

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	1702 Bristol Court N, Irving, TX 75062	Order ID	7570523	Property ID	31006943
Inspection Date	09/09/2021	Date of Report	09/09/2021		
Loan Number	43633	APN	32341500090010000		
Borrower Name	Catamount Properties 2018 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject is in the process of being painted and repaired. It will be in average condition when repairs are done. It is not a high end renovation like some homes in the area.
R. E. Taxes	\$4,613	
Assessed Value	\$183,870	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(There a lock and lock box on the front door.)		
Ownership Type	Fee Simple	
Property Condition	Average	
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	Suburban	Neighborhood Comments The neighborhood is a suburban subdivision of one story brick ranch homes that are similar to the subject in style, age and size. Located just north of State Hwy. 183 and close to schools, parks and shopping centers.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$396,000	
Market for this type of property	Increased 27 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1702 Bristol Court N	1305 W. Grauwlyer Rd.	131 W. Scotland Rd.	1716 John Smith Dr.
City, State	Irving, TX	Irving, TX	Irving, TX	Irving, TX
Zip Code	75062	75061	75062	75061
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.69 ¹	1.53 ¹	1.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$334,500	\$324,900	\$299,900
List Price \$	--	\$324,000	\$324,900	\$269,900
Original List Date		08/27/2021	08/09/2021	07/07/2021
DOM · Cumulative DOM	-- · --	13 · 13	3 · 31	64 · 64
Age (# of years)	62	59	66	67
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,309	2,084	2,145	2,035
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	5 · 1 · 1
Total Room #	8	7	6	7
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.27 acres	0.28 acres	0.17 acres
Other	Fireplace	Fireplace, shed	Fireplace	None

* 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.

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

Listing 1 Less GLA than subject, greater lot value, standard listing, covered front porch, fireplace, covered deck, storage building, wood fence.

Listing 2 Less GLA than subject, greater lot value, standard listing, covered front porch, fireplace, wood fence.

Listing 3 Less GLA than subject, equal lot value, standard listing, covered front porch, wood fence.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1702 Bristol Court N	3622 W. Rochelle Rd.	3806 Eugene Ct.	1022 Glencrest Court
City, State	Irving, TX	Irving, TX	Irving, TX	Irving, TX
Zip Code	75062	75062	75062	75061
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.87 ¹	1.84 ¹	1.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$370,000	\$324,900
List Price \$	--	\$336,900	\$369,500	\$324,900
Sale Price \$	--	\$335,000	\$369,500	\$250,000
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	09/07/2021	07/21/2021	08/02/2021
DOM · Cumulative DOM	-- · --	47 · 87	44 · 90	3 · 25
Age (# of years)	62	66	53	59
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,309	2,036	2,412	2,535
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	5 · 2 · 1	3 · 2 · 1
Total Room #	8	7	10	7
Garage (Style/Stalls)	Carport 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	0.20 acres	0.20 acres	0.24 acres	0.33 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace, deck
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$335,000	\$369,500	\$250,000

* Sold 3 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.

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

Sold 1 Less GLA than subject, equal lot value, standard sale, FHA financing, covered front porch, fireplace, wood fence.

Sold 2 Greater GLA than subject, less lot value, standard sale, cash sale, covered front porch, fireplace, wood fence.

Sold 3 Less GLA than subject, greater lot value, standard sale, conventional financing, covered front porch, fireplace, deck wood fence.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The only history for the subject on MLS is the recent listing and sale on 03.10/2021.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/22/2021	\$235,000	--	--	Sold	03/10/2021	\$200,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$265,900	\$265,900
Sales Price	\$260,500	\$260,500
30 Day Price	\$259,100	--
Comments Regarding Pricing Strategy		
The subject was being spray painted at time of inspection. Some exterior wood replacement also has been done. The work being done does not seem as high end as most renovated homes in the area. Lee Elementary School is across the side street from the property, this could be an issue with potential buyers.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Internal market research shows a 13.4% market change over the past 3 months
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 1305 W. GRAUWYLER RD.
Irving, TX 75061



Front

L2 131 W. SCOTLAND RD.
Irving, TX 75062



Front

L3 1716 JOHN SMITH DR.
Irving, TX 75061



Front

Sales Photos

S1 3622 W. ROCHELLE RD.
Irving, TX 75062



Front

S2 3806 EUGENE CT.
Irving, TX 75062



Front

S3 1022 GLENCREST COURT
Irving, TX 75061



Front

ClearMaps Addendum

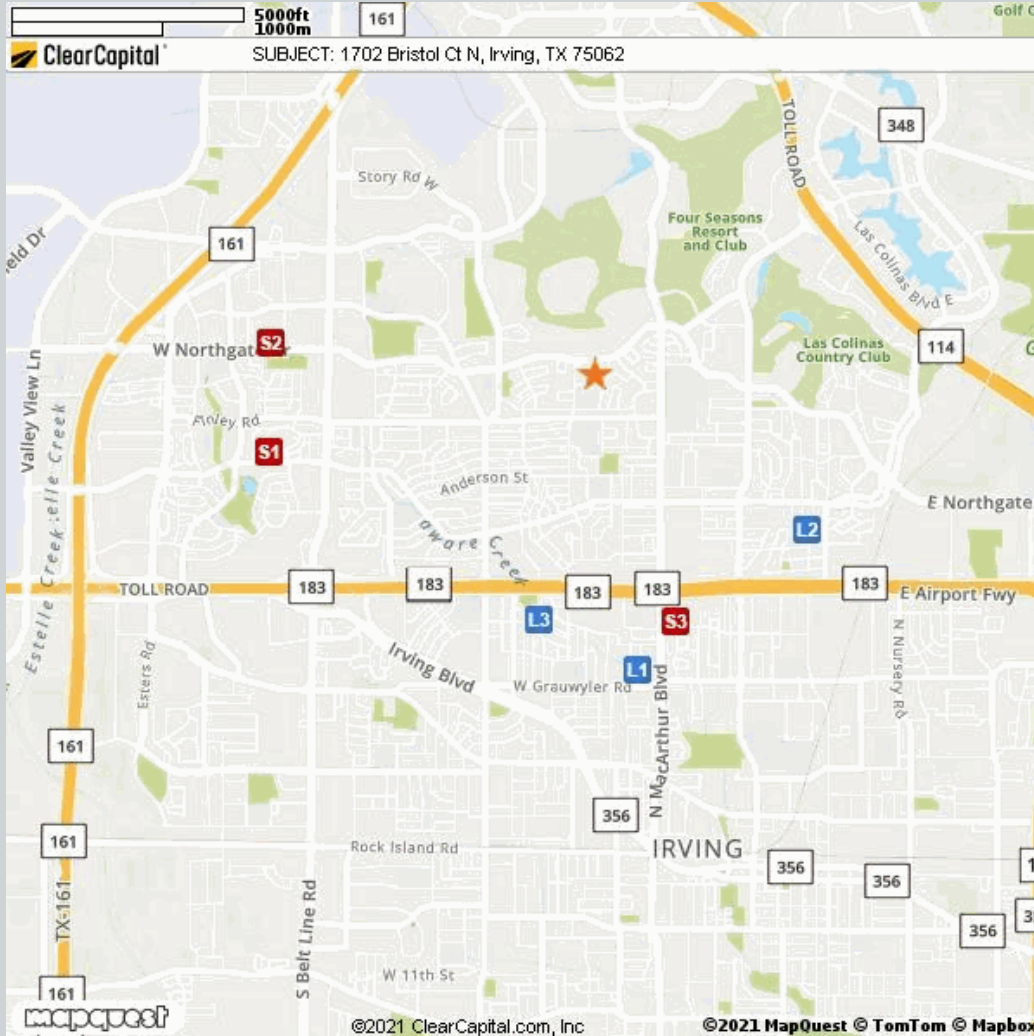
Address ★ 1702 Bristol Court N, Irving, TX 75062

Loan Number 43633

Suggested List \$265,900

Suggested Repaired \$265,900

Sale \$260,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1702 Bristol Court N, Irving, TX 75062	--	Street Centerline Match
L1	1305 W. Grauwylar Rd., Irving, TX 75061	1.69 Miles ¹	Parcel Match
L2	131 W. Scotland Rd., Irving, TX 75062	1.53 Miles ¹	Parcel Match
L3	1716 John Smith Dr., Irving, TX 75061	1.41 Miles ¹	Parcel Match
S1	3622 W. Rochelle Rd., Irving, TX 75062	1.87 Miles ¹	Parcel Match
S2	3806 Eugene Ct., Irving, TX 75062	1.84 Miles ¹	Parcel Match
S3	1022 Glencrest Court, Irving, TX 75061	1.48 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Don Wilson	Company/Brokerage	Don Wilson Realtors
License No	0277259	Address	9535 Forest Ln., Suite 215E Dallas TX 75243
License Expiration	08/31/2023	License State	TX
Phone	2148386767	Email	wilsondon44@gmail.com
Broker Distance to Subject	14.38 miles	Date Signed	09/09/2021

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.