

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	5117 Glenvalley Drive, La Porte, TEXAS 77571	Order ID	7336436	Property ID	30420925
Inspection Date	06/03/2021	Date of Report	06/05/2021		
Loan Number	45178	APN	1115540000010		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs

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

General Conditions

Owner	NATHAN SHIRLEY ESTATE OF % NATHAN HOWARD H ESTATE	Condition Comments	Subject has what appears to be a gutter loose on right side of home. I would suggest removing iron bars in front. They are very rusty. Chimney has lots of cracks in it and will need to be repaired. That is where the majority of the repair cost are. Because of chimney condition I do not know what condition of interior is on on interior is regarding water leaks. That is why I estimating 10,000 for interior repairs. Needs yard work. It is overgrown.
R. E. Taxes	\$570,600		
Assessed Value	\$224,408		
Zoning Classification	Single Family		
Property Type	SFR		
Occupancy	Vacant		
Secure?	No		
	(Have to assume not secure. Posting on door.)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$7,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$7,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Most homes in neighborhood are similar in age and style. Located on the east side of Houston. In my opinion most homes in this market are first time home buyers.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$194,000 High: \$219,990		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5117 Glenvalley Drive	9934 Rustic Gate	8823 Hedgestone Court	5229 Meadow Crest Street
City, State	La Porte, TEXAS	La Porte, TX	La Porte, TX	La Porte, TX
Zip Code	77571	77571	77571	77571
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	1.80 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$180,000	\$245,000	\$225,000
List Price \$	--	\$180,000	\$245,000	\$225,000
Original List Date		06/03/2021	05/29/2021	06/02/2021
DOM · Cumulative DOM	-- · --	1 · 2	2 · 7	1 · 3
Age (# of years)	43	43	26	43
Condition	Fair	Fair	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 Ranch	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,350	1,864	2,255	2,094
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.18 acres	0.13 acres	0.20 acres
Other	N, A	N, A	N, A	N, A

* 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.

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

Listing 1 Most similar since MLS states needs TLC. A cute home sitting on the corner in the heart of La Porte that needs a little TLC, then it can be your dream home! This home features 4 spacious bedrooms, 2 bathrooms, a large kitchen with walk-in pantry, and a covered patio perfect for Summer BBQ. Home is being sold AS-IS and has a new roof and HVAC!

Listing 2 . This gorgeous 2 story gem is located in a cul de sac and has everything you need to move right in with plenty of space to enjoy for all of your entertaining needs!!

Listing 3 Most similar to subject in my opinion. Same age: 3 Beds 2 bath ready to call home. New carpet all thru out. Updated tile on second bath, Extra wide driveway with side gate for your trailer/ boat / Rv storage needs!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5117 Glenvalley Drive	10838 S Spruce Drive S	5022 Parkcrest Drive	5217 Meadow Crest Street
City, State	La Porte, TEXAS	La Porte, TX	La Porte, TX	La Porte, TX
Zip Code	77571	77571	77571	77571
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.31 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$228,000	\$235,000	\$219,990
List Price \$	--	\$228,000	\$214,000	\$265,000
Sale Price \$	--	\$225,000	\$214,000	\$219,990
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	01/15/2021	05/26/2021	05/19/2021
DOM · Cumulative DOM	-- · --	133 · 331	120 · 224	11 · 57
Age (# of years)	43	35	29	44
Condition	Fair	Fair	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 Ranch	1 Story Ranch	2 Stories Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,350	2,448	2,140	2,074
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.15 acres	0.14 acres	0.17 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$13,000	-\$4,000	-\$4,000
Adjusted Price	--	\$212,000	\$210,000	\$215,990

* 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** Adjustment - 8000 Buyer Costs, 5000 Repairs Handyman Special! \$8,000 Allowance for repairs at closing and seller pays all closing costs. Great neighborhood with pool, parks, and playground access nearby. Home needs a little work. It needs some new siding, some new fascia boards, and paint.
- Sold 2** Welcome to Glen Meadows, this spacious two story home is located walking distance to the neighborhood park, walking trail, and basketball court. This home has 3 bedrooms with two and a half baths! 1st floor offers vaulted ceilings as you enter the home, a formal dining room, open concept kitchen with a view of the breakfast area and living room. - 4000 Buyer Cost
- Sold 3** Peaceful, Tree-lined Street within a Family-Friendly Community! Bright & Spacious Floorplan offers Chef's Kitchen w/ Plenty Cabinetry, Ceramic Counter Tops and enjoys Open Views to Cozy Den w/ Warm Fireplace, Gleaming Laminate Floors and a Formal Dining Area. - 4000 Buyer Cost

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject does not show as ever being listed in Houston MLS.			
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	\$211,500	\$219,000
Sales Price	\$211,500	\$217,500
30 Day Price	\$198,000	--
Comments Regarding Pricing Strategy		
Suggest selling As Is to an investor Cash. Chimney looks to have major cracks in it. It is possible that it is causing water to leak inside the home. Needs lawn work very bad. Right side appears to have some guttering loose. I suggest removing Iron Bars on home since they are all very rusty.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 9934 Rustic Gate
La Porte, TX 77571



Front

L2 8823 Hedgestone Court
La Porte, TX 77571



Front

L3 5229 Meadow Crest Street
La Porte, TX 77571



Front

Sales Photos

S1 10838 S Spruce Drive S
La Porte, TX 77571



Front

S2 5022 Parkcrest Drive
La Porte, TX 77571



Front

S3 5217 Meadow Crest Street
La Porte, TX 77571



Front

ClearMaps Addendum

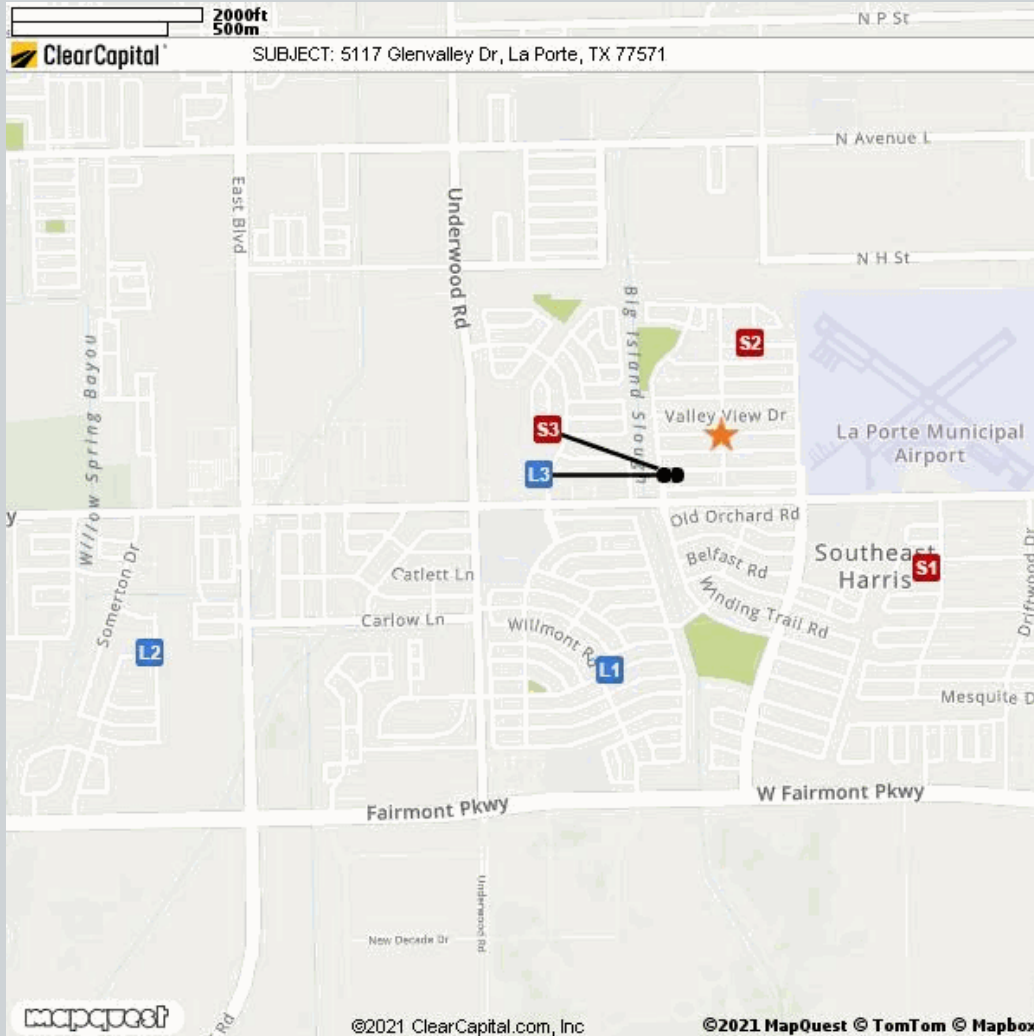
Address ★ 5117 Glenvalley Drive, La Porte, TEXAS 77571

Loan Number 45178

Suggested List \$211,500

Suggested Repaired \$219,000

Sale \$211,500



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5117 Glenvalley Drive, La Porte, Texas 77571	--	Parcel Match
L1	9934 Rustic Gate, La Porte, TX 77571	0.74 Miles ¹	Parcel Match
L2	8823 Hedgestone Court, La Porte, TX 77571	1.80 Miles ¹	Parcel Match
L3	5229 Meadow Crest Street, La Porte, TX 77571	0.12 Miles ¹	Parcel Match
S1	10838 S Spruce Drive S, La Porte, TX 77571	0.74 Miles ¹	Parcel Match
S2	5022 Parkcrest Drive, La Porte, TX 77571	0.31 Miles ¹	Parcel Match
S3	5217 Meadow Crest Street, La Porte, TX 77571	0.09 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	Nancy Estes	Company/Brokerage	1st Texas Realtors
License No	433055	Address	12801 Roydon Dr Houston TX 77034
License Expiration	10/31/2022	License State	TX
Phone	8324939398	Email	showinghomes@gmail.com
Broker Distance to Subject	8.82 miles	Date Signed	06/04/2021

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.