeralda Ramirez	Company/Brokerage	Blue Dot Real Estate Texas, LLC
License No	504607	Address	2929 Allen Pkwy #200 Houston TX 77019
License Expiration	02/28/2021	License State	TX
Phone	8322614380	Email	eramirezbp@bluedotrealestate.com
Broker Distance to Subject	10.04 miles	Date Signed	01/24/2020

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.