

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	12505 Burninglog Lane, Dallas, TX 75243	Order ID	6786457	Property ID	28607517
Inspection Date	07/31/2020	Date of Report	08/03/2020		
Loan Number	41383	APN	00000811094670000		
Borrower Name	Catamount Properties 2018 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	20200731_BPOs	Tracking ID 1	20200731_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Ratchanee Srivattanasup	The property exterior condition appeared to be in good condition
R. E. Taxes	\$5,669	
Assessed Value	\$199,500	
Zoning Classification	TH/RH	
Property Type	Townhouse/Rowhome	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,500	
Estimated Interior Repair Cost	\$8,500	
Total Estimated Repair	\$10,000	
HOA	Classic Property Management 214-575-5661	
Association Fees	\$285 / Month (Pool,Landscaping,Insurance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	stable neighborhood, very quiet and well maintained.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$231,750	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	12505 Burninglog Lane	12526 Burninglog Lane	12514 Burninglog Ln	9423 Timberleaf Drive
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75243	75243	75243	75243
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.03 ¹	0.69 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$210,000	\$219,900	\$242,000
List Price \$	--	\$209,000	\$215,000	\$241,900
Original List Date		06/01/2020	07/17/2020	06/17/2020
DOM · Cumulative DOM	-- · --	60 · 63	15 · 17	45 · 47
Age (# of years)	47	47	47	49
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Investor	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; City Street	Beneficial ; Park	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,100	1,973	1,760	2,004
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	3 · 2	3 · 2 · 1
Total Room #	7	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.075 acres	.064 acres	.078 acres	.066 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 The comparable is superior to the subject property because the home has been updated , with granite , new paint, tile , and carpet.

Listing 2 Property has light updating as well with granite in kitchen, new tile in bathrooms and fresh paint.

Listing 3 Property is completely different floor plan with has minimal updates although the home has granite the functionality differs from subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12505 Burnninglog Lane	9428 Amberton Parkway	9314 Emberglow Lane	12530 Burnninglog Lane
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75243	75243	75243	75243
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.03 ¹	0.04 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$199,000	\$199,000	\$219,900
List Price \$	--	\$199,000	\$199,000	\$219,900
Sale Price \$	--	\$180,000	\$199,000	\$227,010
Type of Financing	--	Coventional	Cash	Fha
Date of Sale	--	10/09/2019	02/28/2020	05/05/2020
DOM · Cumulative DOM	-- · --	65 · 165	60 · 88	4 · 62
Age (# of years)	47	47	47	47
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Quick Sale	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; City Street	Beneficial ; Residential	Beneficial ; City Street	Beneficial ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,100	2,171	2,171	1,973
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 2 · 1	3 · 3
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	.075 acres	.073 acres	.070 acres	.077 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$180,000	\$199,000	\$227,010

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 The property is most similar to the subject property with average condition and not updated.

Sold 2 Property has been slightly updated

Sold 3 granite, paint, fully renovated

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX PREMIER PROPERTIES	The subject property listed Jan 05, 2019 and was cancelled Feb 1, 2019. In March 11, 2020 the property was listed again and also is pending after being on the market for 73 days.					
Listing Agent Name	VON TRUONG						
Listing Agent Phone	972-979-4700						
# 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
03/11/2020	\$179,900	07/23/2020	\$179,900	Pending/Contract	07/23/2020	\$179,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$190,000	\$214,000
Sales Price	\$190,000	\$214,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
Based on the properties current condition I would recommend a sales price of 190,000 . Based on the comps in the area this home (when rehabbed can easily get 214,000 with no problem.		

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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street



Street

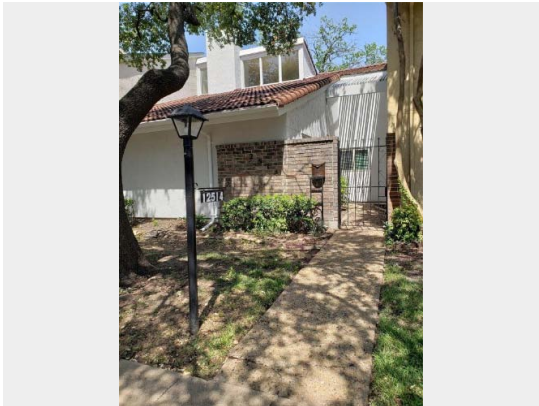
Listing Photos

L1 12526 BurningLog Lane
Dallas, TX 75243



Front

L2 12514 BurningLog Ln
Dallas, TX 75243



Front

L3 9423 Timberleaf Drive
Dallas, TX 75243



Front

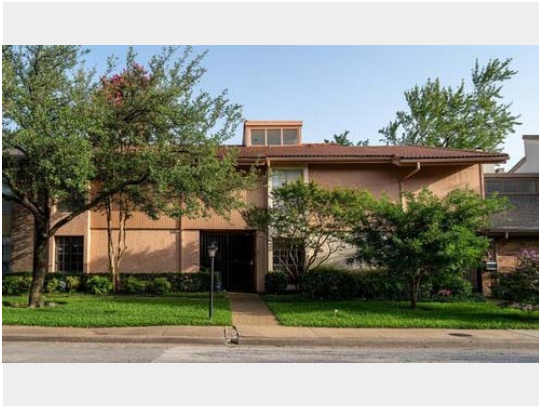
Sales Photos

S1 9428 Amberton Parkway
Dallas, TX 75243



Front

S2 9314 Emberglow Lane
Dallas, TX 75243



Front

S3 12530 Burninglog Lane
Dallas, TX 75243



Front

ClearMaps Addendum

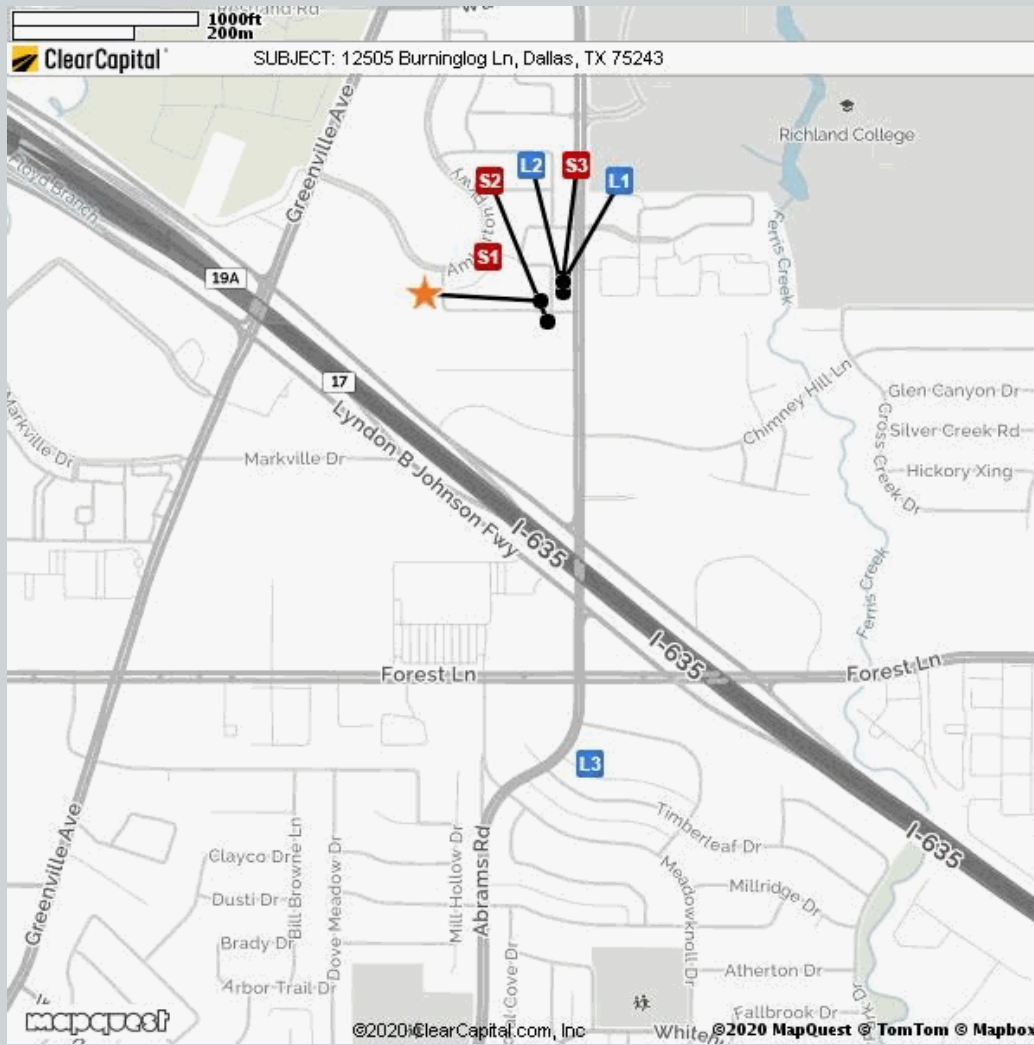
Address ★ 12505 Burninglog Lane, Dallas, TX 75243

Loan Number 41383

Suggested List \$190,000

Suggested Repaired \$214,000

Sale \$190,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12505 Burninglog Ln, Dallas, TX	--	Parcel Match
L1 Listing 1	12526 Burninglog Lane, Dallas, TX	0.04 Miles ¹	Parcel Match
L2 Listing 2	12514 Burninglog Ln, Dallas, TX	0.03 Miles ¹	Parcel Match
L3 Listing 3	9423 Timberleaf Drive, Dallas, TX	0.69 Miles ¹	Parcel Match
S1 Sold 1	9428 Amberton Parkway, Dallas, TX	0.11 Miles ¹	Parcel Match
S2 Sold 2	9314 Emberglow Lane, Dallas, TX	0.03 Miles ¹	Parcel Match
S3 Sold 3	12530 Burninglog Lane, Dallas, TX	0.04 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	Candus Rucker	Company/Brokerage	Rucker Property Management Group LLC
License No	0651310	Address	5057 Keller Springs Rd Addison TX 75001
License Expiration	06/30/2022	License State	TX
Phone	2144897995	Email	candusrucker@gmail.com
Broker Distance to Subject	6.26 miles	Date Signed	08/03/2020

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.