

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>	4529 Waycross Drive, Houston, TX 77035	<b>Order ID</b>	7865337	<b>Property ID</b>	31905645
<b>Inspection Date</b>	01/07/2022	<b>Date of Report</b>	01/11/2022		
<b>Loan Number</b>	45362	<b>APN</b>	083-028-000-0422		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Harris		

**Tracking IDs**

<b>Order Tracking ID</b>	01.04.22_BPO_Update	<b>Tracking ID 1</b>	01.04.22_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b> The subject is a one story single family residence constructed of brick veneer and appears to be in average condition with no noted repairs from exterior drive by viewing,
<b>R. E. Taxes</b>	\$7,534	
<b>Assessed Value</b>	\$313,992	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Willow Bend 000-000-0000	
<b>Association Fees</b>	\$125 / Year (Pool)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Willow Bend is an established older community that is well maintained and conveniently located near all services and major highways.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$260,000 High: \$495,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4529 Waycross Drive	4819 Stillbrooke Dr	4802 Willowbend Blvd	4802 Briarbend Dr
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77035	77035	77035	77035
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.30 <sup>1</sup>	0.36 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$325,000	\$369,900	\$354,900
<b>List Price \$</b>	--	\$325,000	\$369,900	\$354,900
<b>Original List Date</b>		01/04/2022	12/22/2021	11/04/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 7	14 · 20	36 · 68
<b>Age (# of years)</b>	64	67	67	67
<b>Condition</b>	Average	Average	Average	Average
<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 Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,964	1,746	2,153	1,704
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)	Detached 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>	0.19 acres	0.20 acres	0.26 acres	0.22 acres
<b>Other</b>	Partially fenced	Partially fenced	Partially fenced	Partially fenced

\* Listing 2 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** Beautiful home in most desirable Willowbend. Original hardwood floors throughout as well as low-E double paned windows. Abundance of light and charm throughout the house. Kitchen features granite countertops and stainless steel appliances. Gas cooking. Updated bathrooms and plenty of storage everywhere. Mature landscaping with a privately fenced in backyard.
- Listing 2** Charming 3 bed/2 bath single-story ranch design on >1/4 acre corner lot in Willow Bend. Long-time owners have lovingly maintained! Features updated kitchen & baths, original hardwoods, pre-wired alarm system, large bedroom sizes, & phenomenal closet/storage space for area. Spacious open floor plan offers both elegant formal living & dining rooms, plus spacious family room w/giant picture window. Chef's island kitchen boasts slate tile floors, elegant granite counters, timeless wood cabinetry, & modern SS appliances; including gas oven/range. Primary Suite offers private en-suite bath w/relaxing garden tub. Interior laundry room w/storage. Screened porch overlooks fenced backyard w/lush landscape & attached shed for storing tools. Near endless premier shopping, dining, entertainment, & major highways for easy commute. Minutes from TX Medical Center. Blocks from area park, playground & popular Willow Pool. Zoned to Red Elementary & STEM Magnet. Low tax rate & no mandatory HOA!
- Listing 3** Fantastic home in close-in Willow Bend. Close to Galleria, Texas Medical Center and Meyerland Plaza. Charming mid-century ranch home on a large corner lot. Extensively updated. PEX plumbing water lines, tankless water heater, breaker panel (electrical box), a/c, attic insulation, fireplace, real hardwood floors, porcelain tile, (no carpet), low-e double pane windows and so much more. This lovely home is not located in a 100-yr or 500-yr flood plain!! Never flooded. Low tax rate & voluntary HOA dues make this home very affordable.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4529 Waycross Drive	4326 Tonawanda Dr	10826 Willowisp Dr	4825 Stillbrooke Dr
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77035	77035	77035	77035
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 <sup>1</sup>	0.55 <sup>1</sup>	0.36 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$339,000	\$379,000
List Price \$	--	\$319,000	\$334,000	\$379,000
Sale Price \$	--	\$319,000	\$334,000	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/10/2021	07/12/2021	12/09/2021
DOM · Cumulative DOM	-- · --	15 · 49	41 · 96	27 · 58
Age (# of years)	64	67	67	67
Condition	Average	Average	Average	Fair
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	1,964	2,018	2,187	1,845
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	3 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	0.19 acres	0.19 acres	0.21 acres	0.20 acres
Other	Partially fenced	Partially fenced	Partially fenced	Partially fenced
Net Adjustment	--	\$0	-\$2,230	+\$1,190
Adjusted Price	--	\$319,000	\$331,770	\$371,190

\* 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** Sprawling on a rare 8,400 SqFt lot, a winding, double wide driveway delivers you to 4326 Tonawanda Drive located in the heart of Willow Bend. This stunning home offers 2,018 SqFt and is composed of 3 bedrooms, 2 full baths, and a 2 car garage. Oak hardwood flooring greets guests upon entrance, while neutral colors extend throughout the home. A spacious kitchen features a well-utilized layout of cabinetry and drawers, ample counter space and oversized windows throughout. A large primary bedroom completes this space. Fully fenced and manicured yard rounds out the home. Paired with an unbeatable commute to Hwy 610, Hwy 288, the Houston Medical Center and numerous eateries.
- Sold 2** Beautiful 4 bedroom home in Willowbend with 3 full bathrooms. Warm and bright home. Great floor plan: 2 large gathering rooms, 2 bedroom suites plus large utility room. Hardsurface countertops for the kitchen with sleek modern backsplash, gas cooktop plus double ovens. Tile floors everywhere, no carpet. Storage galore. Brand new roof. Fabulous location--minutes from the Medcenter, Downtown, Galleria.
- Sold 3** Enjoy relaxed living in this updated Ranch-style home with great curb appeal, tropical landscaping, and ample entertaining spaces. The extensive living room boasts soaring vaulted ceilings, built-in shelves, and hardwood floors. The spacious kitchen has generous counter space and cabinets; adorned with sleek Quartz countertops, stainless- steel appliances, custom tile flooring and pantry closet. Plenty of space for family and entertaining with open concept kitchen and dining room. The double glass doors offer abundant natural light and easy flow to the covered patio overlooking the inviting blue kidney- shaped pool. Plenty of closets and storage space. Fresh interior paint, Pool resurfaced 2021. Foundation repair, Driveway, and Low-E Windows installed 2016. Roof installed 2013, HVAC 2012. Quiet street and no previous flooding per seller. Outside Vizio HDTV, pool safety fence, refrigerator and storage shed remain. Easy access to I-610, Texas Medical Center, The Galleria, and NRG Stadium.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sales nor listing history for the subject in the last 12 months in the local MLS			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$350,000	\$350,000
<b>Sales Price</b>	\$348,000	\$348,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
I used the CMA I pulled to get the values in this market... This home has been completely renovated and is now on the market listed at \$459,900 with a contract pending.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The value variance is due to the home being completely renovated and is now on the market listed at \$459,900 with a contract pending. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.
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## Subject Photos



Front



Address Verification



Street



Street

## Listing Photos

**L1** 4819 Stillbrooke Dr  
Houston, TX 77035



Front

**L2** 4802 Willowbend Blvd  
Houston, TX 77035



Front

**L3** 4802 Briarbend Dr  
Houston, TX 77035



Front



## Sales Photos

**S1** 4326 Tonawanda Dr  
Houston, TX 77035



Front

**S2** 10826 Willowisp Dr  
Houston, TX 77035



Front

**S3** 4825 Stillbrooke Dr  
Houston, TX 77035



Front

### ClearMaps Addendum

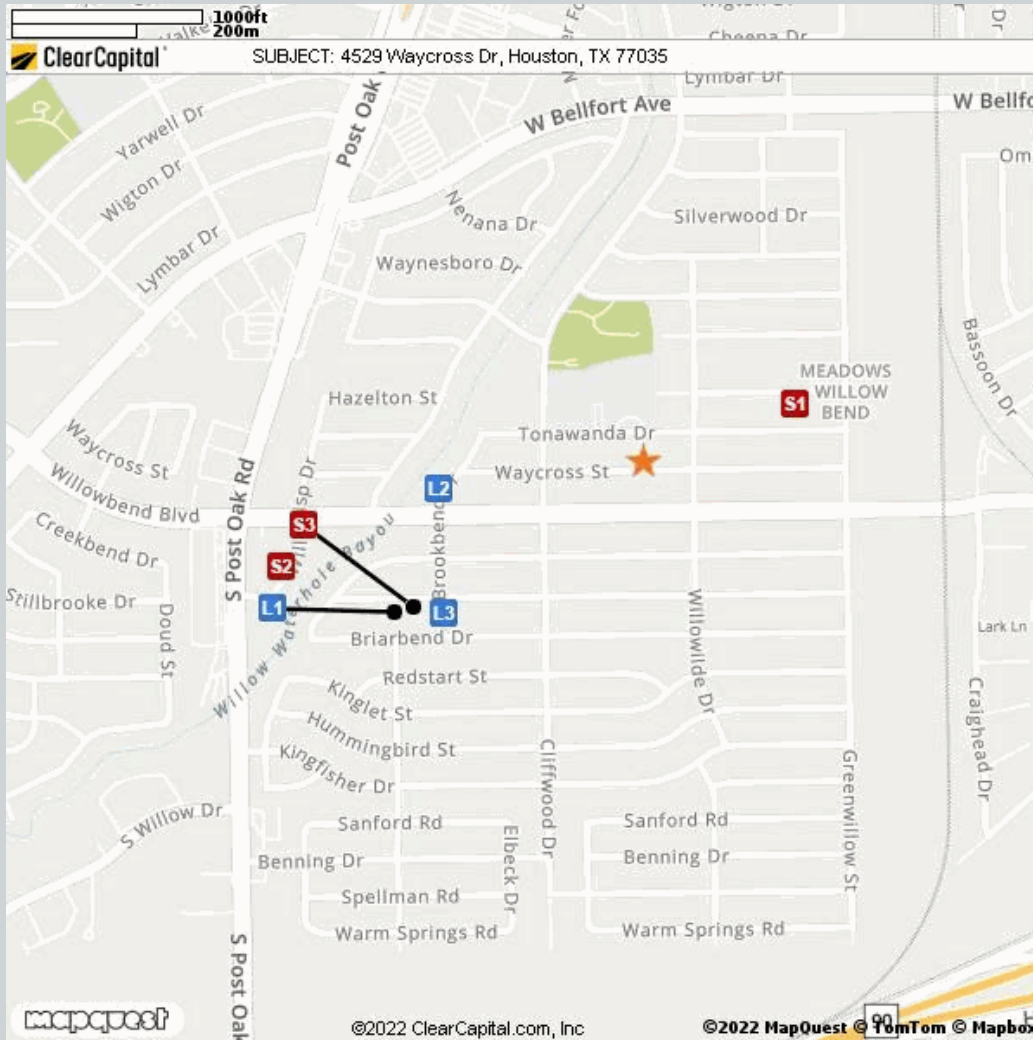
**Address** ★ 4529 Waycross Drive, Houston, TX 77035

**Loan Number** 45362

**Suggested List** \$350,000

**Suggested Repaired** \$350,000

**Sale** \$348,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4529 Waycross Drive, Houston, TX 77035	--	Parcel Match
L1 Listing 1	4819 Stillbrooke Dr, Houston, TX 77035	0.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4802 Willowbend Blvd, Houston, TX 77035	0.30 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4802 Briarbend Dr, Houston, TX 77035	0.36 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4326 Tonawanda Dr, Houston, TX 77035	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10826 Willowisp Dr, Houston, TX 77035	0.55 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4825 Stillbrooke Dr, Houston, TX 77035	0.36 Miles <sup>1</sup>	Street Centerline 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>	Nicole Hudson	<b>Company/Brokerage</b>	Ultimate Realty
<b>License No</b>	526170	<b>Address</b>	2319 Cezanne Cir Missouri City TX 77459
<b>License Expiration</b>	03/31/2022	<b>License State</b>	TX
<b>Phone</b>	8328807750	<b>Email</b>	realtornikki@me.com
<b>Broker Distance to Subject</b>	13.49 miles	<b>Date Signed</b>	01/11/2022

*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.**