

**APPRAISAL OF**



**LOCATED AT:**

3923 Cole Ave  
Dallas, TX 75204

**FOR:**

Wedgewood Inc  
2015 Manhattan Beach Blvd Suite 100  
Redondo Beach, CA, 90278

**BORROWER:**

Catamount Properties 2018 Llc

**AS OF:**

June 9, 2022

**BY:**

Ashley Nicole Blackington

Clear Capital  
Wedgewood Inc  
2015 Manhattan Beach Blvd Suite 100  
Redondo Beach, CA, 90278

File Number: A22-06012

In accordance with your request, I have appraised the real property at:

3923 Cole Ave  
Dallas, TX 75204

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.  
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of June 9, 2022 is:

\$625,000  
Six Hundred Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

*Ashley M Blackington*

Ashley Nicole Blackington

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 3923 Cole Ave Unit # 203 City Dallas State TX Zip Code 75204
Borrower Catamount Properties 2018 Llc Owner of Public Record Catamount Properties 2018 Llc County Dallas
Legal Description 3923 Cole Avenue Condominiums Lot 14 75X190 Unit 203 Ce%8.0308
Assessor's Parcel # 00-C1085-000-000-0203 Tax Year 2021 R.E. Taxes \$ 13,849
Project Name 3923 Cole Avenue Condos Phase # 1 Map Reference 14/1 Census Tract 0007.01
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 0 HOA \$ 333 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). MLS, Tax

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Table with Neighborhood Characteristics, Condominium Unit Housing Trends, Condominium Housing, and Present Land Use % columns. Includes data for Location (Urban), Property Values (Stable), PRICE, AGE, One-Unit (40%), etc.

Topography Survey Not Provided Size 0.327 Density Average View N;Res;
Specific Zoning Classification Z239 Zoning Description Primarily SFR/Deed Restricted
Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No
[ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached

Addendum
Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
Electricity [X] [ ] Water [X] [ ] Street Concrete [X] [ ]
Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 48113C0345J FEMA Map Date 08/23/2001
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. The subject is located across from a school. Marketability does not appear to be affected as this is an urban mixed use area and marketability is not affected.

Data source(s) for project information MLS/TAX

Table with columns: General Description, General Description, Subject Phase, If Project Completed, If Project Incomplete. Rows include # of Stories, # of Elevators, Total # Parking, Ratio (spaces/units), Year Built, Effective Age, etc.

Project Primary Occupancy [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No
Management Group - [ ] Homeowners' Association [ ] Developer [X] Management Agent - Provide name of management company. 3923 Cole Avenue
Condominiums
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, describe Unknown
Was the project created by the conversion of an existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and the date of conversion. Unknown
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe Unknown
Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

Describe the condition of the project and quality of construction. Average

Describe the common elements and recreational facilities. Common Elevator, Community Sprinkler, Gated, Perimeter Fencing

Are any common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options. Unknown

Is the project subject to a ground rent?  Yes  No If Yes, \$ \_\_\_\_\_ per year (describe terms and conditions) Unknown

Are the parking facilities adequate for the project size and type?  Yes  No If No, describe and comment on the effect on value and marketability. \_\_\_\_\_

I  did  did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. unknown

Are there any other fees (other than regular HOA charges) for the use of the project facilities?  Yes  No If Yes, report the charges and describe. Unknown

Compared to other competitive projects of similar quality and design, the subject unit charge appears  High  Average  Low If High or Low, describe. \_\_\_\_\_

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?  Yes  No If Yes, describe and explain the effect on value and marketability. \_\_\_\_\_

Unit Charge \$ 333.00 per month X 12 = \$ 3,996 per year Annual assessment charge per year per square feet of gross living area = \$ 2.28

Utilities included in the unit monthly assessment  None  Heat  Air Conditioning  Electricity  Gas  Water  Sewer  Cable  Other Grounds

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner

Other (describe) Exterior Inspection Data Source for Gross Living Area Central Appraisal District, NTREISMLS

General Description	Amenities	Appliances	Car Storage
Floor # <u>2nd Floor</u>	<input checked="" type="checkbox"/> Fireplace(s) # <u>1</u>	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels <u>3</u>	<input type="checkbox"/> Woodstove(s) # <u>0</u>	<input checked="" type="checkbox"/> Range/Oven <u>1</u>	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open
Heating Type <u>Elec</u> Fuel <u>Gas</u>	<input type="checkbox"/> Deck/Patio <u>None</u>	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars <u>2</u>
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	<input checked="" type="checkbox"/> Porch/Balcony <u>Balcony</u>	<input checked="" type="checkbox"/> Dishwasher <u>1</u>	<input checked="" type="checkbox"/> Assigned <input type="checkbox"/> Owned
<input type="checkbox"/> Other (describe)	<input type="checkbox"/> Other <u>None</u>	<input type="checkbox"/> Washer/Dryer	Parking Space # <u>203</u>

Finished area above grade contains: 5 Rooms 2 Bedrooms 2.1 Bath(s) 1,750 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered?  Yes  No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.). Subject features and energy efficient items are typical for neighborhood.

Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C2:Physical depreciation reflect age and normal wear and tear and is based on effective age life method. No apparent external or functional inadequacies were noted that would affect marketability.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe. The subject property is a functionally designed structure in style, condition, type of construction, and use when compared to competing properties in this neighborhood. Additionally, the subject property is considered typical for the area.

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain Document and/or Deed numbers were not available for the subject or comparable sales, as Texas is a "Non-disclosure" and not an "Open Records" state.

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) MLS/CAD/Tax

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) MLS/CAD/Tax

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	<u>CoreLogic/NTREIS</u>	<u>CoreLogic/NTREIS</u>	<u>CoreLogic/NTREIS</u>	<u>CoreLogic/NTREIS</u>
Effective Date of Data Source(s)	<u>06/09/2022</u>	<u>06/09/2022</u>	<u>06/09/2022</u>	<u>06/09/2022</u>

Analysis of prior sale or transfer history of the subject property and comparable sales As per MLS and Tax, the subject is not listed for sale and no listing or sales history were found on the subject property within in the last 36 months. No prior sales history were found on the comparables within the last 12 months.

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

There are <b>3</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>500,000</b> to \$ <b>4,886,750</b>							
There are <b>39</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>370,000</b> to \$ <b>2,350,000</b>							
FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	<b>3923 Cole Ave 203, Dallas, TX 75204</b>	<b>3923 Cole Ave 102, Dallas, TX 75204</b>		<b>3923 Cole Ave 201, Dallas, TX 75204</b>		<b>3699 Mckinney Ave 581, Dallas, TX 75205</b>	
Project Name and Phase	<b>3923 Cole Avenue Condos 1</b>	<b>3923 Cole Ave Condos 1</b>		<b>3923 Cole Ave Condos 1</b>		<b>West Village Urban Homes Cor 1</b>	
Proximity to Subject		<b>0.01 miles NE</b>		<b>0.00 miles SW</b>		<b>0.23 miles SW</b>	
Sale Price	\$	\$ <b>630,000</b>		\$ <b>565,000</b>		\$ <b>512,000</b>	
Sale Price/Gross Liv. Area	\$ <b>0.00</b> sq. ft.	\$ <b>433.88</b> sq. ft.		\$ <b>296.43</b> sq. ft.		\$ <b>392.34</b> sq. ft.	
Data Source(s)		<b>NTREIS#14764207;DOM 2</b>		<b>NTREIS#14548093;DOM 151</b>		<b>NTREIS#20009596;DOM 31</b>	
Verification Source(s)		<b>NTREIS/MLS/Driveby</b>		<b>NTREIS/MLS/Driveby</b>		<b>NTREIS/MLS/Driveby</b>	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		<b>ArmLth</b>		<b>ArmLth</b>		<b>ArmLth</b>	
Concessions		<b>Cash;0</b>	<b>0</b>	<b>Cash;0</b>	<b>0</b>	<b>Cash;0</b>	<b>0</b>
Date of Sale/Time		<b>s03/22;c03/22</b>		<b>s10/21;c09/21</b>	<b>+41,250</b>	<b>s05/22;c05/22</b>	
Location	<b>N;Res;</b>	<b>N;Res;</b>		<b>N;Res;</b>		<b>N;Res;</b>	
Leasehold/Fee Simple	<b>Fee Simple</b>	<b>Fee Simple</b>		<b>Fee Simple</b>		<b>Fee Simple</b>	
HOA Mo. Assessment	<b>\$333</b>	<b>\$370</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$370</b>	<b>0</b>
Common Elements and Rec. Facilities	<b>Gated Entrance Common Elevator</b>	<b>Gated Entrance Common Elevator</b>		<b>Gated Entrance Common Elevator</b>		<b>Gated Entrance Comm Pool</b>	<b>-15,000</b>
Floor Location	<b>2nd Floor</b>	<b>1st Floor</b>	<b>0</b>	<b>2nd Floor</b>		<b>2nd Floor</b>	
View	<b>N;Res;</b>	<b>N;Res;</b>		<b>N;Res;</b>		<b>N;Res;</b>	
Design (Style)	<b>O1L;Condo</b>	<b>O1L;Condo</b>		<b>O1L;Condo</b>		<b>O1L;Condo</b>	
Quality of Construction	<b>Q3</b>	<b>Q3</b>		<b>Q3</b>		<b>Q3</b>	
Actual Age	<b>4</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>22</b>	<b>+22,000</b>
Condition	<b>C2</b>	<b>C2</b>		<b>C2</b>		<b>C3</b>	<b>+5,000</b>
Above Grade Room Count	Total Bdrms. Baths <b>5 2 2.1</b>	Total Bdrms. Baths <b>5 2 2.1</b>		Total Bdrms. Baths <b>5 2 2.1</b>		Total Bdrms. Baths <b>4 1 1.1</b>	<b>+20,000</b>
Gross Living Area	<b>175</b> 1,750 sq. ft.	<b>1,452</b> sq. ft.	<b>52,200</b>	<b>1,906</b> sq. ft.	<b>-27,300</b>	<b>1,305</b> sq. ft.	<b>77,900</b>
Basement & Finished Rooms Below Grade	<b>0sf</b>	<b>0sf</b>		<b>0sf</b>		<b>0sf</b>	
Functional Utility	<b>Average</b>	<b>Average</b>		<b>Average</b>		<b>Average</b>	
Heating/Cooling	<b>Central/Central</b>	<b>Central/Central</b>		<b>Central/Central</b>		<b>Central/Central</b>	
Energy Efficient Items	<b>Insulation</b>	<b>Insulation</b>		<b>Insulation</b>		<b>Insulation</b>	
Garage/Carport	<b>2g;Assigned</b>	<b>2g;Assigned</b>		<b>2g;Assigned</b>		<b>1g;Assigned</b>	<b>+5,000</b>
Porch/Patio/Deck	<b>Porch,Balcony</b>	<b>Porch,Balc,Pat</b>	<b>-50,000</b>	<b>Porch,Balcony</b>		<b>Porch,Balcony</b>	
Fireplace	<b>1 Fireplace</b>	<b>1 Fireplace</b>		<b>1 Fireplace</b>		<b>1 Fireplace</b>	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ <b>2,200</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ <b>13,950</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ <b>124,900</b>
Adjusted Sale Price of Comparables		Net Adj. <b>0.3%</b> Gross Adj. <b>16.2%</b>	\$ <b>632,200</b>	Net Adj. <b>2.5%</b> Gross Adj. <b>12.1%</b>	\$ <b>578,950</b>	Net Adj. <b>24.4%</b> Gross Adj. <b>30.3%</b>	\$ <b>636,900</b>
Summary of Sales Comparison Approach <b>The sales utilized are considered to represent the most similar comparables found at time of inspection. The subjects estimated value lies between sale 1 &amp; 2 which are the only sales in the community requiring the least adjustments. The data cited in the sales comparison analysis is for known features considered relevant to estimated market value. Based on sales selected in the direct comparison analysis, in addition to other offers for sale in this market, the estimated value of the subject lies within the indicated value range.</b>							
Indicated Value by Sales Comparison Approach \$ <b>625,000</b>							
<b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b>							
Estimated Monthly Market Rent \$ <b>0</b> X Gross Rent Multiplier <b>0</b> = \$ <b>0</b> Indicated Value by Income Approach							
Summary of Income Approach (including support for market rent and GRM) <b>The income approach was not considered reliable as the subject is located in a predominantly owner occupied area where homes are not typically marketed for their income producing potential.</b>							
Indicated Value by: Sales Comparison Approach \$ <b>625,000</b> Income Approach (if developed) \$ <b>0</b>							
<b>See Attached Addendum</b>							
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: <b>This appraisal is based on "as is" condition.</b>							
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ <b>625,000</b> as of <b>06/09/2022</b> , which is the date of inspection and the effective date of this appraisal.							

## Exterior-Only Inspection Individual Condominium Unit Appraisal Report

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Exterior-Only Inspection Individual Condominium Unit Appraisal Report

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I have performed a visual inspection of the exterior areas of the subject property from at least the street. I have reported the condition of the improvements in factual, specific terms. I have identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Exterior-Only Inspection Individual Condominium Unit Appraisal Report

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Ashley M Blackington
Name Ashley Nicole Blackington
Company Name Texas Residential Appraisal Group
Company Address 3623 Pebble Beach Dr.
Farmers Branch, TX 75234
Telephone Number 281-970-8203
Email Address millan.ashley@gmail.com
Date of Signature and Report 06/09/2022
Effective Date of Appraisal 06/09/2022
State Certification # 1360483
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 12/31/2023

ADDRESS OF PROPERTY APPRAISED
3923 Cole Ave Unit # 203
Dallas, TX 75204

APPRAISED VALUE OF SUBJECT PROPERTY \$ 625,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
Did not inspect exterior subject property
Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection



## Uniform Appraisal Dataset Definitions

**Condition Ratings and Definitions**

**C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*\*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*\*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*\*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*\*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**Quality Ratings and Definitions**

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

**Definitions of Not Updated, Updated, and Remodeled****Not Updated**

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

**Updated**

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

**Remodeled**

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

**Explanation of Bathroom Count**

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.



## ADDENDUM

Borrower: Catamount Properties 2018 Llc

File No.: A22-06012

Property Address: 3923 Cole Ave

Case No.: Loan# 49381

City: Dallas

State: TX

Zip: 75204

Lender: Wedgewood Inc

### **Highest and Best Use**

Highest and best use involves three primary considerations: physically possible, legally permissible and economically and financially feasible. The size and topography of the subject site allows for typical residential construction and site improvements.

Economic considerations support improvement of the site with a conforming residence to achieve the highest value. The subject site is improved with a conforming residence with represents a substantial portion of the total property value.

### **Prior Sales Comments**

Sale 1 closed

Sale 2 closed

Sale 3 closed

Sale 4 closed

The subject was ordered as a drive by with no knowledge of the condition or interior of the home therefore condition adjustments have not been warranted for the comparables.

### **Final Reconciliation**

It is my opinion that the appraiser has utilized the best sales available within the market area at time of inspection. All sales are of similar age, quality, condition and appeal. Market trend have been adequately reported. My review of the market did not find any other sales that were omitted from the report. It is my opinion that the sales utilized are the best sales as of the time of inspection, adjustments are market derived and the opinion of value is well supported.

**Appraisal was ordered as a drive by with no interior inspection.**

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 3923 Cole Ave City Dallas State TX Zip Code 75204

Borrower Catamount Properties 2018 Llc

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis table with columns: Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). NTRDIS indicates there were 39 closed sales during the past 12 months and 11 of those sales contained seller concessions which is 28% of the total transactions in this market area.

Are foreclosure sales (REO sales) a factor in the market? No. The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions.

Cite data sources for above information. NTRDIS was the data source used to complete the Market Conditions Addendum. 6/9/2022

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: 3923 Cole Avenue Condo

Subject Project Data table with columns: Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

Are foreclosure sales (REO sales) a factor in the project? No. If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

MARKET RESEARCH & ANALYSIS
CONDO/CO-OP PROJECTS
APPRAISER

APPRAISER

Signature Ashley M Blackington
Name Ashley Nicole Blackington
Company Name Texas Residential Appraisal Group
Company Address 3623 Pebble Beach Dr.
Farmers Branch, TX 75234
State License/Certification # 1360483 State TX
Email Address millan.ashley@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification #
State
Email Address

USPAP ADDENDUM

Borrower: Catamount Properties 2018 Llc  
 Property Address: 3923 Cole Ave  
 City: Dallas County: Dallas State: TX Zip Code: 75204  
 Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Under 3 months

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Ashley M Blackington*  
 Name: Ashley Nicole Blackington  
 Date Signed: 06/09/2022  
 State Certification #: 1360483  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: TX  
 Expiration Date of Certification or License: 12/31/2023  
 Effective Date of Appraisal: 06/09/2022

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

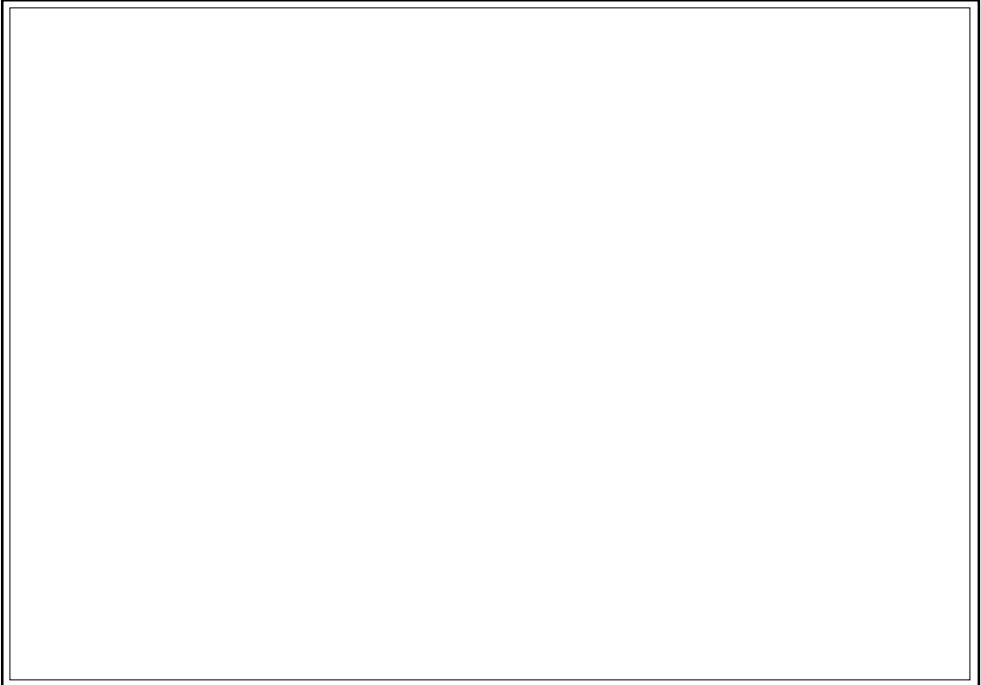
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 Llc	File No.: A22-06012
Property Address: 3923 Cole Ave	Case No.: Loan# 49381
City: Dallas	State: TX
Lender: Wedgewood Inc	Zip: 75204



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: June 9, 2022  
Appraised Value: \$ 625,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Photos

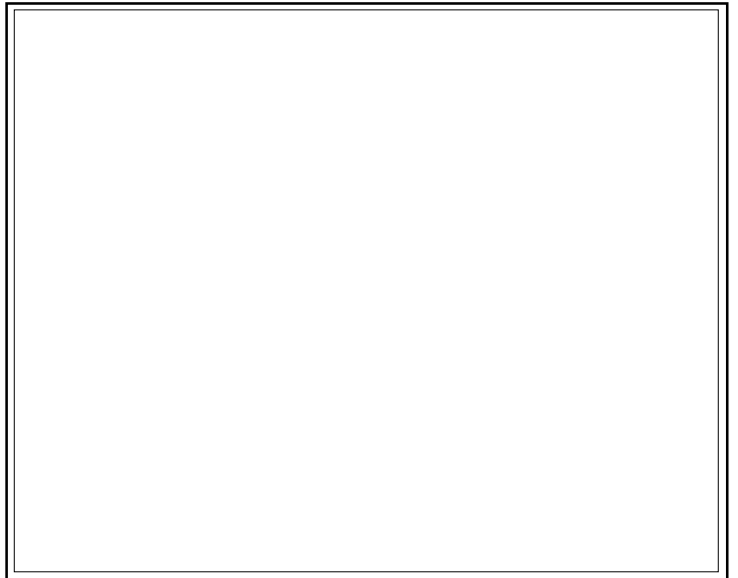
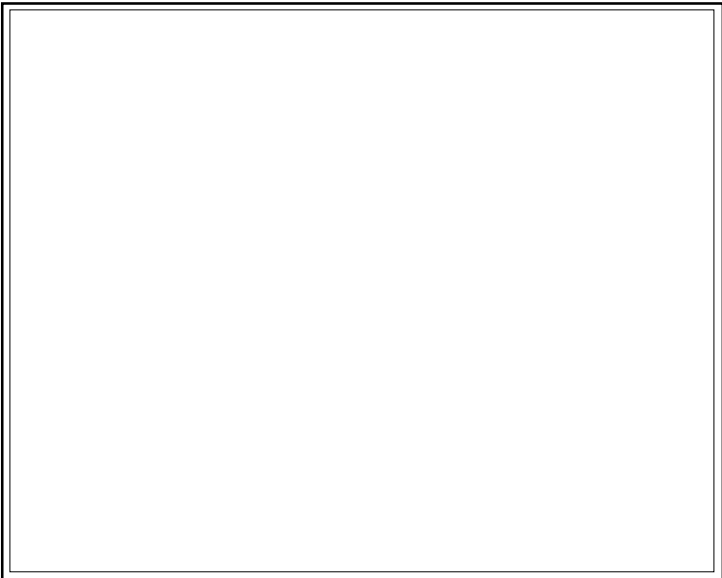
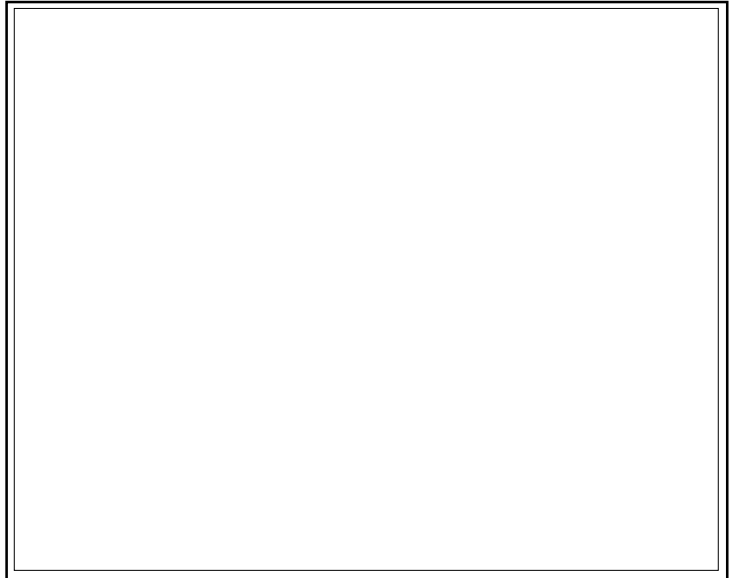
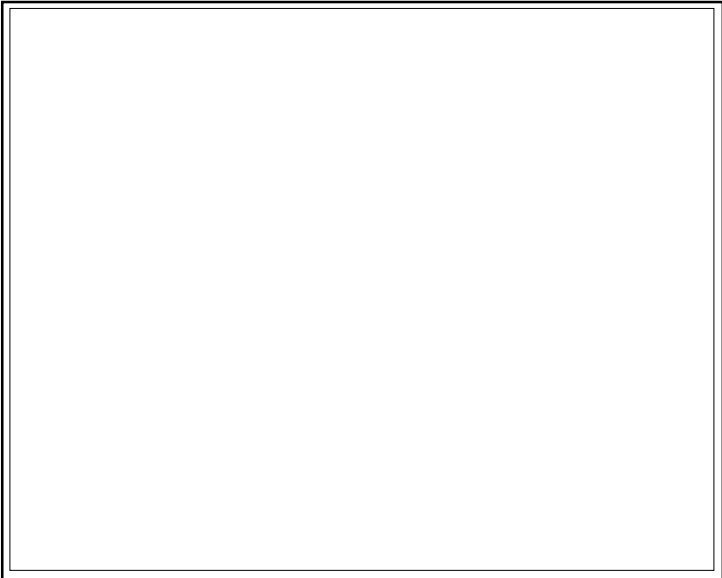
Borrower: Catamount Properties 2018 Llc	File No.: A22-06012
Property Address: 3923 Cole Ave	Case No.: Loan# 49381
City: Dallas	State: TX
Lender: Wedgewood Inc	Zip: 75204



Side view



Additional Street Scene





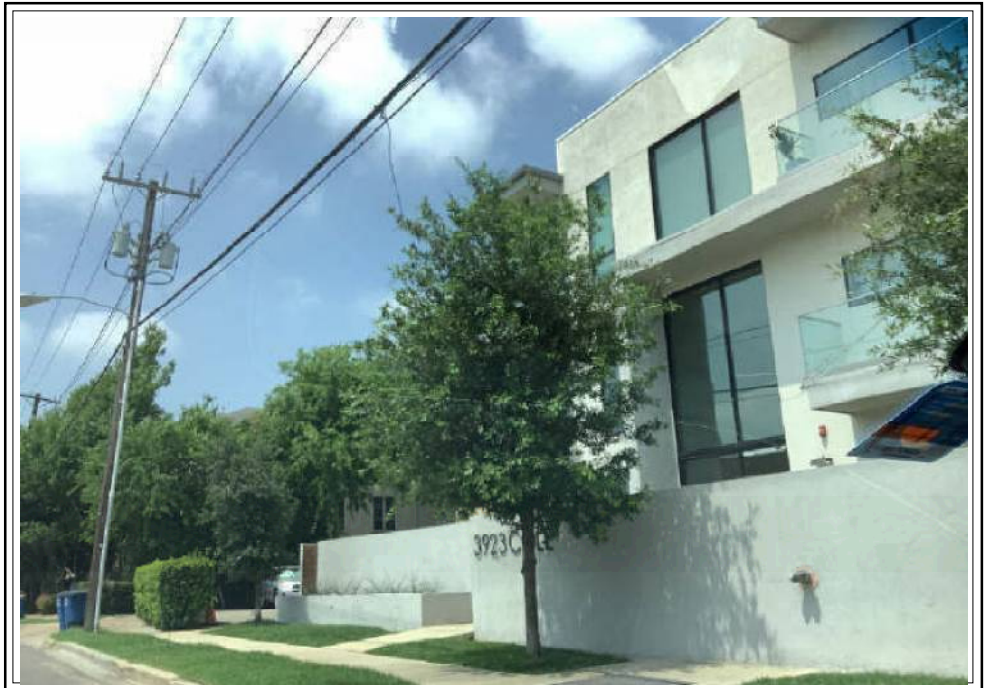
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 Llc	File No.: A22-06012	
Property Address: 3923 Cole Ave	Case No.: Loan# 49381	
City: Dallas	State: TX	Zip: 75204
Lender: Wedgewood Inc		



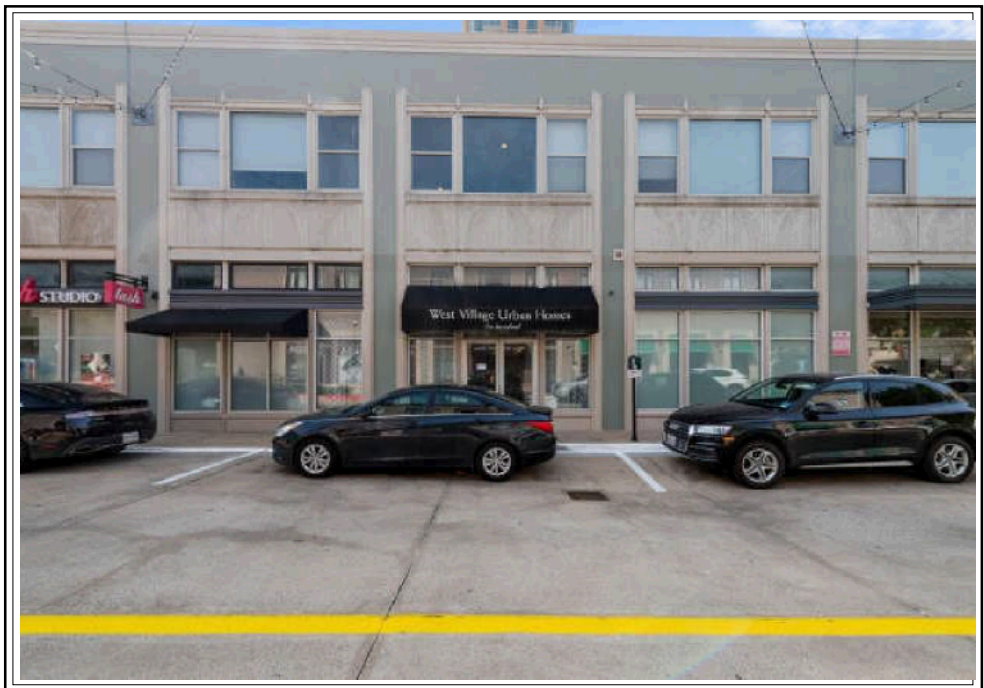
COMPARABLE SALE #1

3923 Cole Ave  
102, Dallas, TX 75204  
Sale Date: s03/22;c03/22  
Sale Price: \$ 630,000



COMPARABLE SALE #2

3923 Cole Ave  
201, Dallas, TX 75204  
Sale Date: s10/21;c09/21  
Sale Price: \$ 565,000



COMPARABLE SALE #3

3699 McKinney Ave  
581, Dallas, TX 75205  
Sale Date: s05/22;c05/22  
Sale Price: \$ 512,000



Borrower: Catamount Properties 2018 Llc

File No.: A22-06012

Property Address: 3923 Cole Ave

Case No.: Loan# 49381

City: Dallas

State: TX

Zip: 75204

Lender: Wedgewood Inc



301 E. Fourth Street, Cincinnati, OH 45202

**DECLARATIONS**  
for  
**REAL ESTATE APPRAISERS**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP4117153-22**

Renewal of: **RAP4117153-21**

Program Administrator:

**Herbert H. Lundy Insurance Agency Inc.**  
**100 River Ridge Drive, Suite 301, Norwood, MA 02062**

Item 1. Named Insured: **Ashley Millan Blackington**

Item 2. Address: **3623 Pebble Beach Drive**

City, State, Zip Code: **Furner Branch, TX 75234**

Item 3. Policy Period: From **01/06/2022** To **01/06/2023**

(Month, Day, Year) (Month, Day, Year)  
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2)

Item 4. Limits of Liability:

A. \$ **1,000,000** Damages Limit of Liability - Each Claim

B. \$ **1,000,000** Claim Expenses Limit of Liability - Each Claim

C. \$ **1,000,000** Damages Limit of Liability - Policy Aggregate

D. \$ **1,000,000** Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ **0.00** Each Claim

B. \$ **0.00** Aggregate

Item 6. Premium: \$ **892.00**

Item 7. Retroactive Date (if applicable): **01/06/2016**

Item 8. Forms, Notices and Endorsements attached:

**D42100 (03/15) D42300 TX (05/13) H.7324 (08/12)**

**D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)**

*Karen A. Reynolds*  
Authorized Representative

D42101 (01/15)

Page 1 of 1

License

Borrower: Catamount Properties 2018 Llc

File No.: A22-06012

Property Address: 3923 Cole Ave

Case No.: Loan# 49381

City: Dallas

State: TX

Zip: 75204

Lender: Wedgewood Inc



## Certified Residential Real Estate Appraiser

Appraiser: **Ashley Nicole Blackington**

License #: **TX 1360483 R**

License Expires: **12/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

**Chelsea Buchholz**  
Commissioner

LOCATION MAP

Borrower: Catamount Properties 2018 Llc

File No.: A22-06012

Property Address: 3923 Cole Ave

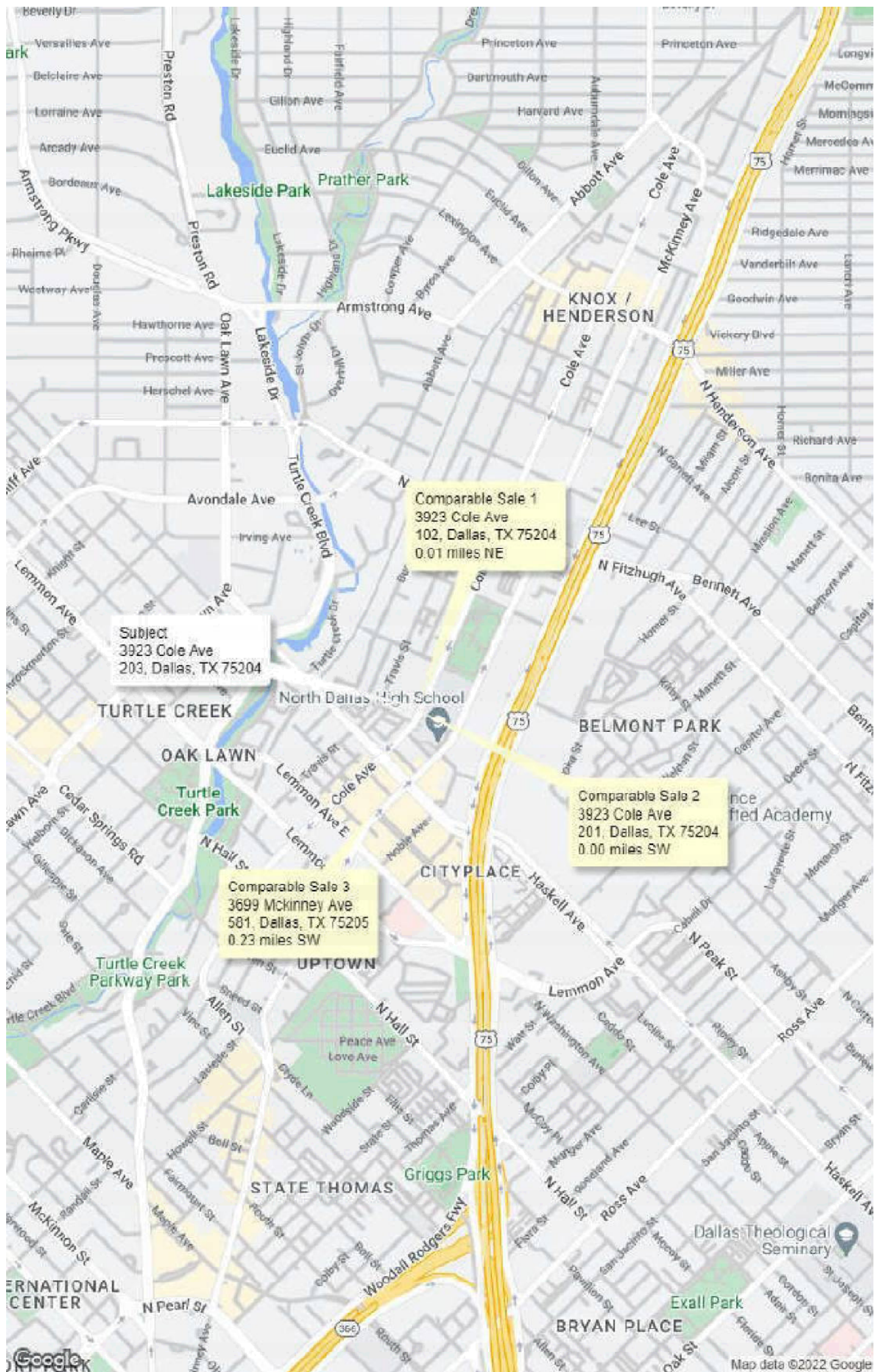
Case No.: Loan# 49381

City: Dallas

State: TX

Zip: 75204

Lender: Wedgewood Inc





AERIAL MAP

Borrower: Catamount Properties 2018 Llc

File No.: A22-06012

Property Address: 3923 Cole Ave

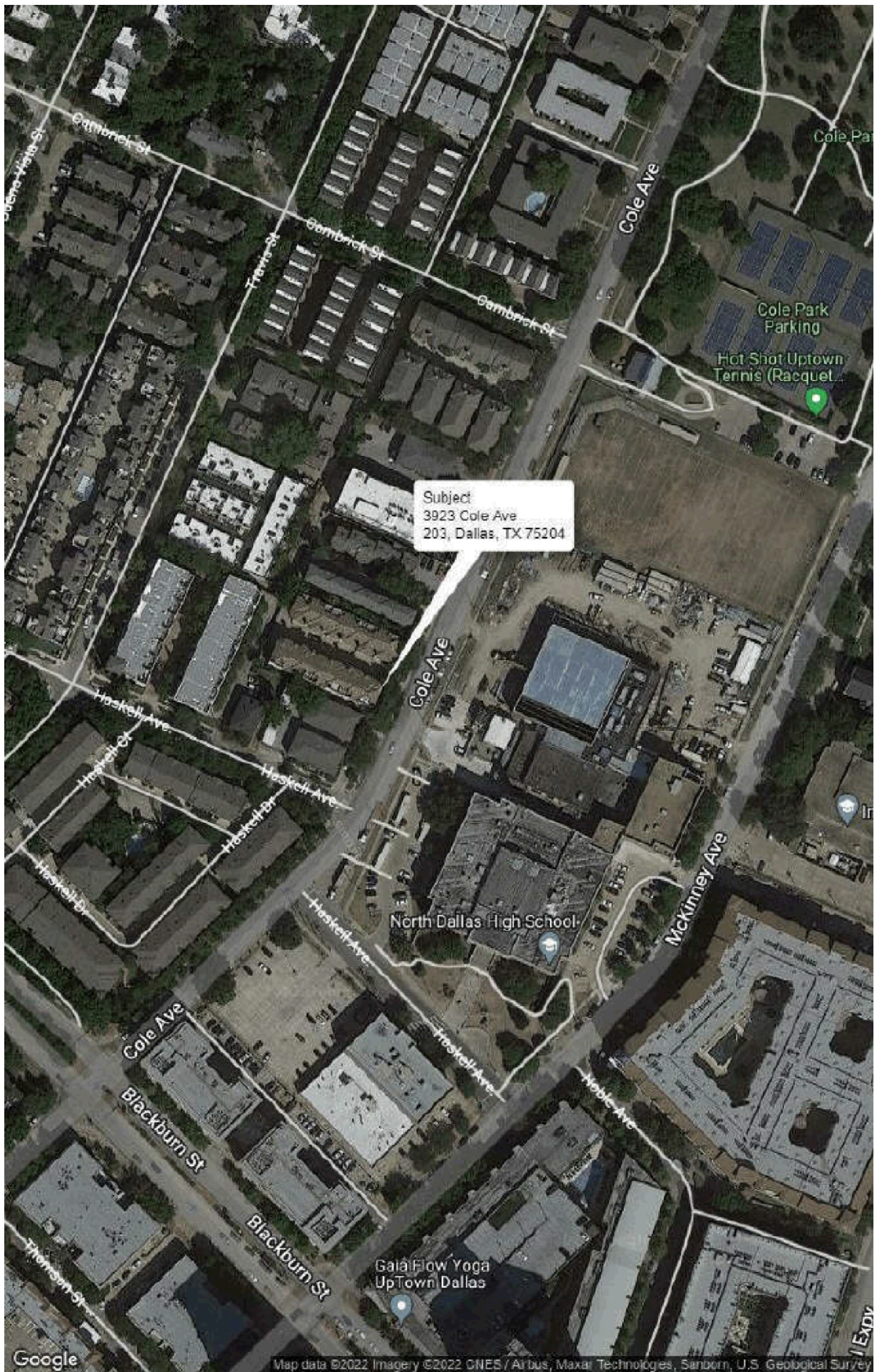
Case No.: Loan# 49381

City: Dallas

State: TX

Zip: 75204

Lender: Wedgewood Inc



Google

Map data ©2022 Imagery ©2022 CNES / Airbus, Maxar Technologies, Satbird, U.S. Geological Survey



FLOOD MAP

Borrower: Catamount Properties 2018 Llc

File No.: A22-06012

Property Address: 3923 Cole Ave

Case No.: Loan# 49381

City: Dallas

State: TX

Zip: 75204

Lender: Wedgewood Inc



**FLOOD INFORMATION**

Community: Dallas, City of  
 Property is NOT in a FEMA Special Flood Hazard Area  
 Map Number: 48113C0345J  
 Panel: 48113C0345  
 Zone: X  
 Map Date: 08-23-2001  
 FIPS: 48113  
 Source: FEMA DFIRM

**LEGEND**

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
  - = Forest
  - = Water

**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.