

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	2837 S Hills Avenue, Fort Worth, TX 76109	Order ID	7570523	Property ID	31006951
Inspection Date	09/09/2021	Date of Report	09/10/2021		
Loan Number	43885	APN	00234648		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

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
R. E. Taxes	\$2,678	The property appears to be in average condition and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by inspection.
Assessed Value	\$145,264	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	Urban	Neighborhood Comments
Local Economy	Stable	The subject's subdivision consists of typical single story and two story homes and is an established 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.
Sales Prices in this Neighborhood	Low: \$146,100 High: \$339,600	
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	2837 S Hills Avenue	3244 Townsend Dr	3645 Willing Avenue	4328 Waits Avenue
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76109	76110	76110	76133
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.97 ¹	0.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$167,900	\$179,999	\$199,990
List Price \$	--	\$167,900	\$179,999	\$199,990
Original List Date		06/10/2021	08/20/2021	07/30/2021
DOM · Cumulative DOM	-- · --	91 · 92	6 · 21	4 · 42
Age (# of years)	74	69	73	71
Condition	Average	Average	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	1,050	986	1,106	1,097
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	3 · 1
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.14 acres	0.161 acres	0.153 acres
Other	Porch	Guest Quarters, Patio Open	Patio Covered, Storage Building	Storage Building

* 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 also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Showings will begin on Saturday with Open House at 11am to 130pm. Very cute and cozy with spacious bedrooms. The Kitchen is fresh with electric stove and newer countertops. Laundry is in Kitchen. Home is cozy with a second structure on Shaw with separate address on the same lot. This is a investors opportunity or owner occupant to redo and have a rental on the same property. The side parking could accommodate the both structures.
- 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: ***MULTIPLE OFFERS RECEIVED- PLEASE SUBMIT HIGHEST AND BEST BY TUES. AUG 24TH@ 3 PM.*** WOW! You won't want to miss this completely renovated home, FROM the TOP to the BOTTOM, INTERIOR & EXTERIOR. Modern detailing plus new roof, plumbing, electrical, siding, flooring, LED lights, fixtures, windows, appliances, and fence. Well-appointed kitchen offers granite countertops, new cabinetry & overlooks the large open living room. Plenty of windows throughout bringing in an abundance of natural light. Use your imagination in the HUGE backyard endowed with plenty of room for an additional storage shed, outdoor kitchen & pool. **AGENTS PLEASE SEE PRIVATE REMARKS PRIOR TO SHOWING***
- 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: Fully remodeled property with an open floor plan. Updates include, brand new Stainless Steel Appliances, Black Onyx Roof, Tankless Water Heater, Granite countertops throughout, Paint, cedar Wrapped exterior, landscaping, garage door and interior hardware. Please note appliances have been removed and are in storage but will be installed before closing. All information is deemed reliable and true but buyers to confirm all measurements.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2837 S Hills Avenue	2908 Livingston Avenue	3244 Ryan Avenue	3200 Stanley Avenue
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76109	76110	76110	76110
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.90 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$218,500	\$160,000	\$225,000
List Price \$	--	\$218,500	\$160,000	\$189,900
Sale Price \$	--	\$180,000	\$168,000	\$183,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/07/2021	08/31/2021	05/28/2021
DOM · Cumulative DOM	-- · --	162 · 210	11 · 33	95 · 119
Age (# of years)	74	75	82	74
Condition	Average	Average	Average	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	1,050	905	864	1,146
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.144 acres	0.115 acres	0.144 acres
Other	Porch	--	--	--
Net Adjustment	--	+\$3,446	+\$4,590	-\$5,000
Adjusted Price	--	\$183,446	\$172,590	\$178,000

* 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 less bedroom count. 2446 due to less square footage. 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 also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Wonderful opportunity to purchase near Paschal High School and TCU. Purchase this property and add your personal touches or build your dream home here in this ideal location, 0.9 miles from TCU. No survey available. Buyer will need to purchase new Survey.
- Sold 2** 4590 due to less square footage. 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 also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Talk about LOCATION! This little gem in located in a very desirable neighborhood and school zone. Just 5 min from Magnolia Ave with all the local artsy shops and restaurants! Also located on a corner lot that is completely fenced in with black iron fencing and has TREES! Beautiful hard wood floors, decorative fire place, detached garage, retro tile in kitchen and bathrooms, lots of windows and natural lighting. Did I say it was a gem?! Come by the open houses this weekend Aug 7 & 8 from 10-2 and see for yourself! Buyer to purchase new survey if need be. Buyer and agent to verify sq. footage, room measurements, taxes, schools, and all other info. **OFFER DEADLINE IS THIS MONDAY, AUGUST 9, 2021 @ 11AM**
- Sold 3** -5000 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: This charming Fort Worth bungalow sits in the heart of one of Fort Worth's most adorable neighborhoods and is literally as good as new! The home boasts a large corner lot and a light, bright interior. The home has been completely remodeled from top to bottom with a brand new roof, HVAC, insulation, drywall, exterior siding, interior and exterior paint, all new electrical, plumbing, windows, fixtures, cabinets, countertops, and even restored original wood floors! Come take advantage of the charm of an older home that has been made new again. Stove and dishwasher to be installed or allowance for buyer to purchase will be given.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the past 36 months.			
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	\$182,900	\$182,900
Sales Price	\$182,000	\$182,000
30 Day Price	\$177,000	--
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 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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Street



Street

Listing Photos

L1 3244 Townsend Dr
Fort Worth, TX 76110



Front

L2 3645 Willing Avenue
Fort Worth, TX 76110



Front

L3 4328 Waits Avenue
Fort Worth, TX 76133



Front

Sales Photos

S1 2908 Livingston Avenue
Fort Worth, TX 76110



Front

S2 3244 Ryan Avenue
Fort Worth, TX 76110



Front

S3 3200 Stanley Avenue
Fort Worth, TX 76110



Front

ClearMaps Addendum

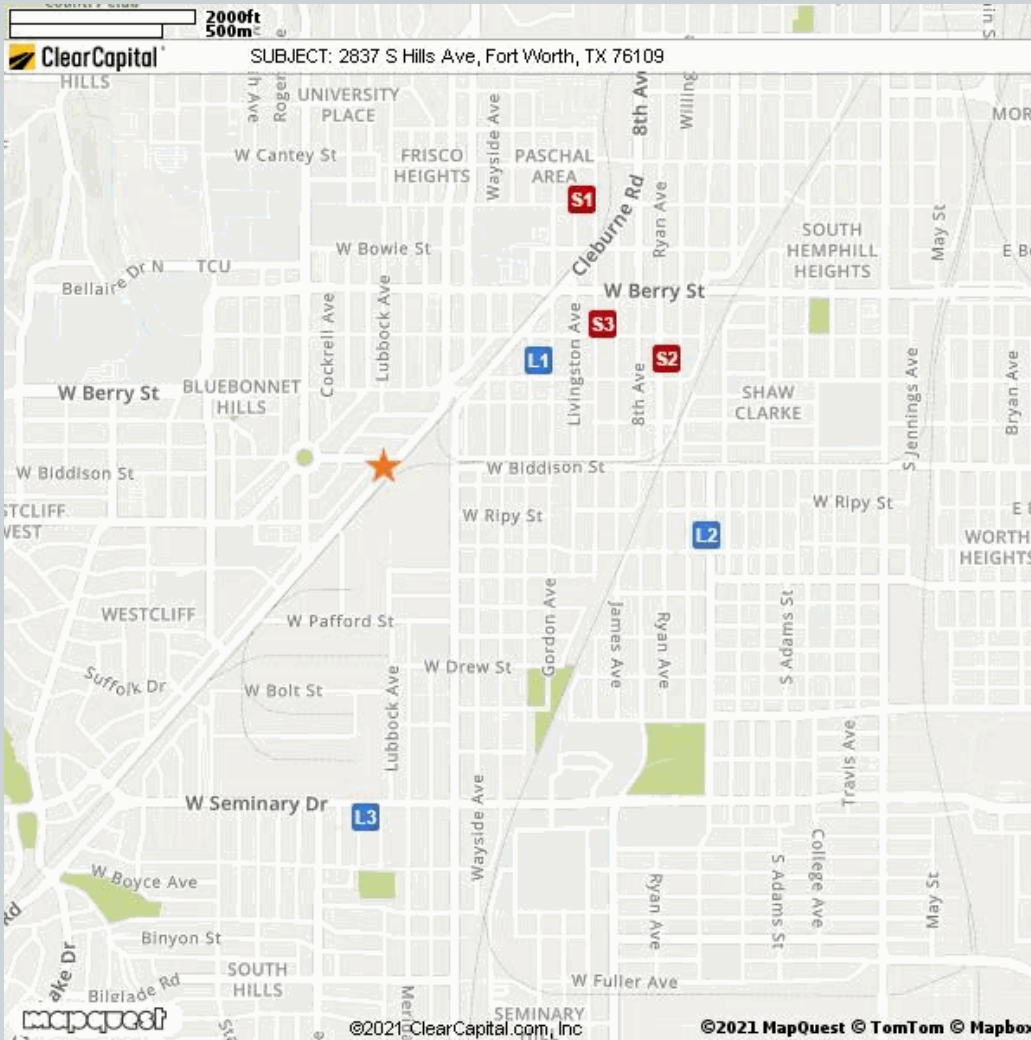
Address ★ 2837 S Hills Avenue, Fort Worth, TX 76109

Loan Number 43885

Suggested List \$182,900

Suggested Repaired \$182,900

Sale \$182,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2837 S Hills Avenue, Fort Worth, TX 76109	--	Parcel Match
L1	3244 Townsend Dr, Fort Worth, TX 76110	0.57 Miles ¹	Parcel Match
L2	3645 Willing Avenue, Fort Worth, TX 76110	0.97 Miles ¹	Parcel Match
L3	4328 Waits Avenue, Fort Worth, TX 76133	0.99 Miles ¹	Parcel Match
S1	2908 Livingston Avenue, Fort Worth, TX 76110	0.99 Miles ¹	Parcel Match
S2	3244 Ryan Avenue, Fort Worth, TX 76110	0.90 Miles ¹	Parcel Match
S3	3200 Stanley Avenue, Fort Worth, TX 76110	0.78 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2022	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	11.29 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.