

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>	8187 Spruce Valley Drive, Fort Worth, TX 76137	<b>Order ID</b>	8519198	<b>Property ID</b>	33553051
<b>Inspection Date</b>	11/16/2022	<b>Date of Report</b>	11/16/2022		
<b>Loan Number</b>	49672	<b>APN</b>	06803458		
<b>Borrower Name</b>	na	<b>County</b>	Tarrant		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.15.22 CS_Citi Update	<b>Tracking ID 1</b>	11.15.22 CS_Citi Update		
<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>	\$4,342	Property appears well maintained at this time. Good curb appeal and location. Conforms to the neighborhood. Is surrounded by other residential homes. Exterior is brick construction. It was hard to get a good picture of the front since there were so many cars parked on the street.
<b>Assessed Value</b>	\$225,494	
<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	Located in North Fort Worth. This is a very large subdivision. The neighborhood has no community amenities and is located close to freeway, shopping and a mixture of different employment types. This is a fully developed area with no new construction in the area. No foreclosure or short sale activity known. It is in the Keller ISD which is a highly rated school district.
<b>Sales Prices in this Neighborhood</b>	Low: \$210,000 High: \$382,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	8187 Spruce Valley Drive	3712 Huckleberry Dr	3744 Waxwing Circle S	4305 Spindletree Ln
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76137	76137	76137	76137
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.91 <sup>1</sup>	0.92 <sup>1</sup>	0.76 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$295,000	\$310,000	\$249,000
<b>List Price \$</b>	--	\$285,000	\$295,000	\$265,000
<b>Original List Date</b>		09/30/2022	09/29/2022	03/18/2022
<b>DOM · Cumulative DOM</b>	-- · --	47 · 47	48 · 48	12 · 243
<b>Age (# of years)</b>	26	35	29	39
<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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,339	1,380	1,445	1,480
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	--	--	--	Pool - Yes
<b>Lot Size</b>	.124 acres	.113 acres	.122 acres	.170 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Located on a quiet street near plenty of restaurants for the family and the wonderful stores at Alliance to shop at while having easy access to the freeway allows you to commute with ease. This move in ready home just had its roof done a little over a year ago.
- Listing 2** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. OFFERING \$5000 TOWARDS BUYER'S CLOSING COSTS! This charming, one-story brick home offers 3 bedrooms, 2 full baths, and a large backyard for all of your entertainment needs. Vaulted ceilings in the living area, upgraded barn door into utility room, freshly painted exterior siding throughout, and overall, very well-maintained home.
- Listing 3** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Back on the market! This 3 bed 2 bath home sits in the Keller ISD school district within walking distance to the Summerfields park and only a few blocks away from the middle school. Take note of the thick saint agustine grass coverage. In the backyard you'll find an in ground pool ready for swimming and grilling

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8187 Spruce Valley Drive	3920 Bigleaf Ln	7308 Whitewood Dr	7621 Honeybee Ln
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.06 <sup>1</sup>	1.25 <sup>1</sup>	0.96 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$275,000	\$299,000
List Price \$	--	\$272,000	\$275,000	\$299,000
Sale Price \$	--	\$275,000	\$275,000	\$305,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	09/08/2022	10/28/2022	09/14/2022
DOM · Cumulative DOM	-- · --	56 · 90	20 · 50	17 · 39
Age (# of years)	26	38	44	30
Condition	Average	Average	Average	Good
Sales Type	--	Investor	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,339	1,262	1,487	1,266
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	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	.124 acres	.190 acres	.168 acres	.123 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,590	-\$5,920	-\$10,000
Adjusted Price	--	\$272,410	\$269,080	\$295,000

\* Sold 1 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** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Adjusted for closing costs. 3 bedroom, 2 bathroom stunner in Fort Worth! Enjoy preparing meals in this impressive kitchen equipped with ample cabinets, a breakfast bar and generous counter space. Entertaining is a breeze with this great floor plan complete with a cozy fireplace. A luxurious primary suite, complete with a sizeable closet, and private bathroom. Lush green landscape surrounds this beautiful house.
- Sold 2** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Adjusted for GLA. Beautifully cared for home. Ideal Keller ISD location, nestled in Summerfields. Easy highway access and close to everything! This Open Floor Plan is the best in the neighborhood! Beautiful curb appeal and welcoming walk-up greets you with nice shade trees, low-maintenance decorative stone garden and finished wood shutters. Rain gutters with extended downspouts which also include the covered backyard patio. Extra driveway parking and easy walk up. Entry foyer with access to garage. Opens to versatile living area featuring vaulted ceilings, fireplace. You will love the large open kitchen overlooking the living room. Eat-in kitchen includes pantry, SS range and plenty of counter space & cabinets. Spacious master bedroom and walk-in closet. Recently replaced toilets in both bathrooms. Ceiling fans in all bedrooms. All windows are double-pane including an updated back door with sidelights. Covered patio overlooks large private back yard. Wood tool shed provides extra storage.
- Sold 3** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Adjusted for condition. Adorable 3 Bedroom, 2 Bathroom, 2 car garage home in Summerfields. NO HOA, KELLER ISD and conveniently located near Alliance Town Center. Home has large eat-in kitchen with pretty bay window, wainscoting trim work and a breakfast bar! Tons of counter and cabinets for storage. New stove, microwave and dishwasher all installed July 2022. Warm and inviting living area with a beautiful brick wood burning fire place. Primary bedroom has in-suite bathroom with granite counter top, new tile and glass in the shower and a garden style soaking tub. Secondary bedrooms share a full bath. Updated paint and new flooring through-out. NO CARPET

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The last time the property was in the MLS was 2008. It sold for \$103,000 on 8/26/08.			
<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>	\$280,000	\$280,000
<b>Sales Price</b>	\$275,000	\$275,000
<b>30 Day Price</b>	\$269,900	--
<b>Comments Regarding Pricing Strategy</b>		
Fewer properties are receiving multiple offers and selling for more than list price. The value was determined by the adjusted values of the sale comps. The market is going back to a buyer's market.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 3712 Huckleberry Dr  
Fort Worth, TX 76137



Front

**L2** 3744 Waxwing Circle S  
Fort Worth, TX 76137



Front

**L3** 4305 Spindletree Ln  
Fort Worth, TX 76137



Front

## Sales Photos

**S1** 3920 Bigleaf Ln  
Fort Worth, TX 76137



Front

**S2** 7308 Whitewood Dr  
Fort Worth, TX 76137



Front

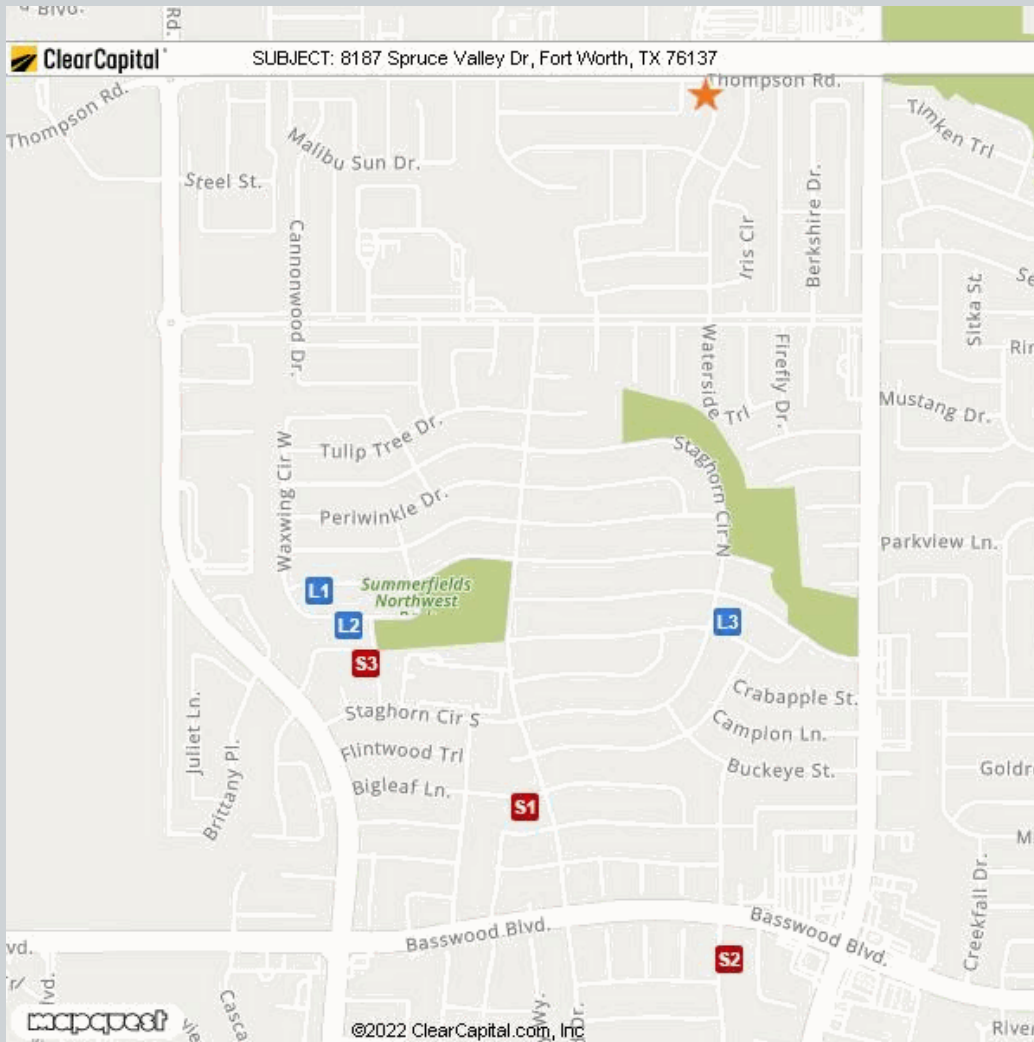
**S3** 7621 Honeybee Ln  
Fort Worth, TX 76137



Front

## ClearMaps Addendum

**Address** ★ 8187 Spruce Valley Drive, Fort Worth, TX 76137  
**Loan Number** 49672      **Suggested List** \$280,000      **Suggested Repaired** \$280,000      **Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8187 Spruce Valley Drive, Fort Worth, TX 76137	--	Parcel Match
L1 Listing 1	3712 Huckleberry Dr, Fort Worth, TX 76137	0.91 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3744 Waxwing Circle S, Fort Worth, TX 76137	0.92 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4305 Spindletree Ln, Fort Worth, TX 76137	0.76 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3920 Bingleaf Ln, Fort Worth, TX 76137	1.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7308 Whitewood Dr, Fort Worth, TX 76137	1.25 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7621 Honeybee Ln, Fort Worth, TX 76137	0.96 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>	Jerry Hayden	<b>Company/Brokerage</b>	Hayden Group, Inc.
<b>License No</b>	0454586	<b>Address</b>	2813 S Hulen St, Ste 150 Fort Worth TX 76109
<b>License Expiration</b>	05/31/2024	<b>License State</b>	TX
<b>Phone</b>	8174755911	<b>Email</b>	jhaydenrealestate@gmail.com
<b>Broker Distance to Subject</b>	13.52 miles	<b>Date Signed</b>	11/16/2022

*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.**