

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	127 Victoria Glen Drive, Conroe, TX 77384	Order ID	6751700	Property ID	28488683
Inspection Date	06/25/2020	Date of Report	06/29/2020		
Loan Number	41054	APN	97600002600		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	20200624_BPO_A	Tracking ID 1	20200624_BPO_A
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breshears Dan H and Joanne B	Condition Comments	
R. E. Taxes	\$7,178	The subject property appears to be maintained. There are no visible repair items. The subject property is among the larger homes in the neighborhood.	
Assessed Value	\$322,160		
Zoning Classification	Single Family Resid		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Windsor Hills HOA 713-392-1122		
Association Fees	\$185 / Month (Pool,Other: Clubhouse)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject neighborhood is a senior community (age 55+) Amenities include a clubhouse and pool. There are shopping centers and restaurants within 1 mile of the neighborhood.	
Sales Prices in this Neighborhood	Low: \$238,000 High: \$371,000		
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	127 Victoria Glen Drive	98 Robindale Circle	118 N Dylanshire Circle	6 Tristan Way
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77384	77384	77384	77384
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.92 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,838	\$359,000	\$344,900
List Price \$	--	\$319,888	\$349,900	\$344,900
Original List Date		03/18/2020	03/13/2020	06/04/2020
DOM · Cumulative DOM	-- · --	102 · 103	107 · 108	24 · 25
Age (# of years)	21	21	15	14
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	1.5 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,814	2,480	2,732	2,884
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 3
Total Room #	9	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.22 acres	0.15 acres	0.19 acres	0.29 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Smaller square footage. Same number of bedrooms and bathrooms. 1 less living area. Same age. Smaller lot size.

Listing 2 Smaller square footage. Same number of bedrooms. 1 less living area. Same number of full baths. 1 additional half bath. 6 years newer. Similar lot size.

Listing 3 Larger square footage. Same number of bedrooms and living areas. 1 additional bathroom. 7 years newer. Larger lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	127 Victoria Glen Drive	31 Robindale Circle	58 E Northcastle Circle	11 Tristan Way
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77384	77384	77384	77384
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.36 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$324,900	\$345,000	\$345,000
List Price \$	--	\$319,000	\$339,900	\$345,000
Sale Price \$	--	\$309,000	\$320,000	\$335,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	06/09/2020	06/24/2020	03/16/2020
DOM · Cumulative DOM	-- · --	125 · 125	51 · 51	119 · 119
Age (# of years)	21	20	19	14
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	1.5 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,814	2,480	2,814	2,895
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 3	3 · 3 · 1
Total Room #	9	8	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.22 acres	0.15 acres	0.17 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,350	-\$2,000	-\$6,000
Adjusted Price	--	\$317,350	\$318,000	\$329,000

* 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 Smaller square footage. Same number of bedrooms and bathrooms. 1 less living area. Similar age. Smaller lot size.

Sold 2 Same square footage. Same number of bedrooms and living areas. 1 additional full bath. 1 less half bath. Similar age. Smaller lot size.

Sold 3 Larger square footage. Same number of bedrooms. 1 less living area. 1 additional full bath. 1 additional half bath. 7 years newer. Similar lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				An extensive search of the Houston MLS system was completed. The most recent sale for the subject property was 6/5/2008. The property sold for \$279,000 at that time. There is a terminated listing from 5/8/2019. The property was listed for \$338,999 at that time.			
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	\$326,000	\$326,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
The suggested value is for fair market. There are no anticipated seller concessions.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 98 Robindale Circle
Conroe, TX 77384



Front

L2 118 N Dylanshire Circle
Conroe, TX 77384



Front

L3 6 Tristan Way
Conroe, TX 77384



Front

Sales Photos

S1 31 Robindale Circle
Conroe, TX 77384



Front

S2 58 E Northcastle Circle
Conroe, TX 77384



Front

S3 11 Tristan Way
Conroe, TX 77384



Front

ClearMaps Addendum

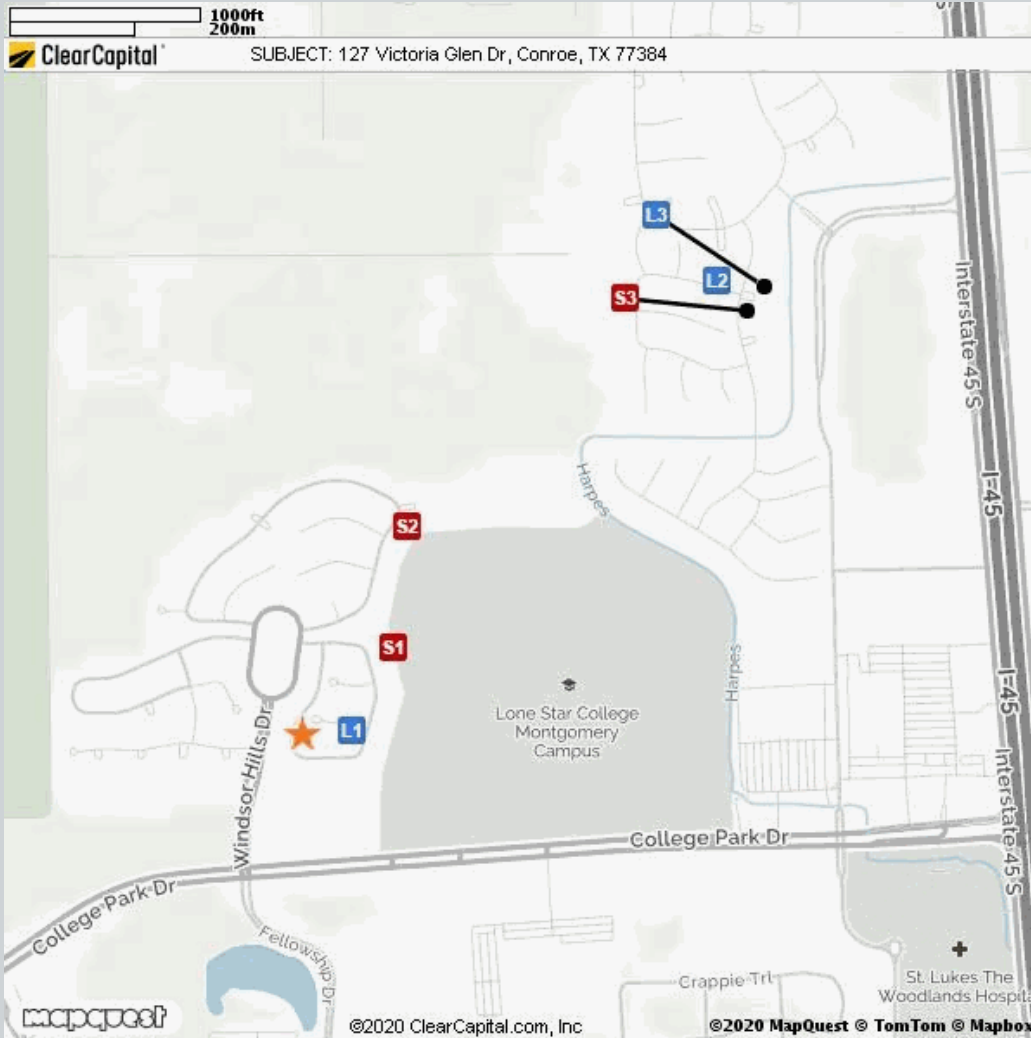
Address ★ 127 Victoria Glen Drive, Conroe, TX 77384

Loan Number 41054

Suggested List \$326,000

Suggested Repaired \$326,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	127 Victoria Glen Dr, Conroe, TX	--	Parcel Match
L1 Listing 1	98 Robindale Circle, Conroe, TX	0.08 Miles ¹	Parcel Match
L2 Listing 2	118 N Dylanshire Circle, Conroe, TX	0.92 Miles ¹	Parcel Match
L3 Listing 3	6 Tristan Way, Conroe, TX	1.00 Miles ¹	Parcel Match
S1 Sold 1	31 Robindale Circle, Conroe, TX	0.20 Miles ¹	Parcel Match
S2 Sold 2	58 E Northcastle Circle, Conroe, TX	0.36 Miles ¹	Parcel Match
S3 Sold 3	11 Tristan Way, Conroe, TX	0.95 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: 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 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.

Report Instructions - cont.

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	Jamelyn Quinn	Company/Brokerage	Village Realty
License No	457981	Address	3003 Felton Springs Spring TX 77386
License Expiration	05/31/2021	License State	TX
Phone	2812165012	Email	jamie@jamiequinn.com
Broker Distance to Subject	7.07 miles	Date Signed	06/28/2020

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.