

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	5724 Wellesley Avneue, Fort Worth, TX 76107	Order ID	7211884	Property ID	29901728
Inspection Date	04/04/2021	Date of Report	04/05/2021		
Loan Number	43294	APN	00501530		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	0402BPOb	Tracking ID 1	0402BPOb
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject property appears to be in fair condition. Paint and roof repair were needed, noted from an exterior drive-by inspection. There were also no obvious negative or positive externals influences that would affect the value of the property.
R. E. Taxes	\$1,537	
Assessed Value	\$56,034	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,800	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,800	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments The subject's subdivision consists of typical single and two story homes and is an older established tract home neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity. The home conforms well to the neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$166000 High: \$759000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5724 Wellesley Avneue	5413 Houghton Ave	3512 Littlepage St	5612 Birchman Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76107	76107	76107	76107
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.16 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$165,000	\$172,000	\$259,900
List Price \$	--	\$165,000	\$172,000	\$259,900
Original List Date		01/05/2021	12/07/2020	03/05/2021
DOM · Cumulative DOM	-- · --	90 · 90	119 · 119	31 · 31
Age (# of years)	72	93	95	73
Condition	Fair	Fair	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	760	778	1,115	1,089
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	3 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	None	None	None	Detached 2 Car(s)
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	0.16 acres
Other	Porch	--	--	FP, Deck, Gutters, Patio Open

* 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 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 appears to be similar in terms of condition and appeal to buyers as it needs some repairs and updating. The home features similar quality of construction, amenities, and style. MLS Comments: Great investor opportunity! Highly sought-after neighborhood. Several new constructions in the area. 5413 Houghton Ave, Fort Worth, TX 76107 is a 2 bedroom, 1 bathroom, 640 sqft single-family home built in 1928. 5413 Houghton Ave is located in Como, Fort Worth.
- Listing 2** 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 appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: There's a lot to love about this completely remodeled, charming 3 bed, 2 bath home situated on a generous lot near shops, entertainment, and major highways. The new owner will delight in the fresh kitchen facelift with all the bells and whistles, including striking accent tile and cabinetry. Move-in ready, affordably priced, and ready for the new owners!
- 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 appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Beautiful and inviting Arlington Hts cottage with easy access to IH30! Wonderfully updated 3 bedrooms, 2 baths, with a separate 2 car garage. Open floor plan from the living room into the kitchen. The kitchen includes granite countertops and Stainless Steel appliances. Large master suite with a gas fireplace, en suite bathroom, and large wood deck off the master bedroom. Updates include hand-scraped hardwood floors, granite countertops, kitchen cabinets, stainless steel appliances, tile floors in the bathrooms, marble backsplash, light fixtures, and AC. This is a wonderful opportunity to buy into the Cultural District for under \$300k!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5724 Wellesley Avneue	5528 Wellesley Ave	5028 Locke Avenue	5514 Wellesley Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76107	76107	76107	76107
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.88 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$135,000	\$120,000	\$159,000
List Price \$	--	\$135,000	\$120,000	\$159,000
Sale Price \$	--	\$135,000	\$123,000	\$149,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	03/24/2021	01/01/2021	03/17/2021
DOM · Cumulative DOM	-- · --	131 · 131	8 · 77	44 · 44
Age (# of years)	72	91	75	76
Condition	Fair	Fair	Fair	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	760	996	996	1,048
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	None	Carport 1 Car	None	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	0.144 acres	0.14 acres
Other	Porch	--	--	Patio Open
Net Adjustment	--	-\$3,442	-\$4,091	-\$14,000
Adjusted Price	--	\$131,558	\$118,909	\$135,000

* 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** -1000 due to additional bedroom count. -2332 due to superior GLA. 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 appears to be similar in terms of condition and appeal to buyers as it needs some repairs and updating. The home features similar quality of construction, amenities, and style. MLS Comments: This 3 BR 1 Bath home has an apartment in the back. This home needs some TLC and some work has been done already. This would make a great income-producing property and has always been a rental. Check this one out for your investors and clients. Located in historic Como where much revitalization is going on. Convenient location, minutes Dickies arena where major events are held, great restaurants, and major freeways for easy access to the DFW area. No Survey , please have your BUYER pay for one. CALL SHOWTIME THEN GO SHOW EASY SHOW R WILL NEED TO GET ONE.
- Sold 2** -1000 due to additional bedroom count. -3091 due to superior GLA. 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 appears to be similar in terms of condition and appeal to buyers as it needs some repairs and updating. The home features similar quality of construction, amenities, and style. MLS Comments: 3 bed 1 bath house in need of some TLC, located in a well-desired area of Fort Worth! Nice sized lot with shade trees and fenced for privacy. Roof replaced in 2017, paperwork in MLS. Priced to reflect necessary care needed. Come and see it before it's gone! House is going through probate, may be 30 days or more to close.
- Sold 3** -14000 due to superior condition. 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 appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Beautiful as can be these 3 bedroom 1 bath and dining area is awaiting for new family with minor details to be done has wood floors fresh coat of paint granite countertop bathroom its been updated too rooms are good size and has huge back yard for your barbeques and gatherings has a doll house dog house and storage shed. No survey

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS comments for the subject property.			
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	\$135,900	\$142,900
Sales Price	\$135,000	\$142,000
30 Day Price	\$130,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are 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. Market time is usually under 30 days. 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. 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.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Side



Side



Street



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 5413 Houghton Ave
Fort Worth, TX 76107



Front

L2 3512 Littlepage St
Fort Worth, TX 76107



Front

L3 5612 Birchman Ave
Fort Worth, TX 76107



Front

Sales Photos

S1 5528 Wellesley Ave
Fort Worth, TX 76107



Front

S2 5028 Locke Avenue
Fort Worth, TX 76107



Front

S3 5514 Wellesley Ave
Fort Worth, TX 76107



Front

ClearMaps Addendum

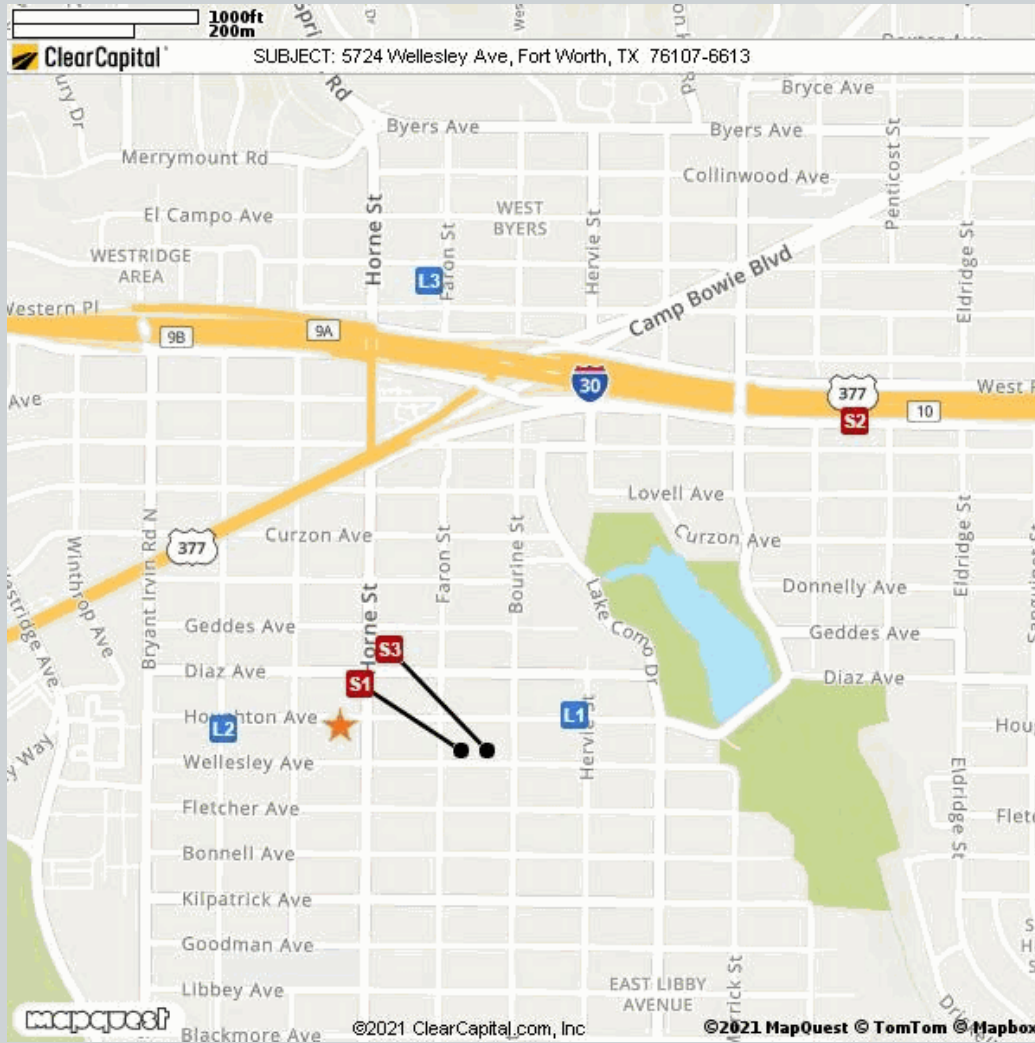
Address ★ 5724 Wellesley Avneue, Fort Worth, TX 76107

Loan Number 43294

Suggested List \$135,900

Suggested Repaired \$142,900

Sale \$135,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5724 Wellesley Avneue, Fort Worth, TX 76107	--	Parcel Match
L1	5413 Houghton Ave, Fort Worth, TX 76107	0.35 Miles ¹	Parcel Match
L2	3512 Littlepage St, Fort Worth, TX 76107	0.16 Miles ¹	Parcel Match
L3	5612 Birchman Ave, Fort Worth, TX 76107	0.67 Miles ¹	Parcel Match
S1	5528 Wellesley Ave, Fort Worth, TX 76107	0.20 Miles ¹	Parcel Match
S2	5028 Locke Avenue, Fort Worth, TX 76107	0.88 Miles ¹	Parcel Match
S3	5514 Wellesley Ave, Fort Worth, TX 76107	0.24 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	14.79 miles	Date Signed	04/05/2021

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.