

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	4118 Driscoll Street, Houston, TX 77098	Order ID	7993593	Property ID	32226735
Inspection Date	02/23/2022	Date of Report	02/24/2022		
Loan Number	47545	APN	1341390010004		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	02.23.22_BPO	Tracking ID 1	02.23.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Normandy Capital Trust	Condition Comments
R. E. Taxes	\$14,846	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
Assessed Value	\$616,370	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Sales Prices in this Neighborhood	Low: \$518,400 High: \$798,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4118 Driscoll Street	1110 Autrey Street	2506 Hazard Street	2050 W Main Street
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77098	77006	77019	77098
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.56 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$625,000	\$670,000	\$625,000
List Price \$	--	\$625,000	\$670,000	\$625,000
Original List Date		10/01/2021	11/18/2021	01/03/2022
DOM · Cumulative DOM	-- · --	145 · 146	70 · 98	15 · 52
Age (# of years)	8	16	9	7
Condition	Average	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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,854	2,806	3,057	2,387
Bdrm · Bths · ½ Bths	4 · 4 · 1	3 · 3 · 1	3 · 3 · 1	3 · 3 · 1
Total Room #	8	6	6	6
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	0.040 acres	0.06 acres	0.06 acres	0.04 acres
Other	Porch	Fence, Patio, Deck	Fence, Patio	Fence, Patio

* 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** Property is similar to the subject in square footage, features age, type, and location. Similar in condition. Adjustments:Bed:\$2000,Bath:\$1000,Lot:\$-10,Total Adjustment:\$2990,Net Adjustment Value:\$627990
- Listing 2** A similar model home is located in the immediate competing market. Its shares values defining qualities with the subject in regards to age, style, locational qualities, condition, and amenities. GLA makes slightly superior by comparison. Adjustments:Bed:\$2000,Bath:\$1000,GLA:\$-5075,Lot:\$-10,Total Adjustment:\$-2085,Net Adjustment Value:\$667915
- Listing 3** Comparable is a larger home on a similar lot in a competing subdivision approximately 0.5 miles away. Larger home but has the same bedroom count. Superior in condition. Adjustments:Condition:\$-5000,Bed:\$2000,Bath:\$1000,GLA:\$11675,Total Adjustment:\$9675,Net Adjustment Value:\$634675

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4118 Driscoll Street	1716 Welch Street	1811 Branard Street	3015 Sackett Street
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77098	77006	77098	77098
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.11 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$680,000	\$709,000	\$729,900
List Price \$	--	\$680,000	\$709,000	\$699,500
Sale Price \$	--	\$648,000	\$660,000	\$665,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/15/2021	11/30/2021	09/03/2021
DOM · Cumulative DOM	-- · --	19 · 43	34 · 83	68 · 128
Age (# of years)	8	9	9	30
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,854	2,736	2,789	2,879
Bdrm · Bths · ½ Bths	4 · 4 · 1	3 · 3 · 1	3 · 3 · 1	3 · 3 · 1
Total Room #	8	6	6	6
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	0.040 acres	0.04 acres	0.06 acres	0.05 acres
Other	Porch	Patio	Fence	None
Net Adjustment	--	+\$5,950	+\$4,615	+\$3,220
Adjusted Price	--	\$653,950	\$664,615	\$668,220

* 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** Property is similar to the subject in square footage, features age, type, and location. Similar in condition. Adjustments:,Bed:\$2000,Bath:\$1000,GLA:\$2950,Total Adjustment:\$5950,Net Adjustment Value:\$653950
- Sold 2** Comparable is a larger home on a similar lot in a competing subdivision approximately 0.5 miles away. Larger home but has the same bedroom count. Superior in lot size. Adjustments:,Bed:\$2000,Bath:\$1000,GLA:\$1625,Lot:\$-10,Total Adjustment:\$4615,Net Adjustment Value:\$664615
- Sold 3** A similar model home is located in the immediate competing market. Its shares values defining qualities with the subject in regards to age, style, locational qualities, condition, and amenities. GLA makes slightly superior by comparison. Adjustments:,Bed:\$2000,Bath:\$1000,Age:\$220,Total Adjustment:\$3220,Net Adjustment Value:\$668220

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$667,000	\$667,000
Sales Price	\$665,000	\$665,000
30 Day Price	\$655,000	--
Comments Regarding Pricing Strategy		
<p>The subject is an 2 story Colonial single-family home with GLA 1821 sqft in Average condition. Within 1 mile, 30% GLA, 40 year built and 12 months back, there were very limited comparable available. Therefore, it was necessary to exceed the proximity of up to 3 miles to locate similar comparable. In order to stay within 3 mile proximity, it was necessary to exceed style, year built, lot size by +/-30%, GLA by +/-30% and bed/bath count. Since there were only limited comparable available I was forced to use comparable with inferior bed/bath count. Comparable List 3 condition has been exceeded to provide proximate and similar characteristics comps in the subject neighborhood/market. The utilized comps are as similar in GLA, Style and Age as possible. The subject seems to locate near highways, parks and commercial space, this does not have any impact on current market value. In delivering the final valuation, the most weight has been placed on CS1 and LC1, as they are most similar to subject conditions and overall structure."Address is faded on mailbox. Verification made visually and via tax "</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



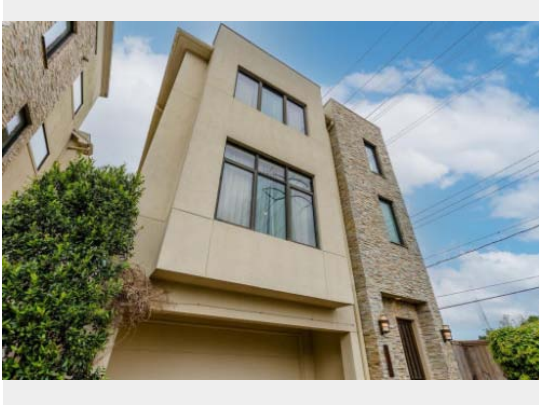
Street



Other

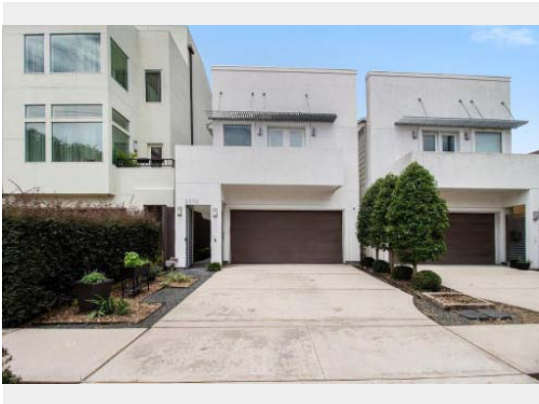
Listing Photos

L1 1110 Autrey Street
Houston, TX 77006



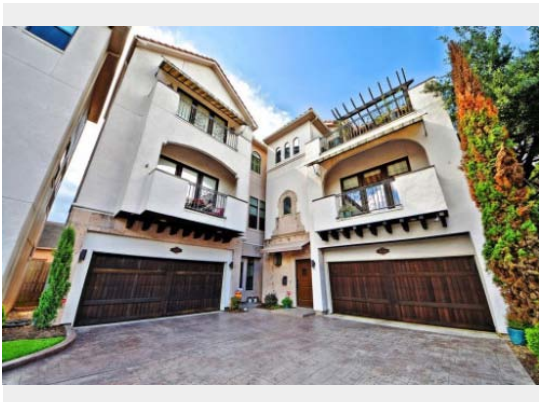
Front

L2 2506 Hazard Street
Houston, TX 77019



Front

L3 2050 W Main Street
Houston, TX 77098



Front

Sales Photos

S1 1716 Welch Street
Houston, TX 77006



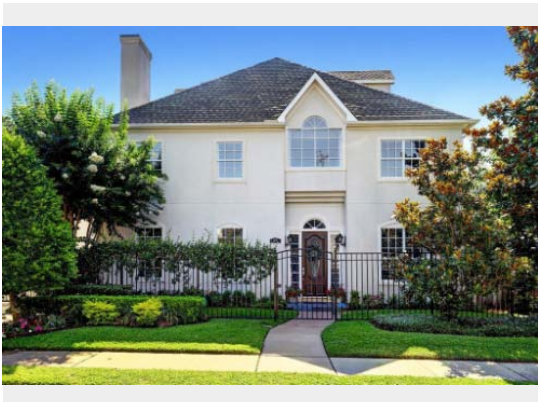
Front

S2 1811 Branard Street
Houston, TX 77098



Front

S3 3015 Sackett Street
Houston, TX 77098



Front

ClearMaps Addendum

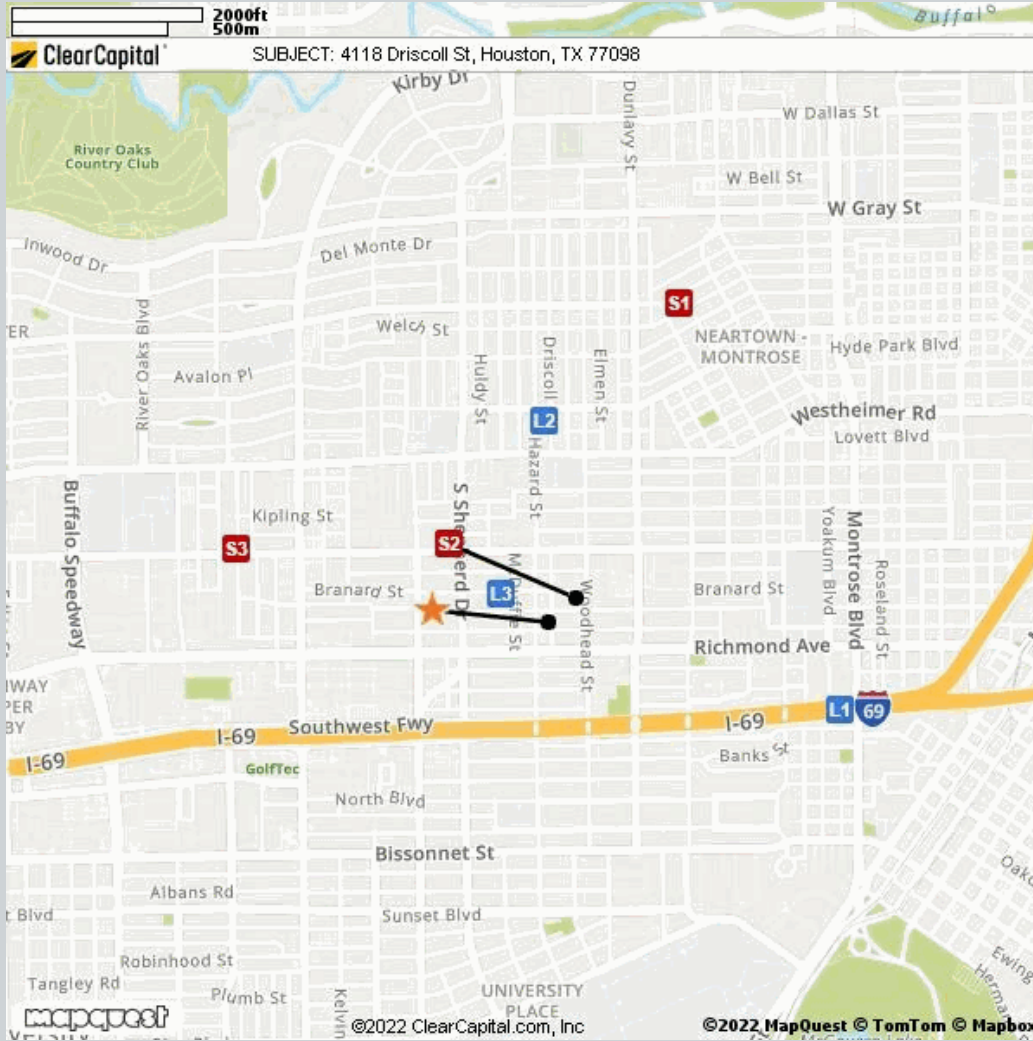
Address ★ 4118 Driscoll Street, Houston, TX 77098

Loan Number 47545

Suggested List \$667,000

Suggested Repaired \$667,000

Sale \$665,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4118 Driscoll Street, Houston, TX 77098	--	Parcel Match
L1 Listing 1	1110 Autrey Street, Houston, TX 77006	0.89 Miles ¹	Parcel Match
L2 Listing 2	2506 Hazard Street, Houston, TX 77019	0.56 Miles ¹	Parcel Match
L3 Listing 3	2050 W Main Street, Houston, TX 77098	0.18 Miles ¹	Street Centerline Match
S1 Sold 1	1716 Welch Street, Houston, TX 77006	0.97 Miles ¹	Street Centerline Match
S2 Sold 2	1811 Branard Street, Houston, TX 77098	0.11 Miles ¹	Parcel Match
S3 Sold 3	3015 Sackett Street, Houston, TX 77098	0.98 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.

Report Instructions - cont.

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.

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	Daniel Pacut	Company/Brokerage	Bang Realty-Texas Inc
License No	675187	Address	2100 W Loop South suite 900 Houston TX 77027
License Expiration	02/28/2022	License State	TX
Phone	4052594422	Email	dallasbpo@bangrealty.com
Broker Distance to Subject	3.16 miles	Date Signed	02/23/2022

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.