

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	4241 Whitfield Avenue, Fort Worth, TX 76109	Order ID	7480100	Property ID	30763141
Inspection Date	08/03/2021	Date of Report	08/04/2021		
Loan Number	45765	APN	03412512		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	0803BPO_Citi	Tracking ID 1	0803BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOVANKA SOSROPARTONO	Condition Comments Subject is located in a suburban single family neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good
R. E. Taxes	\$8,723	
Assessed Value	\$318,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is located in a suburban single family neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$324600 High: \$1177282	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4241 Whitfield Avenue	5012 South Dr	5100 South Dr	5217 South Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76109	76132	76132	76132
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.34 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,000	\$259,900	\$285,000
List Price \$	--	\$269,000	\$259,900	\$332,500
Original List Date		06/07/2021	06/15/2021	06/17/2021
DOM · Cumulative DOM	-- · --	57 · 58	9 · 50	4 · 48
Age (# of years)	65	55	57	56
Condition	Good	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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,820	2,165	2,124	2,157
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	4 · 2
Total Room #	9	11	13	12
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	.21 acres	0.22 acres	0.38 acres	0.21 acres
Other	--	--	--	--

* 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** Classic traditional single story 3-2-2 home on oversized corner lot located in the desirable Westcliff Addition neighborhood. Ideal floor plan with spacious rooms, 2 living & Dining areas, split bedroom arrangement with ensuite, walk-in closet & built-in vanity area. Roomy master suite with walk-in closet, granite counter top & dual sinks. Large family room with brick FP & built-ins. Kitchen features tons of cabinetry and breakfast nook. Huge backyard with covered patio dog run & mature trees perfect for kids play area and family entertainment. Sizeable 2 car side entry attached garage with built in cabinets & extended parking area. Minutes to restaurants, shopping, Hulen I-20, & the Chisolm Trail Tollway.
- Listing 2** Ranch style 4 bed 3 bath home on a large corner lot. Bring your investors and creative buyers! New porcelain wood look floors throughout the living room, kitchen
- Listing 3** Unicorn on a corner lot in Wedgwood! Three large bedrooms each w an attached updated bath, a Fully updated Kitchen & wood look common-area floors, neutral paint, natural light, no popcorn. Enter into a big entry & step down into Family room w WB fireplace, built in cabinets & a full wall of windows overlooking the incredible backyard w covered porch + another area for firepit or just hanging out under the trees. Kitchen has SS appl, white cabinets, granite counters, subway backsplash, deep sink & additional eat in area. Owners suite w abundant storage & closet space. Big laundry room. Add'l guest bath. Detached two car, garage door enclosed parking. Convenient to i-20, shop, dine, 20min to airport. SEE PICS!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4241 Whitfield Avenue	4237 Whitfield Ave	4221 Selkirk Dr W	4132 Selkirk
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76109	76109	76109	76109
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.09 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$399,000	\$359,500
List Price \$	--	\$359,000	\$375,000	\$349,500
Sale Price \$	--	\$386,000	\$350,000	\$385,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/21/2021	04/05/2021	10/16/2020
DOM · Cumulative DOM	-- · --	4 · 45	23 · 84	28 · 70
Age (# of years)	65	64	65	66
Condition	Good	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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Traditional	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,820	1,726	1,929	1,786
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	9	9	10	9
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	.21 acres	0.28 acres	0.24 acres	.23 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	+\$740
Adjusted Price	--	\$386,000	\$350,000	\$385,740

* Sold 2 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 comp is similar in size & features. This comp needed no adjustments. Foster Park gem- this 3 bedroom 2 bath home is nestled in the heart of Foster Park and feeds into the new Overton Park Elementary school. This one checks all the boxes with gas range in the kitchen, wood-burning fireplace, and split bedroom layout. French drains were added in 2017 and the roof was replaced in 2016, all appliances are 5 years old or less. The porch in the back is extended and covered to look over the enormous backyard perfect for entertaining or enjoying a perfect night outside.
- Sold 2** This comp is similar in size & features. This comp needed no adjustments. Westcliff Wonderful! Pretty one-family owned home has been lovingly maintained. Floorplan is surprisingly open for a home of this age. Large living and dining combination is open to the recently updated kitchen. Kitchen is huge and features stainless appliances, gas range, built-in microwave, granite countertops and cabinets galore. Gleaming hardwood floors throughout have just been refinished. Roomy second living area. Good-sized bedrooms. Ceiling fans. Covered patio. Large shed. Garage door opener. Home Warranty. Don't miss this one!
- Sold 3** This comp is similar in size & features. This comp has a GLA adjustment of +\$5,740, using \$35 per sq.ft.; this comp has been updated, an adjustment of -\$5,000 was made. Beautiful home in highly desirable Westcliff. This move-in ready home features 3 bedrooms, 2 baths, 2 car garage with additional parking, 2 living areas, as well as 2 dining areas. The kitchen features stainless appliances, tons of storage and a breakfast nook. Fantastic location close to shopping, restaurants and entertainment.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Rockin H Realty	Listing history below					
Listing Agent Name	Chad Henderson						
Listing Agent Phone	817-891-7223						
# 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
05/14/2021	\$350,000	06/10/2021	\$299,999	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$360,000	\$360,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
Market is stable. Homes in this price range and area are selling well.		

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



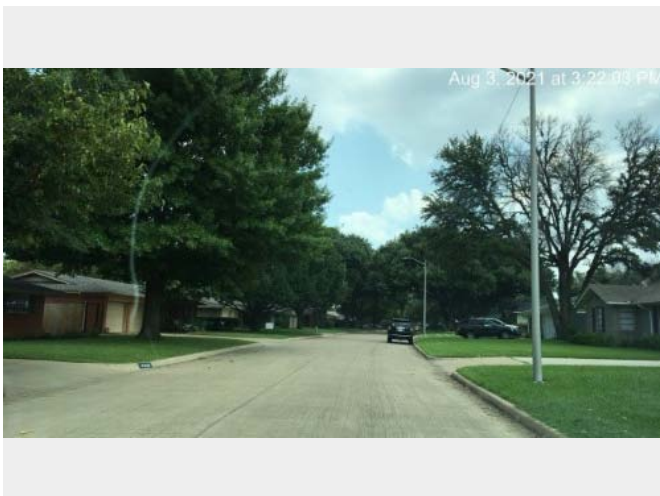
Address Verification



Side



Side



Street



Street

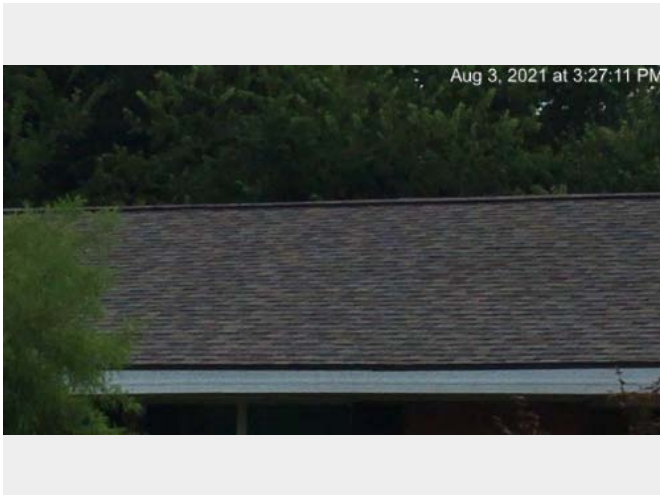
Subject Photos



Street



Other



Other

Listing Photos

L1 5012 South Dr
Fort Worth, TX 76132



Front

L2 5100 South Dr
Fort Worth, TX 76132



Front

L3 5217 South Dr
Fort Worth, TX 76132



Front

Sales Photos

S1 4237 Whitfield Ave
Fort Worth, TX 76109



Front

S2 4221 Selkirk Dr W
Fort Worth, TX 76109



Front

S3 4132 Selkirk
Fort Worth, TX 76109



Front

ClearMaps Addendum

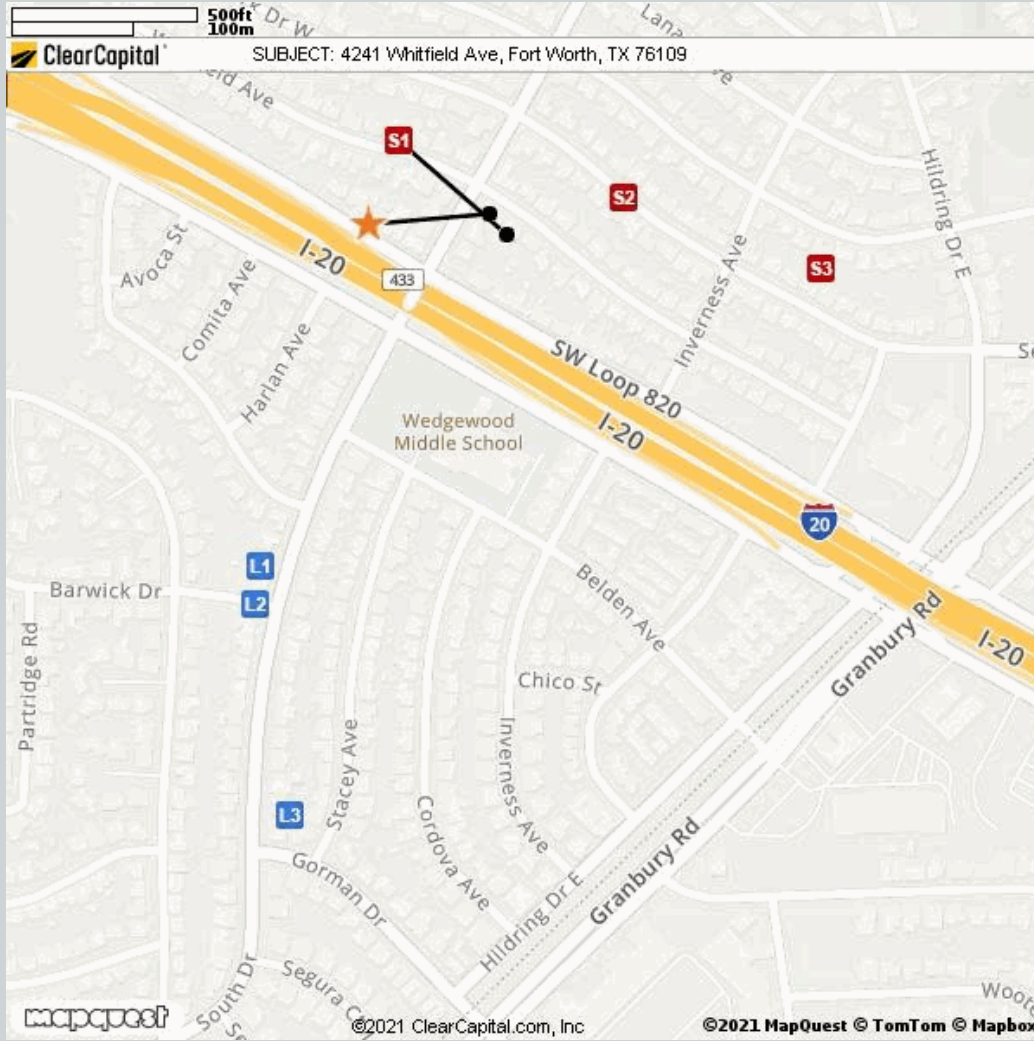
Address ★ 4241 Whitfield Avenue, Fort Worth, TX 76109

Loan Number 45765

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4241 Whitfield Avenue, Fort Worth, TX 76109	--	Parcel Match
L1 Listing 1	5012 South Dr, Fort Worth, TX 76132	0.32 Miles ¹	Parcel Match
L2 Listing 2	5100 South Dr, Fort Worth, TX 76132	0.34 Miles ¹	Parcel Match
L3 Listing 3	5217 South Dr, Fort Worth, TX 76132	0.47 Miles ¹	Parcel Match
S1 Sold 1	4237 Whitfield Ave, Fort Worth, TX 76109	0.02 Miles ¹	Parcel Match
S2 Sold 2	4221 Selkirk Dr W, Fort Worth, TX 76109	0.09 Miles ¹	Parcel Match
S3 Sold 3	4132 Selkirk, Fort Worth, TX 76109	0.24 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 photo of each side of the subject
3. One photo of what the subject faces
4. One address verification photo
5. Two street scene photos looking down the street in each direction from the subject
6. Photos of any damages viewable from the exterior inspection
7. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Marsha Blevins	Company/Brokerage	Fathom Realty
License No	0432849	Address	280 Merced Street Burleson TX 76028
License Expiration	08/31/2022	License State	TX
Phone	8014730140	Email	bpo.marsha@gmail.com
Broker Distance to Subject	11.10 miles	Date Signed	08/04/2021

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.