

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	3309 Bilglade Road, Fort Worth, TX 76133	Order ID	7142930	Property ID	29701589
Inspection Date	03/03/2021	Date of Report	03/09/2021		
Loan Number	41792	APN	03548708		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is located in a suburban single family neighborhood. Subject conforms to neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
R. E. Taxes	\$3,989	
Assessed Value	\$145,439	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is located in a suburban single family neighborhood. Subject conforms to neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140975 High: \$259900	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3309 Bilglade Road	4633 Selkirk Dr	4159 Carolyn Rd	2837 S Hills
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76109	76109	76109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.79 ¹	1.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,500	\$359,000	\$190,990
List Price \$	--	\$279,500	\$359,000	\$185,000
Original List Date		01/31/2021	01/25/2021	10/03/2020
DOM · Cumulative DOM	-- · --	24 · 37	42 · 43	153 · 157
Age (# of years)	67	69	71	74
Condition	Average	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	1,451	1,426	1,651	1,050
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 2	3 · 1
Total Room #	8	9	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	0.23 acres	0.22 acres	.16 acres
Other	--	--	--	--

* Listing 3 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** New roof installed on 3-9. Foundation repair done to structural engineers specs with transferable warranty. This charming home, on an over-sized lot near TCU, boasts of new energy efficient windows and new front & back doors. The spacious kitchen with a new stainless gas stove, microwave and dishwasher has a sitting area looking out to the landscaped backyard complete with a large entertaining deck and sprinkler system. Fresh exterior and interior paint, hardwood floors and updated light fixtures make this home move-in ready. The spacious master bedroom has built-in cabinets and corner windows. Just a few blocks away from Foster Park and Trinity Trails, this family home is centrally located near Hulen and TCU.
- Listing 2** Completely renovated 3 bedroom - 2 bathroom home! New HVAC, Electrical, Plumbing, Windows, Roof and Driveway. This immaculate home features an open floor plan with all new flooring, appliances, fixtures and paint. Outside features new fencing, patio and landscaping. Not one detail was missed.
- Listing 3** This cute and well kept 3 bedroom, 1 bath is priced to move. Property close to TCU and Bluebonnet circle. Original hardwoods in great condition. Enjoy the large backyard, mature trees and cute seating area over your morning cup of coffee. Home is ready for an investor's updates or new family. New water supply line to be installed prior to closing. Home is being sold as-is. Make an offer today; this property won't last long at this price point. Sold as is seller will not make any repairs

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3309 Bilglade Road	3263 Bilglade Rd	3432 Medina Ave	3255 Medina Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76133	76133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.23 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$239,900	\$183,000
List Price \$	--	\$210,000	\$239,900	\$183,000
Sale Price \$	--	\$225,000	\$215,000	\$178,500
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/10/2020	02/11/2021	11/17/2020
DOM · Cumulative DOM	-- · --	3 · 29	30 · 62	10 · 25
Age (# of years)	67	68	68	68
Condition	Average	Good	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,451	1,687	1,400	1,352
Bdrm · Bths · ½ Bths	3 · 1	3 · 3	3 · 1 · 1	3 · 1 · 1
Total Room #	8	11	2	9
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 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	.19 acres	0.19 acres	0.19 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,720	-\$2,500	-\$2,500
Adjusted Price	--	\$214,280	\$212,500	\$176,000

* 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** This comp is similar in size & features. This comp has a GLA adjustment of -\$4,720, using \$20 per sq.ft.; this comp has 2 extra full baths, an adjustment of -\$10,000 was made; this comp has been updated, an adjustment of -\$5,000 was made. **Deadline 11-13 FRI. 5pm-Multiple Offers**Well loved, charming Mid Century Fort Worth Home. Nice plantation shutters on the front windows, attractive wood floors, large glass French doors, many replaced windows, great moldings, & 3 full bathrooms. Kitchen has white cabinets, is bright with natural light and a window by the sink. New SS appliances. Owner's suite! Functional split floor with 3 spacious Bedrooms. Bonus space can be second living or second dining. Interior utility room is a plus. Updated electrical panel, freshly painted trim and shutters, modern touches to the bathrooms. Electronic and solar powered gate on drive. Knockout curb appeal with mature trees and large grassy lot with spacious backyard.
- Sold 2** This comp is similar in size & features. This comp has no adjustments. Welcome to South Hills! Highly sought after neighborhood with lots of mature trees and larger lots. This home is centrally located to Burleson, Downtown Fort Worth, Minutes from TCU and just off the highway. Very functional floorpan and hardwood floors though out. Great family neighborhood and very active community with close by walking trails. Large backyard for those wonderful summer cookouts!
- Sold 3** This comp is similar in size & features. This comp has one more half bath, an adjustment of -\$2,500 was made. Cute and cozy 3 bedroom home is waiting for you. HURRY! Awesome family room upon entrance with wood flooring. Great entertainment to be had here and will be very cozy in the Winter months. Kitchen is bright with white cabinets, corner cast-iron sink with window above, wainscoting and ceiling fan. Private master suite is at the rear of the home. Includes walk-in closet and bath. There is also a door to one of your two patios! Secondary bedrooms are near the bath off the hallway. Seller has one bedroom as an office and workout room! Some updates are water heater, 19 energy efficient vinyl windows, electrical box, AC unit, kitchen flooring and paint. Storage room with electricity is in the garage. See today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history noted			
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	\$199,900	\$199,900
Sales Price	\$196,000	\$196,000
30 Day Price	\$195,900	--
Comments Regarding Pricing Strategy		
Market is stable. Homes in this are and price range are selling well.		

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



Street



Street

Listing Photos

L1 4633 Selkirk Dr
Fort Worth, TX 76109



Front

L2 4159 Carolyn Rd
Fort Worth, TX 76109



Front

L3 2837 S Hills
Fort Worth, TX 76109



Front

Sales Photos

S1 3263 Bilglade Rd
Fort Worth, TX 76133



Front

S2 3432 Medina Ave
Fort Worth, TX 76133



Front

S3 3255 Medina Ave
Fort Worth, TX 76133



Front

ClearMaps Addendum

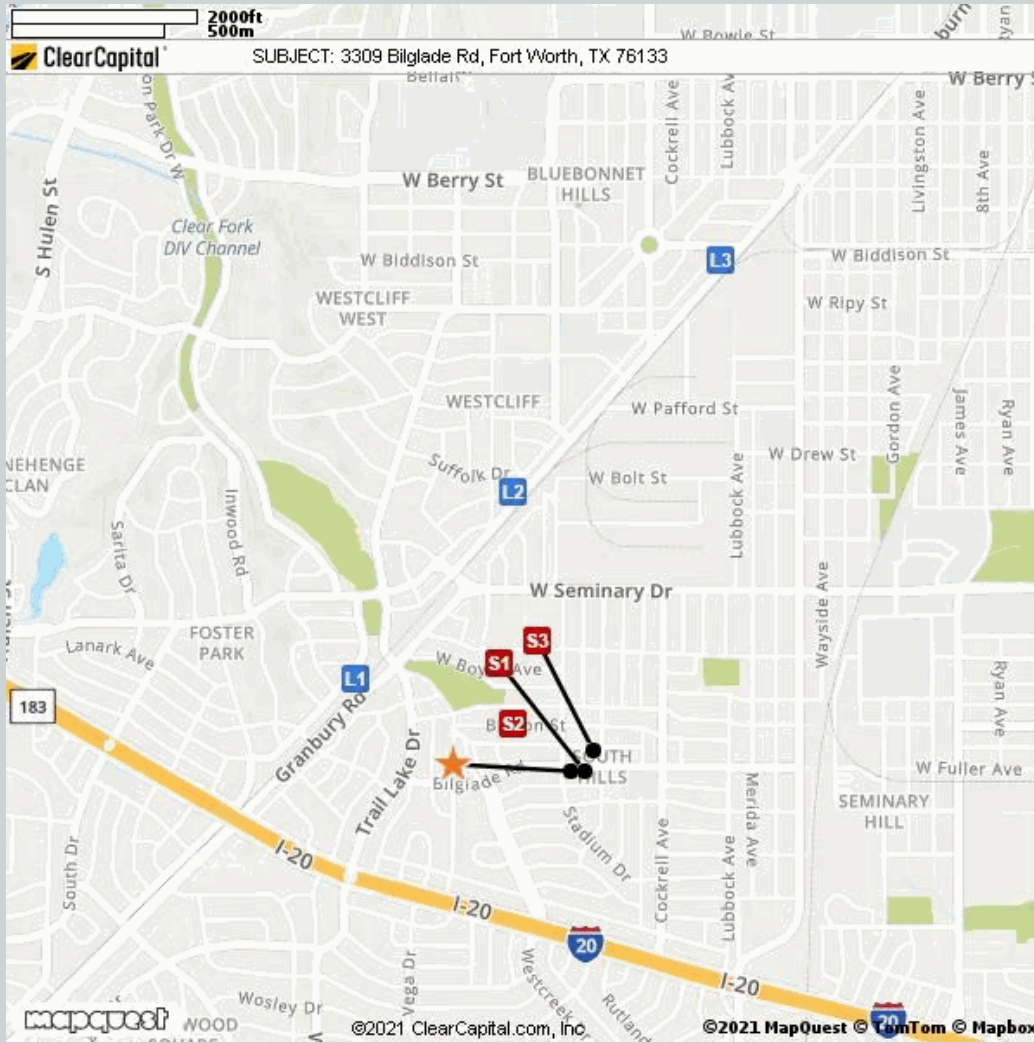
Address ★ 3309 Bilglade Road, Fort Worth, TX 76133

Loan Number 41792

Suggested List \$199,900

Suggested Repaired \$199,900

Sale \$196,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3309 Bilglade Road, Fort Worth, TX 76133	--	Parcel Match
L1 Listing 1	4633 Selkirk Dr, Fort Worth, TX 76109	0.70 Miles ¹	Parcel Match
L2 Listing 2	4159 Carolyn Rd, Fort Worth, TX 76109	0.79 Miles ¹	Parcel Match
L3 Listing 3	2837 S Hills, Fort Worth, TX 76109	1.49 Miles ¹	Parcel Match
S1 Sold 1	3263 Bilglade Rd, Fort Worth, TX 76133	0.04 Miles ¹	Parcel Match
S2 Sold 2	3432 Medina Ave, Fort Worth, TX 76133	0.23 Miles ¹	Parcel Match
S3 Sold 3	3255 Medina Ave, Fort Worth, TX 76133	0.09 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	Marsha Blevins	Company/Brokerage	Fathom Realty
License No	0432849	Address	280 Merced Street Burleson TX 76028
License Expiration	08/31/2022	License State	TX
Phone	8014730140	Email	bpo.marsha@gmail.com
Broker Distance to Subject	10.86 miles	Date Signed	03/09/2021

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.