

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.

<b>Address</b>	11722 Greensbrook Forest Drive, Houston, TX 77044	<b>Order ID</b>	7211884	<b>Property ID</b>	29901889
<b>Inspection Date</b>	04/03/2021	<b>Date of Report</b>	04/04/2021		
<b>Loan Number</b>	43161	<b>APN</b>	1111150000005		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	0402BPob	<b>Tracking ID 1</b>	0402BPob		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	The subject property is a 1-story average quality and condition SFR consisting of 3 bedrooms, 2 baths with 1080 sq ft built 2003 and sits on 0.1 acres. The subject is located in a non-gated planned unit development with a homeowner association. The improvement is of modern design/appeal and conforms well to the neighborhood. Minor landscaping is recommended to improve the marketability of the subject property.
<b>R. E. Taxes</b>	\$3,203	
<b>Assessed Value</b>	\$98,527	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	SCS MGMT--Greensbrook 77044 281-463-1777	
<b>Association Fees</b>	\$35 / Month (Pool,Landscaping,Insurance,Other: Street lights, Patrol, Playground)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subjects neighborhood is typical for Houston and surrounding areas, with schools, shopping centers, places of worship, and employment centers located within proximity. Public transportation, recreational facilities, utilities, city police, and city fire protections are typical for the subjects neighborhood.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$59,500 High: \$145,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	11722 Greensbrook Forest Drive	10533 Kelburn Dr	9722 Caballero Dr	11950 Greencanyon Dr
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77044	77016	77078	77044
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.83 <sup>1</sup>	3.01 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$106,900	\$110,000	\$139,800
<b>List Price \$</b>	--	\$106,900	\$110,000	\$139,800
<b>Original List Date</b>		03/26/2019	04/01/2021	01/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 740	3 · 3	41 · 64
<b>Age (# of years)</b>	18	61	27	19
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,080	1,119	1,048	1,188
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 1	3 · 2
<b>Total Room #</b>	5	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.1 acres	0.17 acres	0.13 acres	0.1 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** It is inferior because of being an older building. Overall, similar in design and appeal and has comparable views. Also farthest in proximity to the subject compared to other comps used.

**Listing 2** Shows the best support from my value conclusion. Overall, it has the most comparable characteristics.

**Listing 3** Represents a pending good condition comp at the upper end of this neighborhood. The subject would compete below this.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	11722 Greensbrook Forest Drive	11903 Greensbrook Forest Dr	11811 Greensbrook Forest Dr	11947 Greenmesa Dr
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77044	77044	77044	77044
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.06 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$78,000	\$99,500	\$99,999
<b>List Price \$</b>	--	\$78,000	\$95,500	\$99,999
<b>Sale Price \$</b>	--	\$74,000	\$90,000	\$96,500
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	03/18/2021	02/22/2021	01/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 9	19 · 33	16 · 81
<b>Age (# of years)</b>	18	18	19	15
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,080	1,188	1,080	1,050
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1
<b>Total Room #</b>	5	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.1 acres	0.1 acres	0.1 acres	0.1 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$5,880	+\$200	-\$4,650
<b>Adjusted Price</b>	--	\$79,880	\$90,200	\$91,850

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** It is inferior because of needing TLC. Overall, similar in design and appeal and has comparable views. Adjustments: -\$1620 due to sq ft, \$7500 due to needing TLC.
- Sold 2** Shows the best support from my value conclusion. Overall, it has the most comparable characteristics and most importantly the most similar location/view which is one of the biggest factors with the subject. Adjustments: \$200 due to age.
- Sold 3** It also has the same view as the subject, but it being a newer building with updates makes this superior to the subject. Therefore my value conclusion most aligns with Sale 2. Adjustments: \$450 due to sq ft, -\$600 due to age, \$3000 due to room count, -\$10,000 due to updates, \$2500 due to no garage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject previously sold 04/12/2013 but no sold amount is shown. Please note that the State of Texas is a non-disclosure state concerning real estate transactions.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
01/12/2021	\$80,000	--	--	Sold	02/08/2021	\$80,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$94,000	\$94,000
<b>Sales Price</b>	\$87,000	\$87,000
<b>30 Day Price</b>	\$80,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Sales: MLS# 26404018/ 11826 Greensbrook Forest was considered but is a foreclosure. Listings: MLS# 19405971/ 11810 Greensbrook Forest was considered but because this comp reflected a value very different than the rest of my comps, it was replaced with comps that better supported the market, and my final value conclusion. Note: Commercial and light industrial Influences, freeway, bayou, forest directly behind the subject, open spaces, and busy roads in the immediate vicinity of the subject will not negatively influence the marketability and value of the property. The lack of available comps in the immediate neighborhood of the subject made it necessary to expand the search to use comps with larger lots and are older buildings. Chronological age and site-size differences do not have a significant effect on value. The distance traveled for comps is farther than preferred; however, it was necessary to and it is typical for the area. The search was extended back 3 months, out in distance 5 miles, and even with relaxing 35% GLA search criteria I was unable to find many comps that fit within 20% GLA requirements and similar style and appeal. Within 5 miles and back 3 months, I found 10 comps of which I could only use 6 due to condition or site- size factors. The comps used are the best possible currently available comps within 5 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps. Upon review of all the pertinent information, an opinion of the as-is market value of \$87,000 is adequately supported with emphasis placed on List No. 2 and Sale No. 2. Based upon an exterior inspection, from the street, the subject property has no observable adverse condition noted that would cause a safety or health risk/concern at the time of inspection. Therefore no resale issues are foreseen.</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



Street

## Listing Photos

**L1** 10533 Kelburn Dr  
Houston, TX 77016



Front

**L2** 9722 Caballero Dr  
Houston, TX 77078



Front

**L3** 11950 Greencanyon Dr  
Houston, TX 77044



Front



## Sales Photos

**S1** 11903 Greensbrook Forest Dr  
Houston, TX 77044



Front

**S2** 11811 Greensbrook Forest Dr  
Houston, TX 77044



Front

**S3** 11947 Greenmesa Dr  
Houston, TX 77044



Front

## ClearMaps Addendum

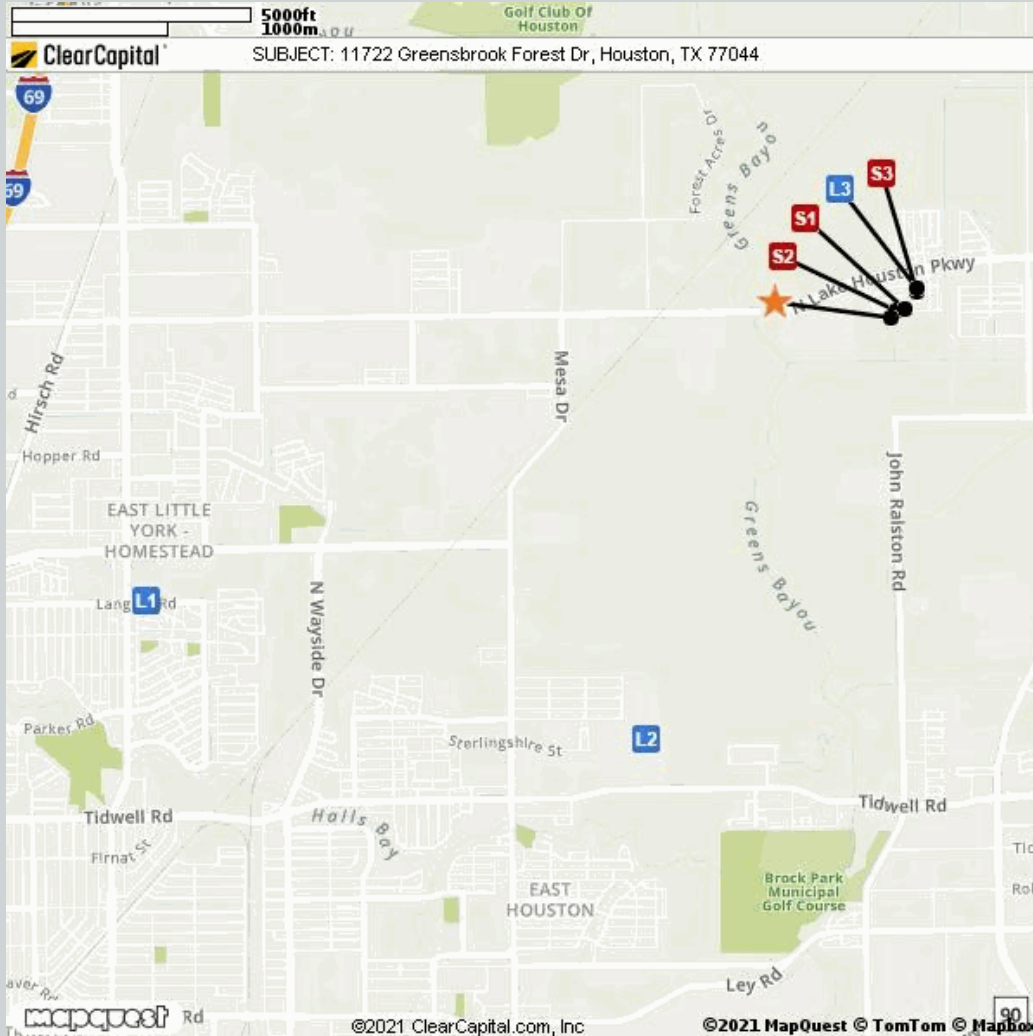
**Address** ★ 11722 Greensbrook Forest Drive, Houston, TX 77044

**Loan Number** 43161

**Suggested List** \$94,000

**Suggested Repaired** \$94,000

**Sale** \$87,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11722 Greensbrook Forest Drive, Houston, TX 77044	--	Parcel Match
L1 Listing 1	10533 Kelburn Dr, Houston, TX 77016	4.83 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9722 Caballero Dr, Houston, TX 77078	3.01 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11950 Greencanyon Dr, Houston, TX 77044	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	11903 Greensbrook Forest Dr, Houston, TX 77044	0.11 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	11811 Greensbrook Forest Dr, Houston, TX 77044	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11947 Greenmesa Dr, Houston, TX 77044	0.22 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Frank Oveo	<b>Company/Brokerage</b>	Texas Premier Realty
<b>License No</b>	630688	<b>Address</b>	10207 Moonset Lane Houston TX 77016
<b>License Expiration</b>	07/31/2021	<b>License State</b>	TX
<b>Phone</b>	8329555212	<b>Email</b>	oveofrank@gmail.com
<b>Broker Distance to Subject</b>	3.96 miles	<b>Date Signed</b>	04/04/2021

*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.**