

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	24053 Wilde Drive, Magnolia, TEXAS 77355	Order ID	7336436	Property ID	30420921
Inspection Date	06/02/2021	Date of Report	06/03/2021		
Loan Number	45160	APN	95520011000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs					
Order Tracking ID	0602BPO_Citi	Tracking ID 1	0602BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Morry and Theresa Sanders	Condition Comments This property is zoned to Magnolia ISD. This property has a HOA that maintains and monitors deed restrictions within the neighborhood. I did not see any evidence of REO activity in this area.
R. E. Taxes	\$3,152	
Assessed Value	\$192,329	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Locked door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Williams Trace HOA	
Association Fees	\$300 / Year (Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments This neighborhood is zoned to Magnolia ISD. This neighborhood has a HOA that maintains and monitors deed restrictions within the neighborhood. I did not see any evidence of REO activity in this neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$245,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	24053 Wilde Drive	24069 Wilde Drive	24081 Wilde Drive	25881 Pine Oak Drive
City, State	Magnolia, TEXAS	Magnolia, TX	Magnolia, TX	Hockley, TX
Zip Code	77355	77355	77355	77447
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.08 ¹	3.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$244,000	\$199,000
List Price \$	--	\$235,000	\$244,000	\$199,000
Original List Date		05/27/2021	03/16/2021	04/30/2021
DOM · Cumulative DOM	-- · --	2 · 7	20 · 79	3 · 34
Age (# of years)	3	3	3	42
Condition	Average	Average	Average	Average
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	2 Stories Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,152	1,949	2,586	996
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	5 · 2 · 1	2 · 1
Total Room #	6	6	7	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.1455 acres	.118 acres	.113 acres	1 acres
Other	--	--	--	--

* 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 This property is superior in GLA size to the subject property by 797 sq ft. This property is inferior in lot size to the subject property by .0275 acres. This property is within .5 sq miles to the subject property.

Listing 2 This property is superior in GLA size to the subject property by 1434 sq ft. This property is inferior in lot size to the subject property by .0325 acres. This property is within .5 sq miles to the subject property.

Listing 3 This property is inferior in GLA size to the subject property by 156 sq ft. This property is superior in lot size to the subject property by .8545 acres. This property is within 3 sq miles to the subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	24053 Wilde Drive	23032 Mark Twain Drive	23028 Mark Twain Drive	25865 Cathy Drive
City, State	Magnolia, TEXAS	Magnolia, TX	Magnolia, TX	Magnolia, TX
Zip Code	77355	77355	77355	77355
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.07 ¹	2.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$192,500	\$213,900	\$152,999
List Price \$	--	\$192,500	\$213,900	\$152,999
Sale Price \$	--	\$192,500	\$201,500	\$152,999
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/28/2021	06/01/2021	03/26/2021
DOM · Cumulative DOM	-- · --	8 · 37	42 · 80	349 · 360
Age (# of years)	3	3	2	71
Condition	Average	Average	Average	Average
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	1,152	1,152	1,414	836
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.1455 acres	.117 acres	.118 acres	.37 acres
Other	--	--	--	--
Net Adjustment	--	-\$171	-\$427	-\$1,313
Adjusted Price	--	\$192,329	\$201,073	\$151,686

* 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** This property is equal in GLA size to the subject property. This property is superior in lot size to the subject property by .0285 acres. This property is within .5 sq miles to the subject property. Adjusted for lot size discrepancy.
- Sold 2** This property is superior in GLA size to the subject property by 262 sq ft. This property is inferior in lot size to the subject property by .0275 acres. This property is within .5 sq miles to the subject property. Adjusted for lot size and GLA size discrepancy.
- Sold 3** This property is inferior in GLA size to the subject property by 54 sq ft. This property is superior in lot size to the subject property by .2245 acres. This property is within 3 sq miles to the subject property. Adjusted for lot size, GLA size, and room count discrepancy.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is currently no listing information on file for this 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	\$192,329	\$192,329
Sales Price	\$192,329	\$192,329
30 Day Price	\$192,250	--
Comments Regarding Pricing Strategy		
In order to bracket the small GLA size of the subject property, I had to stretch the search parameter to capture a property with smaller GLA size. All of the properties on this report have similar GLA and lot sizes to the subject property. 4 of the 6 properties are all within the subject property newly created neighborhood.		

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.

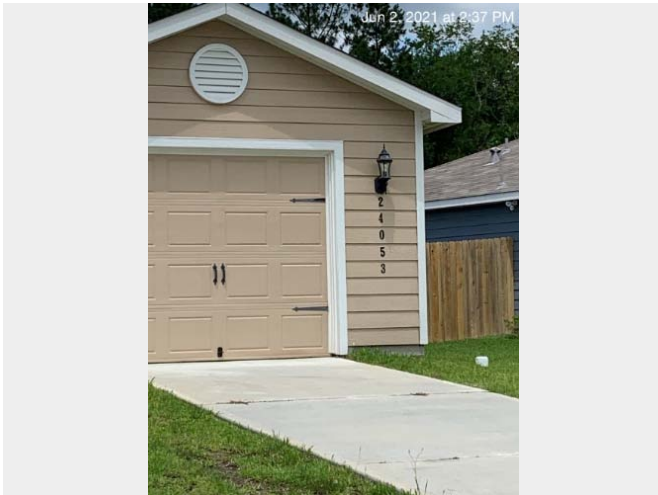
Subject Photos



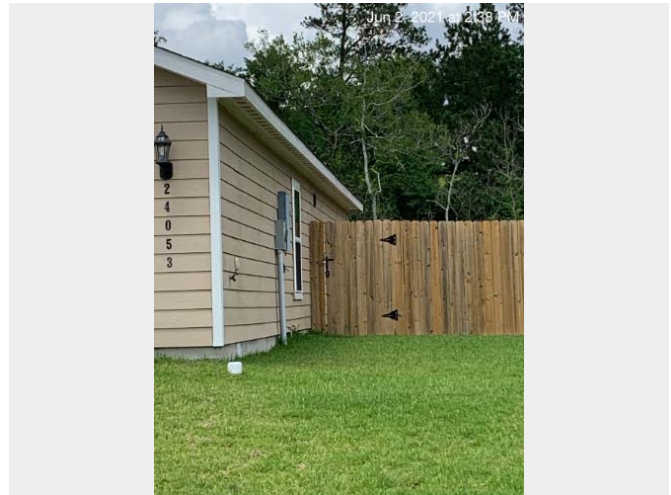
Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 24069 Wilde Drive
Magnolia, TX 77355



Front

L2 24081 Wilde Drive
Magnolia, TX 77355



Front

L3 25881 PINE OAK Drive
Hockley, TX 77447



Front

Sales Photos

S1 23032 Mark Twain Drive
Magnolia, TX 77355



Front

S2 23028 Mark Twain Drive
Magnolia, TX 77355



Front

S3 25865 Cathy Drive
Magnolia, TX 77355



Front

ClearMaps Addendum

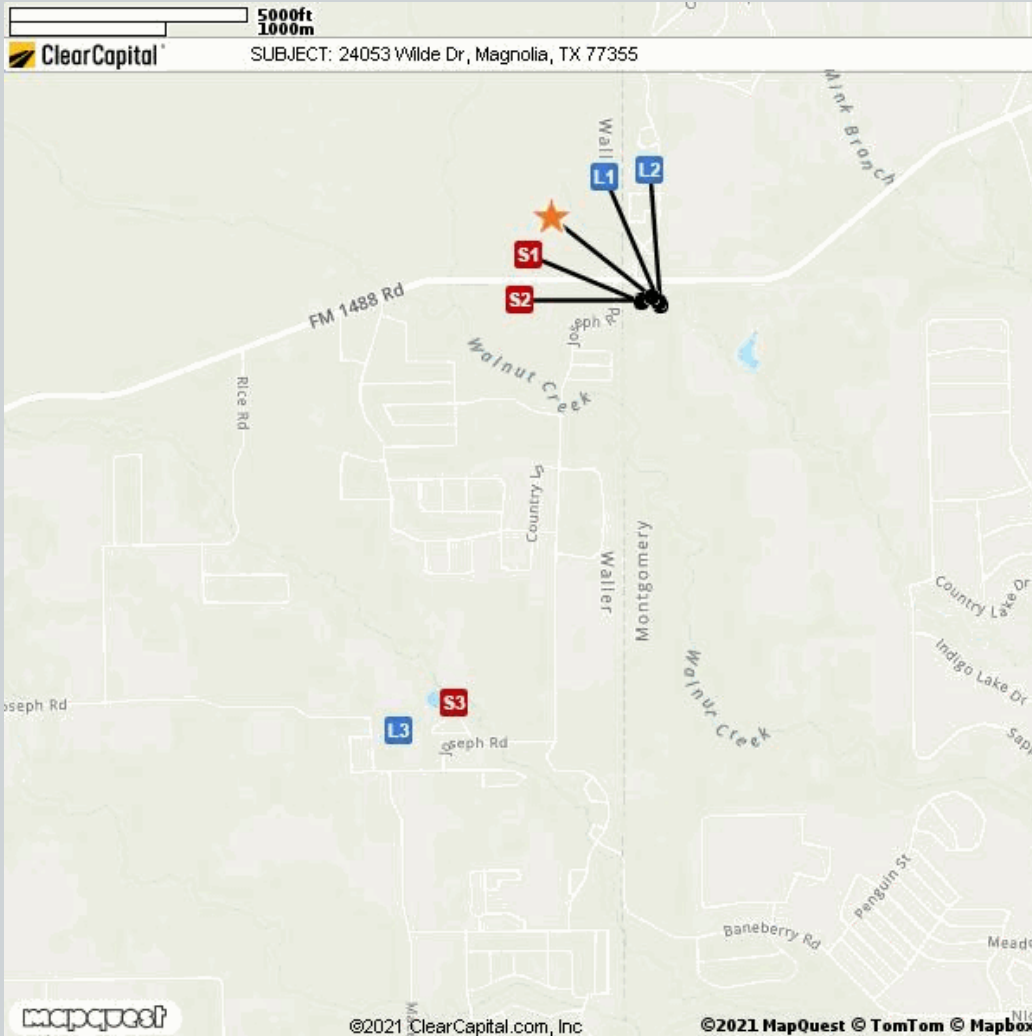
Address ★ 24053 Wilde Drive, Magnolia, TEXAS 77355

Loan Number 45160

Suggested List \$192,329

Suggested Repaired \$192,329

Sale \$192,329



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	24053 Wilde Drive, Magnolia, Texas 77355	--	Parcel Match
L1 Listing 1	24069 Wilde Drive, Magnolia, TX 77355	0.05 Miles ¹	Parcel Match
L2 Listing 2	24081 Wilde Drive, Magnolia, TX 77355	0.08 Miles ¹	Parcel Match
L3 Listing 3	25881 Pine Oak Drive, Hockley, TX 77447	3.10 Miles ¹	Parcel Match
S1 Sold 1	23032 Mark Twain Drive, Magnolia, TX 77355	0.07 Miles ¹	Parcel Match
S2 Sold 2	23028 Mark Twain Drive, Magnolia, TX 77355	0.07 Miles ¹	Parcel Match
S3 Sold 3	25865 Cathy Drive, Magnolia, TX 77355	2.79 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	Stephanie Downing	Company/Brokerage	Walzel Properties
License No	576726	Address	13423 Northspring Bend Ln Cypress TX 77429
License Expiration	08/31/2021	License State	TX
Phone	8327230537	Email	sr.downing@yahoo.com
Broker Distance to Subject	16.21 miles	Date Signed	06/03/2021

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.