

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>	2234 Peavy Circle, Dallas, TX 75228	<b>Order ID</b>	7507901	<b>Property ID</b>	30840377
<b>Inspection Date</b>	08/14/2021	<b>Date of Report</b>	08/17/2021		
<b>Loan Number</b>	43508	<b>APN</b>	00000730909000000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Dallas		

### Tracking IDs

<b>Order Tracking ID</b>	0813BPO_Update	<b>Tracking ID 1</b>	0813BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	PRESTIDGE S W JR	<b>Condition Comments</b> An attractive brick home at the end of a cul-de-sac. Hardwood floors throughout and custom wooden window shutters throughout the inside. Security system, spacious wood deck on the back, the house is very clean and perfect for large family gatherings or entertaining.
<b>R. E. Taxes</b>	\$1,386	
<b>Assessed Value</b>	\$278,270	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Older suburban neighborhood with many homes that have been updated/remodel. Stable fair market values. Minutes to schools, parks, shopping and dining.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$231400 High: \$472200	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2234 Peavy Circle	2640 Heatherwood Dr	2230 Peavy Circle	1423 Foxgrove Circle
<b>City, State</b>	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
<b>Zip Code</b>	75228	75228	75228	75228
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.43 <sup>1</sup>	0.01 <sup>1</sup>	0.52 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$450,000	\$475,000	\$450,000
<b>List Price \$</b>	--	\$450,000	\$475,000	\$450,000
<b>Original List Date</b>		08/06/2021	07/30/2021	07/27/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 11	9 · 18	16 · 21
<b>Age (# of years)</b>	61	60	60	60
<b>Condition</b>	Good	Good	Good	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 ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,835	2,234	2,047	2,036
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.17 acres	0.19 acres	0.17 acres	0.22 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

### Current Listings - Cont.

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

- Listing 1** Boasting a dedicated office space, formal living & game room in this spacious floor plan. Find serenity in your spa inspired master retreat. Featuring an impressive frameless glass shower.
- Listing 2** Features TWO en-suite main bedrooms, perfect for a MOTHER-IN-LAW SUITE, plus a third bedroom, 2 full bathrooms, Hardwood floors throughout, Chef's dream custom kitchen newly designed with wine refrigerator, wine rack, kitchen island, lighted display cabinet
- Listing 3** One story ranch style with front porch & awesome drive up appeal surrounded by lovely homes on a quiet cul-de-sac street. The family room on this home is so roomy and spacious and great for entertaining. Painted brick fireplace with built-in cabinets, tons of room for art work and a wall of windows overlooking the lush back yard.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2234 Peavy Circle	2226 Peavy Ci	2623 Heatherwood Dr	1407 Oates Dr
<b>City, State</b>	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
<b>Zip Code</b>	75228	75228	75228	75228
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.43 <sup>1</sup>	0.62 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$440,000	\$455,000	\$419,900
<b>List Price \$</b>	--	\$430,000	\$455,000	\$389,000
<b>Sale Price \$</b>	--	\$430,000	\$506,000	\$402,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	06/03/2021	06/14/2021	07/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	25 · 55	31 · 31	72 · 98
<b>Age (# of years)</b>	61	60	58	56
<b>Condition</b>	Good	Good	Good	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 ranch	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,835	1,847	2,064	1,693
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 3	3 · 2 · 1
<b>Total Room #</b>	6	6	9	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.17 acres	0.19 acres	0.19 acres	0.24 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	-\$26,800	-\$7,300
<b>Adjusted Price</b>	--	\$430,000	\$479,200	\$394,700

\* Sold 1 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** Beautifully updated home with 3 bedrooms and 2 bathrooms. gas starter fireplace. Carpet and ceramic tile flooring. The kitchen is updated with quartz countertops, subway tile and stainless steel appliances.
- Sold 2** This architecturally updated four-bedroom three-bath transitional home is minutes from White Rock Lake. Open concept living area, chef's kitchen with walk-in pantry, built-in breakfast area with waterfall island that flows to formal dining with fireplace. Adjustments for square footage -4,300, bedrooms -12,500 bathrooms -10,000
- Sold 3** Fully renovated contemporary farm house style. New cabinets with quartz countertop and waterfall creating eat-in for four persons. Large windows on each side of fireplace. Adjustments for square footage +2,700, bathrooms -10,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams Urban	Listed 2/5/2021 295,000 Sold 2/25/2021 295,000 Listed 7/30/2021 434,900 Pending 8/11/2021					
<b>Listing Agent Name</b>	Alexa Anderson						
<b>Listing Agent Phone</b>	214-766-1892						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>
07/30/2021	\$434,900	--	--	Pending/Contract	08/11/2021	\$434,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$434,000	\$434,000
<b>Sales Price</b>	\$434,000	\$434,000
<b>30 Day Price</b>	\$434,000	--
<b>Comments Regarding Pricing Strategy</b>		
Search parameters included square footage 1400-2400, year built 1955-1965 within 1 mile and sold date 5/5/2021 -8/15/2021. Final suggested list price is based on sold comps within 1 mile and sold date in last 90 days.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The subject is now in better condition. The current report may have used updated comps. 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



Street



Street



## Listing Photos

**L1** 2640 Heatherwood Dr  
Dallas, TX 75228



Front

**L2** 2230 Peavy Circle  
Dallas, TX 75228



Front

**L3** 1423 Foxgrove Circle  
Dallas, TX 75228



Front



## Sales Photos

**S1** 2226 Peavy Ci  
Dallas, TX 75228



Front

**S2** 2623 Heatherwood Dr  
Dallas, TX 75228



Front

**S3** 1407 Oates Dr  
Dallas, TX 75228



Front

### ClearMaps Addendum

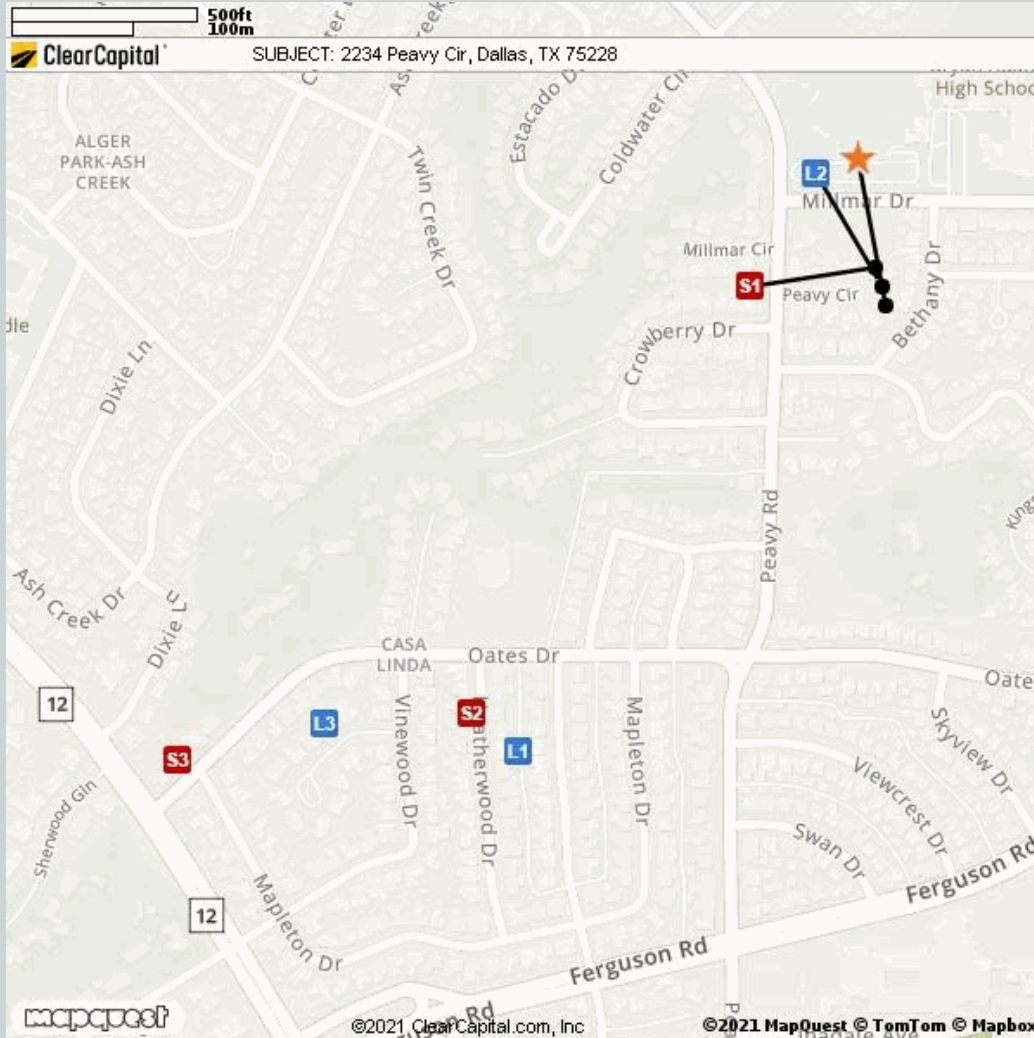
**Address** ★ 2234 Peavy Circle, Dallas, TX 75228

**Loan Number** 43508

**Suggested List** \$434,000

**Suggested Repaired** \$434,000

**Sale** \$434,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2234 Peavy Circle, Dallas, TX 75228	--	Parcel Match
L1 Listing 1	2640 Heatherwood Dr, Dallas, TX 75228	0.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2230 Peavy Circle, Dallas, TX 75228	0.01 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1423 Foxgrove Circle, Dallas, TX 75228	0.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2226 Peavy Ci, Dallas, TX 75228	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2623 Heatherwood Dr, Dallas, TX 75228	0.43 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1407 Oates Dr, Dallas, TX 75228	0.62 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>	Angela George	<b>Company/Brokerage</b>	Keller Williams Realty
<b>License No</b>	0539035	<b>Address</b>	504 Windsong Mesquite TX 75149
<b>License Expiration</b>	07/31/2023	<b>License State</b>	TX
<b>Phone</b>	4692235543	<b>Email</b>	argeorge17@gmail.com
<b>Broker Distance to Subject</b>	7.19 miles	<b>Date Signed</b>	08/17/2021

*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.