

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>	2516 Carmel Drive, Carrollton, TX 75006	<b>Order ID</b>	8768453	<b>Property ID</b>	34234420
<b>Inspection Date</b>	06/03/2023	<b>Date of Report</b>	06/03/2023		
<b>Loan Number</b>	49344	<b>APN</b>	14-10475-002-005-0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Dallas		

Tracking IDs					
<b>Order Tracking ID</b>	06.02.23 Citi-CS BPO Request	<b>Tracking ID 1</b>	06.02.23 Citi-CS BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$8,894	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
<b>Assessed Value</b>	\$390,950		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in a Suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
<b>Sales Prices in this Neighborhood</b>	Low: \$360,000 High: \$560,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	2516 Carmel Drive	3464 Briargrove Ln	2908 Arcadia Ln	1406 N Trail Dr
<b>City, State</b>	Carrollton, TX	Dallas, TX	Carrollton, TX	Carrollton, TX
<b>Zip Code</b>	75006	75287	75007	75006
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.37 <sup>1</sup>	1.76 <sup>1</sup>	2.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$469,000	\$425,000	\$465,000
<b>List Price \$</b>	--	\$469,000	\$425,000	\$465,000
<b>Original List Date</b>		05/09/2023	05/24/2023	06/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	24 · 25	9 · 10	1 · 2
<b>Age (# of years)</b>	42	28	50	48
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,057	2,013	1,731	2,256
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	4 · 2	4 · 3
<b>Total Room #</b>	8	7	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 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>	0.25 acres	0.13 acres	0.17 acres	0.23 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** A fantastic home! offers a combination of charm and modern amenities. Its central location in the heart of the Dallas Fort Worth Metroplex provides convenient access to major routes, including the George Bush Freeway and Dallas North Tollway. Easily reach both major airports and Downtown Dallas. One notable feature is the installed solar energy panels contribute to a more sustainable lifestyle and provide potential savings on your energy bills. Additionally, the guarded gutter system helps protect the home from buildup debris while the freshly stained fence adds to the overall appeal. The proximity to two shopping malls offers a wide range of options for shopping. Moreover, you can conveniently drive to the shops at Legacy within minutes, providing even more choices for dining, and entertainment. Overall, this beautiful home combines a prime location with desirable features. An attractive option for convenience, energy efficiency, and access to various amenities.
- Listing 2** Super cute home in a great location! This well taken care of home has had one owner since 1977! Spacious floor plan with 4 bedrooms and two bathrooms. Large living area overlooking the backyard and pool. Vinyl plank flooring in living area, hallway, kitchen and bathrooms. Updated bathrooms. No popcorn on the ceilings! Updated lighting and paint throughout. HVAC in 2018. Close to Greenbelt Park which features the Carrollton Orange and Blue Hike and Bike Trails and disc golf! Clean and ready for move-in!
- Listing 3** STUNNING 1 story home is situated in a fantastic location boasts beautiful huge trees & elevated drive-up appeal. CONVENIENT access to numerous restaurants, stores, major highways, 190 George Bush, I35, N Dallas Tollway. Minutes away from DFW Airport, making travel a breeze. Home has updated desirable features: HVAC system less than 2 yrs old, newer flooring thru out & modernized bathrooms. Split plan with full guest suite, full bth & private entry. Kitchen features a breakfast rm with built-in dining rm table complete with booth seating. SS appliances, including double ovens. Vaulted ceilings beautiful wood beams add a touch of elegance to the living area, while a second living, dining area boasts with windows that allow natural light & built in shelving. Primary bedroom is spacious with room for a sitting area. Backyard is adorned with large trees, a covered patio a serene koi pond with storage sheds are included. Excellent neighborhood & within walking distance to elementary schools

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2516 Carmel Drive	2309 Watermill Ct	2554 Melissa Ct	2222 Cedar Cir
<b>City, State</b>	Carrollton, TX	Carrollton, TX	Carrollton, TX	Carrollton, TX
<b>Zip Code</b>	75006	75006	75006	75006
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.19 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$452,254	\$400,000	\$439,000
<b>List Price \$</b>	--	\$452,254	\$400,000	\$439,000
<b>Sale Price \$</b>	--	\$452,254	\$400,000	\$439,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/16/2023	02/01/2023	05/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	131 · 131	65 · 65	38 · 38
<b>Age (# of years)</b>	42	26	32	45
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,057	2,051	2,037	2,060
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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>	0.25 acres	0.21 acres	0.12 acres	0.24 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$1,190	+\$1,200	+\$2,805
<b>Adjusted Price</b>	--	\$453,444	\$401,200	\$441,805

\* Sold 3 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** Gorgeous Open Bright Beauty with Views of Garden Throughout. Huge Family Room Open From Kitchen with Luxury Finishes including Granite, Handscraped Tri Color Hardwood. Classic Travertine Floor in Bath. Front Combo Room With Multiple Uses Such as Living, Dining, Music, Game Tables, Grand Piano, Gallery and More. Tall Ceilings Gives an Airy Spacious Feeling. Immaculately Maintained and Movie in Ready. Grand Corner Lot. Back Yard Oasisd Carefully Designed For Peaceful Luxury and Enjoyment of Nature Including Crepe Myrtle, Magnolias, Rose of Sharon, Artificial Cherry Tree, Lantern Tree, Spirea Bush, Lamb's Ear and More. Seller replaced Dishwasher, Disposal and Heater In November 2022. Beautiful Neighborhood Convenient to Major Highways, Schools, Shopping, Dining, and Entertainment. 2500/bath, 90/gla, 200/lot, -1600/age.
- Sold 2** Beautifully well-maintained & recently renovated two-story Carrollton home! Cozy large living room anchored by a fireplace and large windows allowing for natural light to pour through. The kitchen features granite counters, a modern subway tile backsplash, and ample crisp white cabinetry for tons of storage space open to the breakfast nook. All 3 bedrooms can be found on the second floor. The spacious primary bedroom offers a luxe en-suite dual sink vanity bath with a garden tub, shower, and huge walk-in closet. The additional great-sized secondary bedrooms split a Jack&Jill bath. Sliding glass doors lead to the open patio with a private backyard. Conveniently located within walking distance of a park and close proximity to the Maridoe Golf Club! Easy access to President George Bush Turnpike, I-35E, and Dallas North Tollway. Located in Carrollton-Farmers Branch ISD. Welcome home! Seller is willing to include a credit for \$2000 to go toward window replacement. 1250/bath, 300/gla, 650/lot, -1000/age.
- Sold 3** Wonderful, updated 3 bedroom, 2 bath home in Woodcreek neighborhood in Carrollton, situated on an oversized lot at the end of a cul-de-sac. Vaulted ceilings in living and dining rooms. Updated kitchen with solid surface counter tops, range, under cabinet lighting, open to breakfast area. Primary bedroom downstairs with renovated bath, shower, dual vanity, walk-in closet. Upstairs you find an open living area and the other two bedrooms, second bath. Beautiful landscaping, awesome covered, private front porch. Large backyard with sparkling pool, two small storage sheds. Windows replaced 2014, HVAC 2021, pool equipment 2021. A very nice, well cared for, and updated home is waiting for you! 2500/bath, -45/gla, 50/lot, 300/age.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No additional sales or listing history available for the subject from the past 12 months.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$452,000	\$452,000
<b>Sales Price</b>	\$430,000	\$430,000
<b>30 Day Price</b>	\$409,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject should be sold in as-is condition. Value best supported by sold comp 3 and list comp 3, being the most comparable to the subject. Due to the lack of more suitable comparisons, it was necessary to exceed 2 miles and over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Subject appears to be currently occupied verified from the tax record. There is lack of similar comps available within a mile so it was necessary to extend the search for comps. There is lack of similar GLA comps available within a mile so the comps chosen were the best available and closest to the similar size as the subject.</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



Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 3464 Briargrove Ln  
Dallas, TX 75287



Front

**L2** 2908 Arcadia Ln  
Carrollton, TX 75007



Front

**L3** 1406 N Trail Dr  
Carrollton, TX 75006



Front

## Sales Photos

**S1** 2309 Watermill Ct  
Carrollton, TX 75006



Front

**S2** 2554 Melissa Ct  
Carrollton, TX 75006



Front

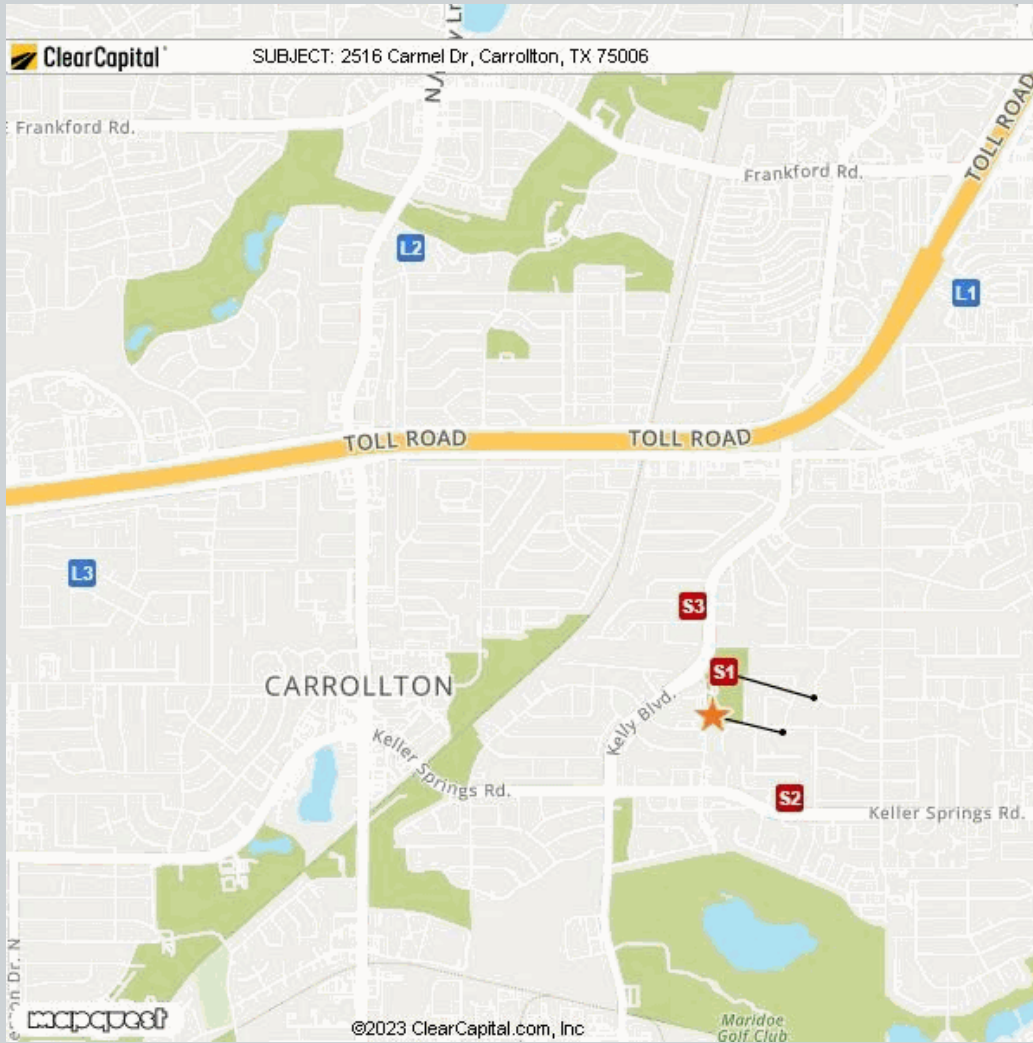
**S3** 2222 Cedar Cir  
Carrollton, TX 75006



Front

## ClearMaps Addendum

**Address** ★ 2516 Carmel Drive, Carrollton, TX 75006  
**Loan Number** 49344      **Suggested List** \$452,000      **Suggested Repaired** \$452,000      **Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2516 Carmel Drive, Carrollton, TX 75006	--	Parcel Match
L1 Listing 1	3464 Briargrove Ln, Dallas, TX 75287	1.37 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2908 Arcadia Ln, Carrollton, TX 75007	1.76 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1406 N Trail Dr, Carrollton, TX 75006	2.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2309 Watermill Ct, Carrollton, TX 75006	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2554 Melissa Ct, Carrollton, TX 75006	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2222 Cedar Cir, Carrollton, TX 75006	0.45 Miles <sup>1</sup>	Parcel 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>	Shelby Tanner	<b>Company/Brokerage</b>	Sepctrum Real Estate, LLC
<b>License No</b>	639463	<b>Address</b>	325 North St. Paul Street Dallas TX 75201
<b>License Expiration</b>	03/31/2024	<b>License State</b>	TX
<b>Phone</b>	8322661865	<b>Email</b>	smtannerbpo@gmail.com
<b>Broker Distance to Subject</b>	13.77 miles	<b>Date Signed</b>	06/03/2023

*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.**