

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	2445 Morning Dew Drive, Little Elm, TX 75068	Order ID	8519198	Property ID	33552897
Inspection Date	11/18/2022	Date of Report	11/23/2022		
Loan Number	49690	APN	R264010		
Borrower Name	na	County	Denton		

Tracking IDs					
Order Tracking ID	11.15.22 CS_Citi Update	Tracking ID 1	11.15.22 CS_Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject property was in good condition at the time of inspection.
R. E. Taxes	\$6,750	
Assessed Value	\$330,128	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SBB Management Company	
Association Fees	\$600 / Year (Greenbelt,Other: Mgt fee)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Located in a planned unit development with good access to shopping, schools and employment. There were no REO sales in the neighborhood at the time of inspection. The sellers are generally not making concessions in the current market
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$375000 High: \$622000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2445 Morning Dew Drive	1952 Sunny Side Drive	1437 Whitewater Drive	2345 Sunshine Drive
City, State	Little Elm, TX	Little Elm, TX	Little Elm, TX	Little Elm, TX
Zip Code	75068	75068	75068	75068
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	1.10 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$529,000	\$489,900	\$525,000
List Price \$	--	\$475,000	\$489,900	\$499,999
Original List Date		07/14/2022	11/11/2022	09/15/2022
DOM · Cumulative DOM	-- · --	128 · 132	8 · 12	56 · 69
Age (# of years)	18	9	16	12
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,644	2,875	2,792	2,301
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.13 acres	0.14 acres	0.17 acres
Other	--	MLS#20110146	MLS#20205419	MLS#20164629

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Spacious, refreshed, lots of NATURAL LIGHT, near the lake! Move-in ready, this lovely home feels welcoming & grand as you enter. Sit down, kick off your shoes, stow away bags-coats-keys in the built-in entryway console just off the foyer, complete w seating, hooks & storage. The exec study w French doors could double as a 5th bedroom. The spacious kitchen is bright, efficient, & ideal for entertaining -- a HUGE granite island w barstool nook, & all appliances are Kitchen-Aid. The master bedroom boasts a recessed ceiling & bay window, master bath is impressive w large soaking tub and over-sized walk-in shower w seating. The fabulous upstairs features a game room slash living area, huge media room wired w surround-sound (get ready to hang your favorite movie posters!) & has a walk-in floored attic-storage area. Some updates include brand new carpet throughout (except media rm), dishwasher & roof. Great community w FOUR amenity centers, pools & more, plus easy access to main roads!
- Listing 2** Buyer Incentive. Seller is willing to pay up to 2% to Buy Down Your Rate on this remodeled home in Little Elm, and no neighbor to the rear! Your newly updated home has been freshly painted inside and out, and the Kitchen has granite countertops, white subway tile backsplash, new stainless sink, new faucet, new can lights and stainless appliances. There's plenty of cabinet space with a separate Laundry Room with extra storage. New flooring has been installed throughout the house with Luxury Vinyl Plank flooring and carpeting in the bedrooms. The spacious Master Bedroom has new carpet and a new ceiling fan. The Master Bathroom has been updated with a new custom tiled walk-in shower, and a glass sliding door. The dual sink master vanity has a matching granite countertop, new sinks, new faucets, and new lighting. New ceiling fans installed throughout. New Water Heater just installed. Plenty of extra space with a large Bonus Room for that in home office or playroom for your kiddos.
- Listing 3** Gorgeous and move in ready FRISCO ISD home in the desirable neighborhood of Sunset Pointe! Sellers are original owners and home is a custom build featuring hand scraped hardwoods downstairs in the main living areas, brand new carpet in the master (Sept 2022), an updated kitchen with a gas cooktop, large secondary bedrooms, and an oversized game room. Once you enter the home you will be greeted by the inviting and open floorpan and then upon entering the kitchen you will have views of the spacious backyard with a covered patio. Upstairs you will find the large secondary bedrooms as well as the game room or media room and ample storage. Home is within walking distance to neighborhood parks, walking paths, bike trails, and fishing ponds. Close to DNT, Highway 121, shopping, and the new HEB.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2445 Morning Dew Drive	1448 Waterford Drive	2688 Costa Mesa Drive	3035 Kona Drive
City, State	Little Elm, TX	Little Elm, TX	Little Elm, TX	Little Elm, TX
Zip Code	75068	75068	75068	75068
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.08 ¹	1.00 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$485,000	\$549,999	\$579,990
List Price \$	--	\$449,900	\$524,999	\$544,900
Sale Price \$	--	\$450,000	\$500,000	\$525,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	09/23/2022	08/22/2022	11/08/2022
DOM · Cumulative DOM	-- · --	38 · 63	47 · 77	87 · 109
Age (# of years)	18	17	10	8
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,644	2,592	2,754	2,610
Bdrm · Bths · ½ Bths	4 · 3	5 · 2 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	7	8	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.14 acres	0.14 acres	0.24 acres
Other	--	MLS#20117118	MLS#20070842	MLS#20121407
Net Adjustment	--	+\$17,500	+\$7,500	\$0
Adjusted Price	--	\$467,500	\$507,500	\$525,000

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Wow! 5 Bedrooms, 2.5 Baths 2 Living Areas. Big Game Room upstairs! Remodeled in 2018 to include Wood Grained Tile and door castings downstairs. Granite Countertops, Stainless Steel Appliances, Custom updated floor plan for spacious Island kitchen which opens to the living Room with Wood-burning fireplace. Master Suite downstairs with walk-in closet has granite countertops, double sinks, garden tub & separate shower. New Roof in 2022 with 10 Year Silver Pledge Warranty including 10 years labor warranty. New HVAC in 2022 and inside unit in 2020. Huge custom outdoor living area with Spacious Stamped and Stained Concrete & Rough cut Cedar Patio Cover. 8 Ft+ board-on-board Cedar Fence! New Carpet Upstairs. Fifth Bedroom-Study-Nursery-Exercise Room! Additional 50 Gal Electric Water Heater for Larger families.
- Sold 2** Beautiful 4 bed 3.5 bath home with game room zoned for Frisco ISD! Gourmet eat-in kitchen overlooks the large living area and boasts granite countertops and stainless steel appliances. Downstairs you will also find a formal dining room and office nook. Large master suite features a garden tub, dual sinks, separate shower, and walk-in closet. Spacious game room upstairs with full private bath. Extended covered back patio overlooks large backyard with stone retaining wall. Sunset Pointe has many great amenities including multiple pools, walking trails, playgrounds, parks, ponds, and basketball goals. Ring doorbell to convey with house.
- Sold 3** Move in Ready!!!Lots of UPGRADES, big CORNER lot, just one block away from Lakeview Elementary School. 4 bedrooms plus French door study with a closet (could be a 5th bedroom. 2.5 baths, with upstairs Game Room. Located on a large .24 acre CORNER lot perfect for a dream backyard or kid's play area. Upgrades include bay window in master, travertine floors, 3 car garage with extra 4' extension (perfect for a home business or workshop) storage shed wired with electricity and recent 8' tall board on board fence. Close to great amenities! Located in a master planned community features 3 pools, fishing ponds, only one block to playground and walking trails with easy access to DNT. Exciting nearby growth in Little Elm and Frisco with restaurants, shopping and PGA headquarters!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has not been listed or sold in the past 12 months.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$505,000	\$505,000
Sales Price	\$500,000	\$500,000
30 Day Price	\$495,000	--
Comments Regarding Pricing Strategy		
The comparable properties chosen were the best that could be found and verified, they are overall comparable to the subject in size, quality, condition and location. They are all in the same subdivision.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1952 Sunny Side Drive
Little Elm, TX 75068



Front

L2 1437 Whitewater Drive
Little Elm, TX 75068



Front

L3 2345 Sunshine Drive
Little Elm, TX 75068



Front

Sales Photos

S1 1448 Waterford Drive
Little Elm, TX 75068



Front

S2 2688 Costa Mesa Drive
Little Elm, TX 75068



Front

S3 3035 Kona Drive
Little Elm, TX 75068



Front

ClearMaps Addendum

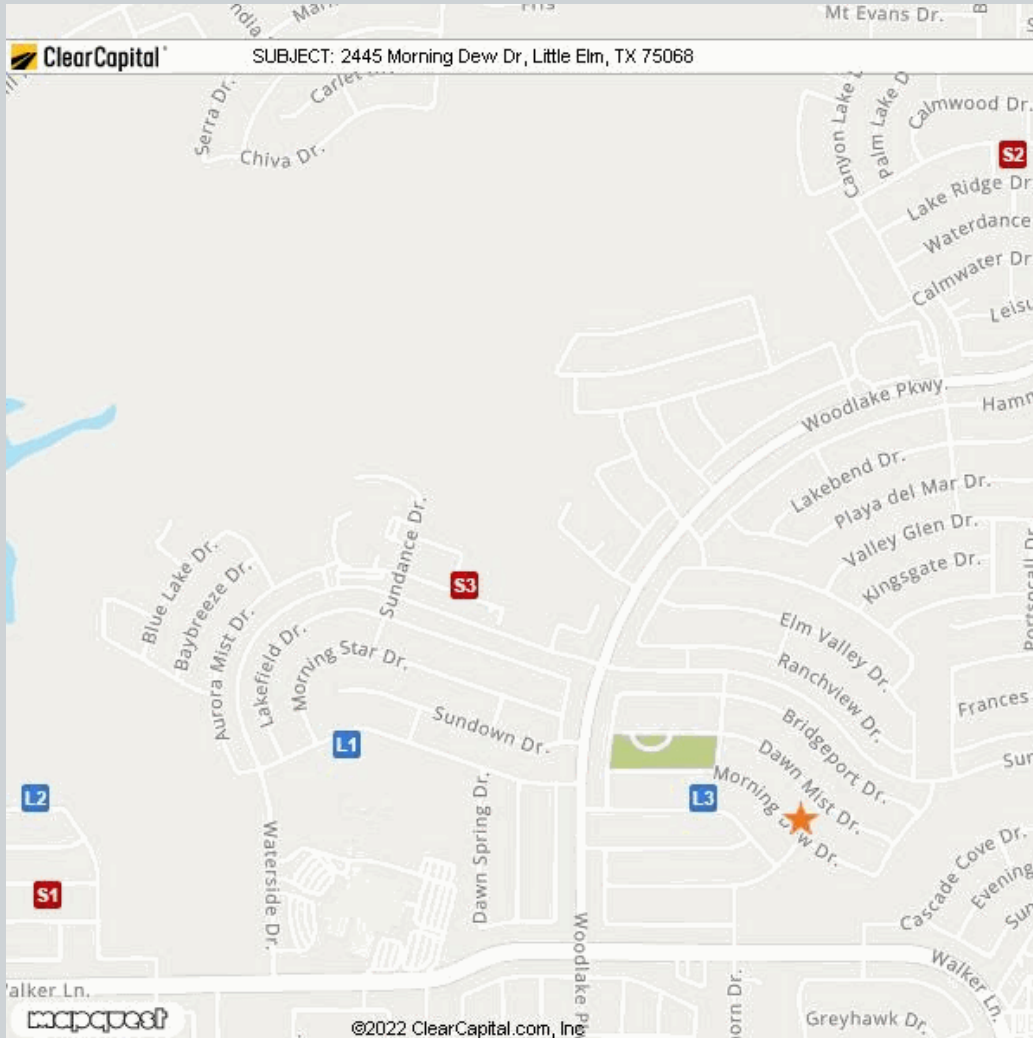
Address ★ 2445 Morning Dew Drive, Little Elm, TX 75068

Loan Number 49690

Suggested List \$505,000

Suggested Repaired \$505,000

Sale \$500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2445 Morning Dew Drive, Little Elm, TX 75068	--	Parcel Match
L1 Listing 1	1952 Sunny Side Drive, Little Elm, TX 75068	0.66 Miles ¹	Parcel Match
L2 Listing 2	1437 Whitewater Drive, Little Elm, TX 75068	1.10 Miles ¹	Parcel Match
L3 Listing 3	2345 Sunshine Drive, Little Elm, TX 75068	0.14 Miles ¹	Parcel Match
S1 Sold 1	1448 Waterford Drive, Little Elm, TX 75068	1.08 Miles ¹	Parcel Match
S2 Sold 2	2688 Costa Mesa Drive, Little Elm, TX 75068	1.00 Miles ¹	Parcel Match
S3 Sold 3	3035 Kona Drive, Little Elm, TX 75068	0.59 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

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

Broker Name	Mike Tobin	Company/Brokerage	Coldwell banker
License No	0530315	Address	3614 Long Prairie Road Flower Mound TX 75022
License Expiration	01/31/2023	License State	TX
Phone	4698350540	Email	michael.tobin@cbrealty.com
Broker Distance to Subject	14.39 miles	Date Signed	11/19/2022

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.