

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	2937 Ryan Avenue, Fort Worth, TX 76110	Order ID	6794032	Property ID	28625761
Inspection Date	08/08/2020	Date of Report	08/09/2020		
Loan Number	41491	APN	02603535		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	20200807_BPOs	Tracking ID 1	20200807_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Milan Djordjevic	Condition Comments	
R. E. Taxes	\$5,572	The property is in good condition and all comps are in similar condition. The selected comps have been repaired and updated and subject's value is based on good condition comparable.	
Assessed Value	\$210,502		
Zoning Classification	Residential		
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	Urban	Neighborhood Comments	
Local Economy	Stable	The subject's subdivision consists of typical single story and two story brick homes and is an established neighborhood. There are schools and city parks nearby which may be positive to some buyers.	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$243,000		
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	2937 Ryan Avenue	3321 Townsend Dr	2800 W Bewick St	3633 S Henderson St
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76110	76110	76109	76110
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.99 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$209,500	\$195,000	\$180,000
List Price \$	--	\$187,500	\$195,000	\$175,000
Original List Date		05/21/2020	07/16/2020	02/13/2020
DOM · Cumulative DOM	-- · --	78 · 80	22 · 24	176 · 178
Age (# of years)	19	71	73	86
Condition	Good	Good	Good	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,452	1,548	1,129	1,440
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	8	7	8
Garage (Style/Stalls)	None	None	None	Detached 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	0.14 acres	0.16 acres	0.12 acres
Other	Covered Porch(es), Patio Open	Covered Porch(es), Deck, Patio Covered	--	fireplace

* 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** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Oversized corner lot home in highly desirable area. This home features 4 spacious bedrooms and 2 full bathrooms, crown molding, new paint, granite counters and separate laundry room. Large backyard offers a deck and large covered pavilion for entertaining friends & family or just relaxing. Recent updates include energy efficient AC system and remodeled bathroom. Close to downtown, TCU, restaurants, & so much more.
- Listing 2** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Great remodeled home! Refinished Hardwood Floors throughout. New Central heat & air installed August 2010. Buyer to verify all schools and measurements. Property is close to TCU. Charming house granite kitchen counter tops, and large backyard. Located within walking distance to TCU, Bluebonnet Circle, grocery stores and several restaurants, salons and other local hot spots.
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: REDUCED PRICE TO SELL! Very beautiful well kept older property. All three bedrooms are a good size, two full bathrooms, nice living area attached with formal dining room. Separate washer and dryer room. House has all wood floors with crown molding throughout the house. Exterior paint coming soon. Master bathroom has handicapped capacity and doors are set up to accommodate for a wheelchair with handicap front door access. Backyard is beautiful with a detached garage that includes a car port. Very close to the beautiful established TCU area. Must come see.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2937 Ryan Avenue	3417 Stanley Ave	2717 Townsend Dr	2712 Travis Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76110	76110	76110	76110
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.45 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$199,000	\$179,900
List Price \$	--	\$189,000	\$199,000	\$179,900
Sale Price \$	--	\$180,000	\$199,000	\$182,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	08/12/2019	01/08/2020	02/13/2020
DOM · Cumulative DOM	-- · --	167 · 167	42 · 42	63 · 63
Age (# of years)	19	20	62	99
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,452	1,248	1,024	1,317
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	2 · 1
Total Room #	7	7	7	6
Garage (Style/Stalls)	None	Attached 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	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.17 acres
Other	Covered Porch(es), Patio Open	--	--	fireplace
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$180,000	\$199,000	\$182,000

* 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.

Recent Sales - Cont.

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

- Sold 1** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: **Brand New HVAC Unit - installed 6-27 with 10yr warranty!** Updates galore!! And just 1 mile from TCU & Paschal High School! Established neighborhood, home built in 2000 with Updates Updates Updates! Three Bedrooms, 2 FULL bathrooms, new flooring throughout and brand new kitchen! Granite counter tops, tile backsplash, granite counter tops in both bathrooms and marble tile in the Master bathroom! Roof is only 3 years old with clean inspection report! Foundation report available. French drains to the rear and side of the property. Vegetable garden is already planted, ready for you to move in and call this beautiful home your own! Special Financing available for qualified applicants! *Motivated Seller*
- Sold 2** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Adorable cottage style home has been completely remodeled and is ready for its new owner. Walking distance to TCU. New HVAC with new duct work & a new water heater. Granite countertops, new flooring, large back yard with trees to provide both shade & privacy.
- Sold 3** The property is similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: This amazing renovation of a darling bungalow with huge backyard has all the updates you can ask for! and priced under APPRAISED VALUE! NEW HVAC, Stainless steel appliances including microwave, cabinets, quartz countertops, Kitchen Island, new vanities, designer light and fixtures, professionally hand-picked flooring, paint and tile including designer backsplash! Completely revitalized along with the 3 properties next door! ALL NEW WINDOWS are energy efficient and create beautiful light in this wonderful home! See docs for foundation and warranty info. Don't miss your chance to take part in the revitalization of this neighborhood! Upstairs area large enough to add living space!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	League Real Estate	Currently Pending on 07/28/2020 at \$186,000 List price					
Listing Agent Name	Amanda Easley						
Listing Agent Phone	(817) 637-6959						
# 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
07/28/2020	\$186,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$180,900	\$180,900
Sales Price	\$180,000	\$180,000
30 Day Price	\$175,000	--
Comments Regarding Pricing Strategy		
<p>All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics including age, quality of construction, amenities, GLA, lot size, room count, style and parking spaces. However, some differences exist for which adjustments have been calculated. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis. The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas until recently when Covid-19 affected the world's population. Market time has been decreasing for most properties if priced competitively, and many were obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Covid-19 has caused a slowdown in people putting their properties on the market but they are going under contract quickly once they are listed unless they are overpriced. Market time is usually under 30 days.</p>		

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

Subject Photos



Other

Listing Photos

L1 3321 Townsend Dr
Fort Worth, TX 76110



Front

L2 2800 W Bewick St
Fort Worth, TX 76109



Front

L3 3633 S Henderson St
Fort Worth, TX 76110



Front

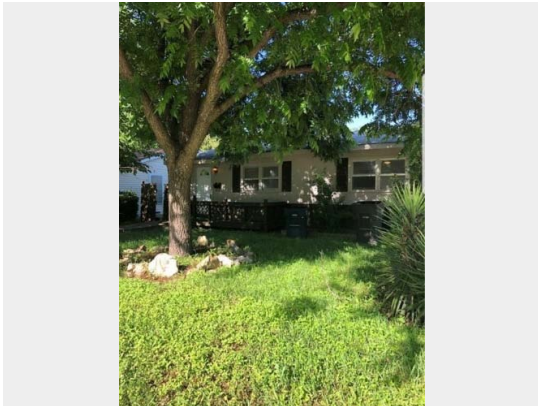
Sales Photos

S1 3417 Stanley Ave
Fort Worth, TX 76110



Front

S2 2717 Townsend Dr
Fort Worth, TX 76110



Front

S3 2712 Travis Ave
Fort Worth, TX 76110



Front

ClearMaps Addendum

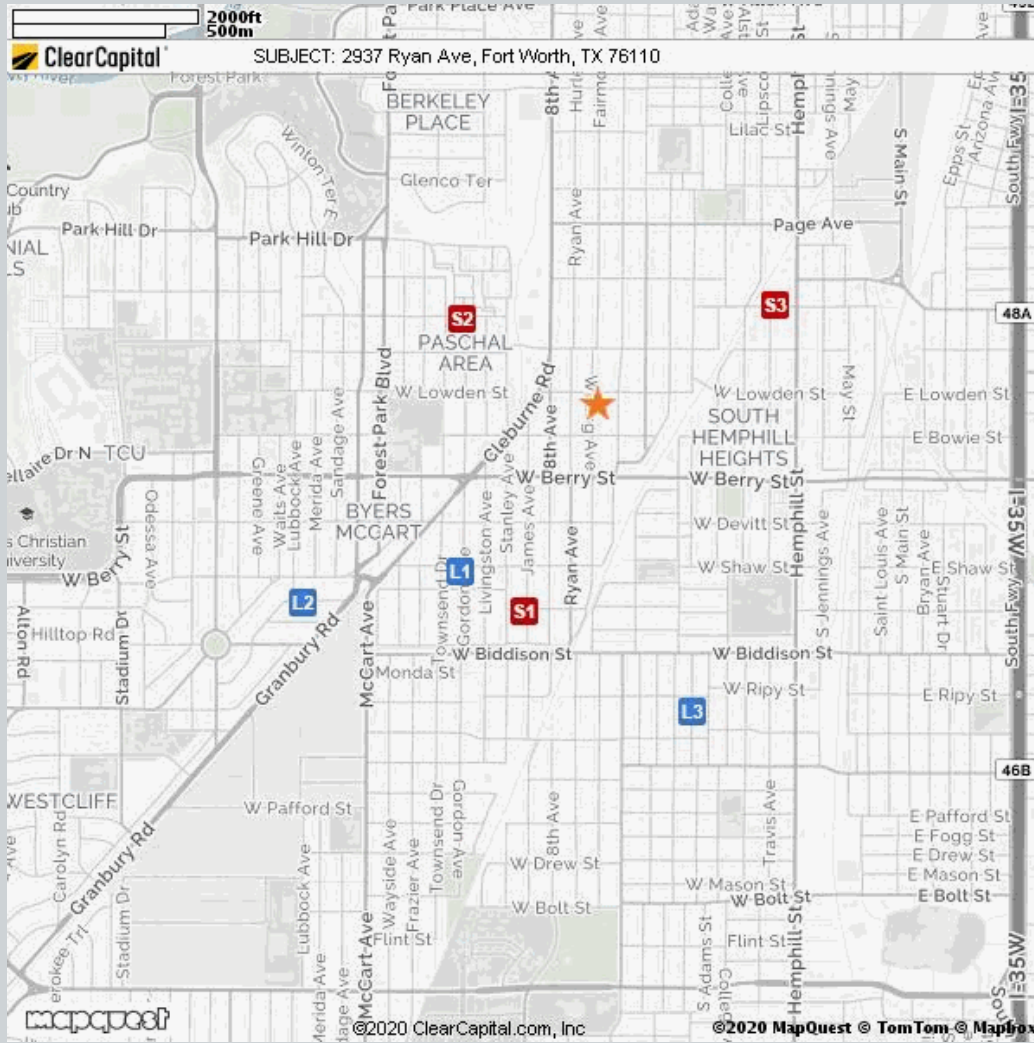
Address ★ 2937 Ryan Avenue, Fort Worth, TX 76110

Loan Number 41491

Suggested List \$180,900

Suggested Repaired \$180,900

Sale \$180,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2937 Ryan Ave, Fort Worth, TX	--	Parcel Match
L1	3321 Townsend Dr, Fort Worth, TX	0.59 Miles ¹	Parcel Match
L2	2800 W Bewick St, Fort Worth, TX	0.99 Miles ¹	Parcel Match
L3	3633 S Henderson St, Fort Worth, TX	0.91 Miles ¹	Parcel Match
S1	3417 Stanley Ave, Fort Worth, TX	0.61 Miles ¹	Parcel Match
S2	2717 Townsend Dr, Fort Worth, TX	0.45 Miles ¹	Parcel Match
S3	2712 Travis Ave, Fort Worth, TX	0.62 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	2303 Roosevelt Drive Arlington TX 76016
License Expiration	01/31/2022	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	10.85 miles	Date Signed	08/09/2020

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.