

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	2338 Pinebluff Drive, Dallas, TX 75228	Order ID	8320498	Property ID	33039806
Inspection Date	07/09/2022	Date of Report	07/10/2022		
Loan Number	45465	APN	00-00066-648-100-0000		
Borrower Name	Catamount Properties 2018 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	07.08.22_BPO_Update	Tracking ID 1	07.08.22_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments Based on exterior observation, subject property is in Good condition. No immediate repair or modernization required.
R. E. Taxes	\$6,727	
Assessed Value	\$255,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 subject is located in a suburban neighborhood with increasing property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$392,000 High: \$618,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2338 Pinebluff Drive	2484 Wiloak Drive	5812 Elm Lawn	8431 Baumgarten Drive
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75228	75228	75228	75228
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.70 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$455,000	\$499,000	\$519,900
List Price \$	--	\$455,000	\$499,000	\$519,900
Original List Date		04/01/2022	06/01/2022	07/06/2022
DOM · Cumulative DOM	-- · --	98 · 100	37 · 39	2 · 4
Age (# of years)	61	64	58	56
Condition	Good	Good	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,996	1,928	2,087	1,858
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 3
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.220 acres	0.3 acres	0.19 acres	0.23 acres
Other	None	None	None	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 Property is similar to the subject in style and lot size by comparison. Similar in condition. Adjustments:;HBath:\$1000,GLA:\$1360,Lot:\$-160,Pool:\$-7000,Total Adjustment:\$-4800,Net Adjustment Value:\$450200

Listing 2 Property is similar to the subject in year built and view by comparison. Adjustments:;GLA:\$-1820,Total Adjustment:\$-1820,Net Adjustment Value:\$497180

Listing 3 Property is similar to the subject in condition and bed by comparison. Adjustments:;Bath:\$-2000,HBath:\$1000,GLA:\$2760,Total Adjustment:\$1760,Net Adjustment Value:\$521660

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2338 Pinebluff Drive	2341 Pinebluff Drive	2511 Greenport Drive	8460 Suncrest Drive
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75228	75228	75228	75228
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.39 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,000	\$500,000	\$500,000
List Price \$	--	\$449,000	\$500,000	\$500,000
Sale Price \$	--	\$490,000	\$495,000	\$515,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/02/2022	06/02/2022	06/13/2022
DOM · Cumulative DOM	-- · --	36 · 36	65 · 65	33 · 33
Age (# of years)	61	60	61	60
Condition	Good	Good	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 Ranch	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,996	1,919	2,073	1,806
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 3	3 · 2
Total Room #	7	7	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.220 acres	0.21 acres	0.19 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	-\$460	-\$8,540	-\$2,200
Adjusted Price	--	\$489,540	\$486,460	\$512,800

* 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** Conventional one story single family home similar to subject in square footage, feature age type and location. Similar in condition. Owner occupied. Standard type sale. Adjustments:;GLA:\$1540,Carport:\$-2000,Total Adjustment:-460,Net Adjustment Value:\$489540
- Sold 2** Property is superior to the subject in style and similar in view by comparison. Adjustments:;Bed:\$-4000,Bath:\$-2000,HBath:\$1000,GLA:\$-1540,Carport:\$-2000,Total Adjustment:-8540,Net Adjustment Value:\$486460
- Sold 3** Property is inferior to the subject in square footage and 1 half bath count which makes it inferior by comparison. Adjustments:;HBath:\$1000,GLA:\$3800,Pool:\$-7000,Total Adjustment:-2200,Net Adjustment Value:\$512800

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Urban Dallas	Subject is currently in active status.					
Listing Agent Name	Alexa Anderson						
Listing Agent Phone	214-766-1892						
# 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
06/24/2022	\$549,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$509,900	\$509,900
Sales Price	\$499,900	\$499,900
30 Day Price	\$489,900	--
Comments Regarding Pricing Strategy		
<p>The MLS Comments and Photos of all the potential comparable were looked at carefully and only comparable that appear to be in good condition have been selected for use in this report. The subject condition was verified through recent MLS. The subject is a SFR 1 story, containing 1996sqft, 3bed/2.1bath, which was built in 1961 and is located near highway, park, school, worship and retail stores and will not affect the subject. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was exceeded over 3 months up to 6 months time. Comparable with styles dissimilar to the subject (but with similar attributes) were used to provide a basis for the subject's GLA. It was necessary to exceed the lot size variance guideline of 25% in an effort to use the best available comparable from within the subject's market area. It was necessary to use a comparable listing with a pool due to limited market activity in the subject's area. In delivering final valuation, most weight has been placed on CS1 and CL3 as they are most similar to subject condition and overall structure.</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



Address Verification



Street



Other

Listing Photos

L1 2484 Wildoak Drive
Dallas, TX 75228



Front

L2 5812 Elm Lawn
Dallas, TX 75228



Front

L3 8431 Baumgarten Drive
Dallas, TX 75228



Front

Sales Photos

S1 2341 Pinebluff Drive
Dallas, TX 75228



Front

S2 2511 Greenport Drive
Dallas, TX 75228



Front

S3 8460 Suncrest Drive
Dallas, TX 75228



Front

ClearMaps Addendum

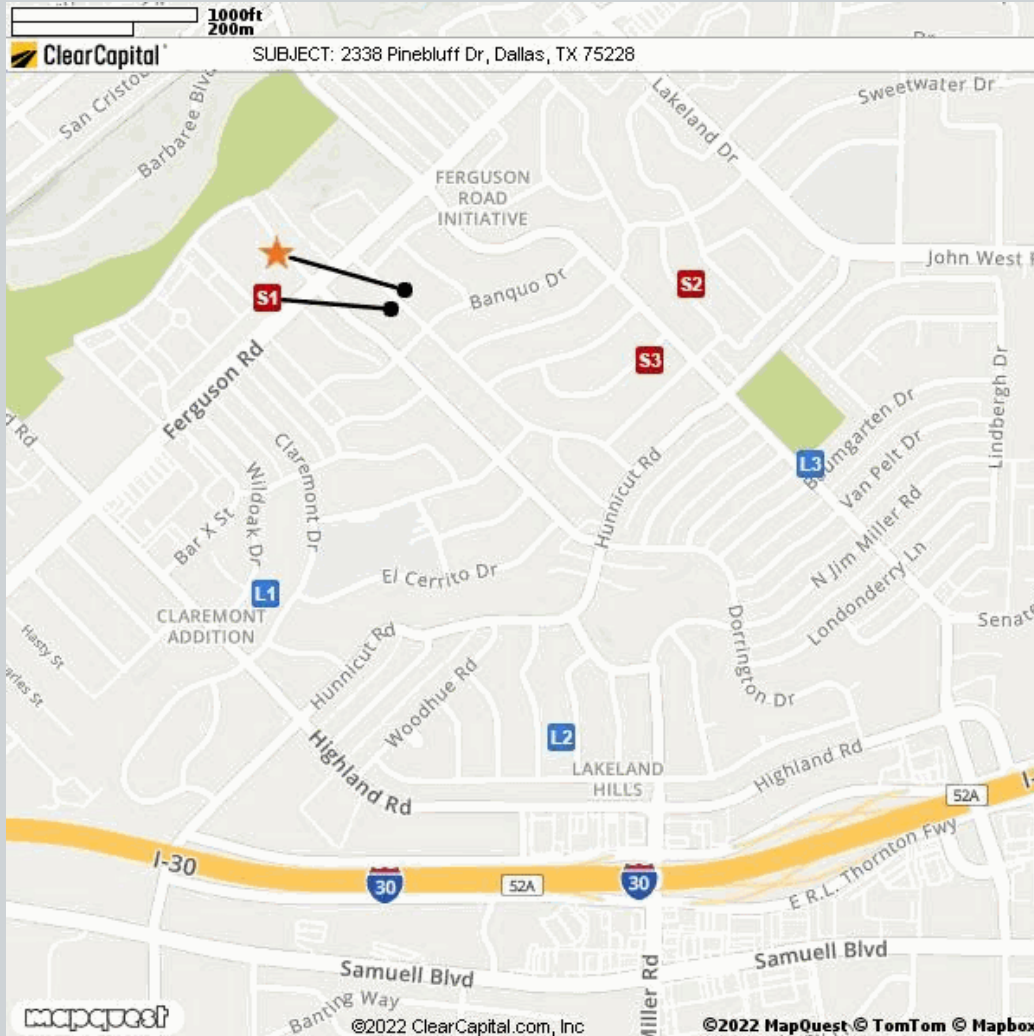
Address ★ 2338 Pinebluff Drive, Dallas, TX 75228

Loan Number 45465

Suggested List \$509,900

Suggested Repaired \$509,900

Sale \$499,900



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	2338 Pinebluff Drive, Dallas, TX 75228	--	Parcel Match
L1	Listing 1	2484 Wildoak Drive, Dallas, TX 75228	0.51 Miles ¹	Parcel Match
L2	Listing 2	5812 Elm Lawn, Dallas, TX 75228	0.70 Miles ¹	Parcel Match
L3	Listing 3	8431 Baumgarten Drive, Dallas, TX 75228	0.63 Miles ¹	Parcel Match
S1	Sold 1	2341 Pinebluff Drive, Dallas, TX 75228	0.03 Miles ¹	Parcel Match
S2	Sold 2	2511 Greenport Drive, Dallas, TX 75228	0.39 Miles ¹	Parcel Match
S3	Sold 3	8460 Suncrest Drive, Dallas, TX 75228	0.36 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.

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

Broker Name	Mondale Onuoha	Company/Brokerage	VIP Premier Realty
License No	673985	Address	10228 E Northwest Hwy #301 Dallas TX 75238
License Expiration	06/30/2024	License State	TX
Phone	9724326684	Email	moresigningsre@gmail.com
Broker Distance to Subject	4.01 miles	Date Signed	07/10/2022

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.