

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	2219 Spruce Circle, Mc Kinney, TX 75071	Order ID	8574548	Property ID	33800840
Inspection Date	01/07/2023	Date of Report	01/09/2023		
Loan Number	50134	APN	R380900E02201		
Borrower Name	Champerly Real Estate 2015 LLC	County	Collin		

Tracking IDs					
Order Tracking ID	01.06.23 Citi-CS Update	Tracking ID 1	01.06.23 Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Champerly Real Estate 2015 LLC	See MLS# 20232192. I was not able to fully view the roof from the street. This home was built in 1999 and has 1,917 square feet of GLA and the lot size is 6,098 square feet. It has 3 bedrooms, 2 full bathrooms, a breakfast room and a dining room. It has a 2 car garage and an uncovered patio in the back yard. Per the MLS this home was recently updated with luxury vinyl plank flooring, new paint, new lighting and fixtures, new sinks in the bathroom and kitchen, and the kitchen has quartz counter tops and stainless steel appliances.
R. E. Taxes	\$7,069	
Assessed Value	\$352,754	
Zoning Classification	Residential SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The property is listed on MLS and has a SUPRA Lockbox on the front door.)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SBB Management 9729602800	
Association Fees	\$300 / Year (Other: maintenance structure)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This property is in a neighborhood in McKinney, TX that is just north of HWY 380 and a short drive to HWY 75. There is an abundance of shopping, restaurants, schools, parks, and entertainment within a short drive. Home prices in this area have risen dramatically in the last 2 years, however they have declined slightly in the last 6 months due to rising interest rates and seasonal fluctuation.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$327000 High: \$468400	
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	2219 Spruce Circle	2824 Glendale Way	3317 Truman St	3412 Foxfield Trl
City, State	Mc Kinney, TX	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75071	75071	75071	75071
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.35 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$495,000	\$355,000	\$403,000
List Price \$	--	\$485,000	\$355,000	\$381,000
Original List Date		09/09/2022	01/04/2023	08/08/2022
DOM · Cumulative DOM	-- · --	121 · 122	4 · 5	153 · 154
Age (# of years)	24	19	20	16
Condition	Good	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,917	2,228	1,787	1,586
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	9	10	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.140 acres	0.120 acres	0.14 acres	0.13 acres
Other	porch and open patio and fireplace	covered porch and patio	porch and covered patio	fireplace, porch, covered patio

* 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** This 2 story home is 5 years newer than the subject and it has 311 square feet more GLA than the subject and the lot size is 871 square feet less than the subject. It has new luxury vinyl plank flooring, new light fixtures, and granite counters in the kitchen. It has a covered porch and a covered back patio. There is no fireplace. It has 1 more bathroom and 1 more full badroom compared to the subject. This home is superior to the subject due to more GLA, bedrooms, bathrooms, and age.
- Listing 2** This 1 story home is 4 years newer than the subject and it has 130 square feet less GLA than the subject and the lot size is approximately the same size as the subject. It has a porch and a covered patio in the backyard. No fireplace. I would say this home is inferior to subject due to GLA and condition.
- Listing 3** This 1 story home is 8 years newer than the subject and it has 331 square feet less GLA than the subject and the lot size is approximately 0.05 or 436 square feet smaller than the subject. It has a fireplace, front porch, and covered patio. I would say this home is slightly inferior to subject due to GLA, lot size and condition.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2219 Spruce Circle	2801 Bentwood Way	2729 Prairie Creek Dr	2709 Cattleman Dr
City, State	Mc Kinney, TX	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75071	75071	75071	75071
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.28 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$384,900	\$375,000
List Price \$	--	\$400,000	\$384,900	\$365,000
Sale Price \$	--	\$410,000	\$384,900	\$365,000
Type of Financing	--	Conventional	Conventional	Fha 203(B)
Date of Sale	--	10/19/2022	10/11/2022	01/04/2023
DOM · Cumulative DOM	-- · --	8 · 34	44 · 44	64 · 64
Age (# of years)	24	18	24	23
Condition	Good	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,917	1,927	2,000	1,789
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	9	8	10	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.140 acres	0.130 acres	0.13 acres	0.14 acres
Other	porch and open patio and fireplace	porch and covered patio and fireplace	porch and covered patio and fireplace	porch and covered patio and fireplace
Net Adjustment	--	+\$3,224	-\$19,626	+\$6,850
Adjusted Price	--	\$413,224	\$365,274	\$371,850

* Sold 1 is the most comparable sale to the subject.

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

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

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

Recent Sales - Cont.

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

- Sold 1** This home is 6 years newer than the subject and has 0.01 acres or 436 square feet smaller lot size compared to the subject. It has a front porch, covered patio, and a fireplace. Adjustments: \$410,000 SOLD price; -1,000 GLA; + 174 lot size; + 10,000 condition; -\$5,000 cover on patio; Seller allowance -950. = Adj Price \$413,224.
- Sold 2** This 2 story home is the same age as the subject and it has 83 square feet more GLA than the subject and the lot size is 0.01 acres of 436 square feet less than the subject. It has an updated kitchen with granite counters, new sink and faucet. It has a fireplace, front porch, and rear covered patio. Adjustments: \$384,900 SOLD price; -\$8,300 GLA; +\$174 lot size; -\$5,000 cover on patio; -\$6,500 Seller Allowance = Adjusted price: \$365,274.
- Sold 3** This home is 1 year newer than the subject and has 128 square feet less GLA than the subject and the lot size is approximately the same as the subject. It has a fireplace, front porch, and covered back patio. Adjustments: SOLD Price \$365,000; +\$12,800 GLA; +\$10,000 Condition; -\$5,000 cover on back patio; -\$10,950 seller allowance = Adjusted price: \$371,850.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	eXp Realty LLC	Contact 2nd listing agent Brandon Miller as POC 469-805-2540. Per public records on 7/19/22 a warranty deed was recorded with buyer Champery Real Estate 2015 LLC as the buyer and Awad Family trust as the seller. The sales price was not found. No other MLS listing history was found except for the current active listing MLS # 20232192.					
Listing Agent Name	Wes Houx						
Listing Agent Phone	419-234-5222						
# 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
01/05/2023	\$399,900	01/08/2023	\$399,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$399,000	\$399,000
Sales Price	\$389,000	\$389,000
30 Day Price	\$379,000	--
Comments Regarding Pricing Strategy		
<p>My price conclusion puts this home at the midrange of the adjusted SOLD Comps and the midrange of the Active Listing Comps. The most similar comp to the subject is SOLD Comp #1. The subject home is currently listed at \$399,000 and I think it could sell in the range between \$389,000 and \$410,000. Rising interest rates have caused a slow down in the market in the last 6 months and it is not clear if the trend will continue in the upcoming months. Based on Nov 2022 data the Average sale to Original List Ratio is 95.3% compared to a five year average of 97.6% . This indicates that more homes on MLS are selling for under asking price than in previous years in this zip code.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Street



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 2824 Glendale Way
Mckinney, TX 75071



Front

L2 3317 Truman St
Mckinney, TX 75071



Front

L3 3412 Foxfield Trl
Mckinney, TX 75071



Front

Sales Photos

S1 2801 Bentwood Way
Mckinney, TX 75071



Front

S2 2729 Prairie Creek Dr
Mckinney, TX 75071



Front

S3 2709 Cattleman Dr
Mckinney, TX 75071



Front

ClearMaps Addendum

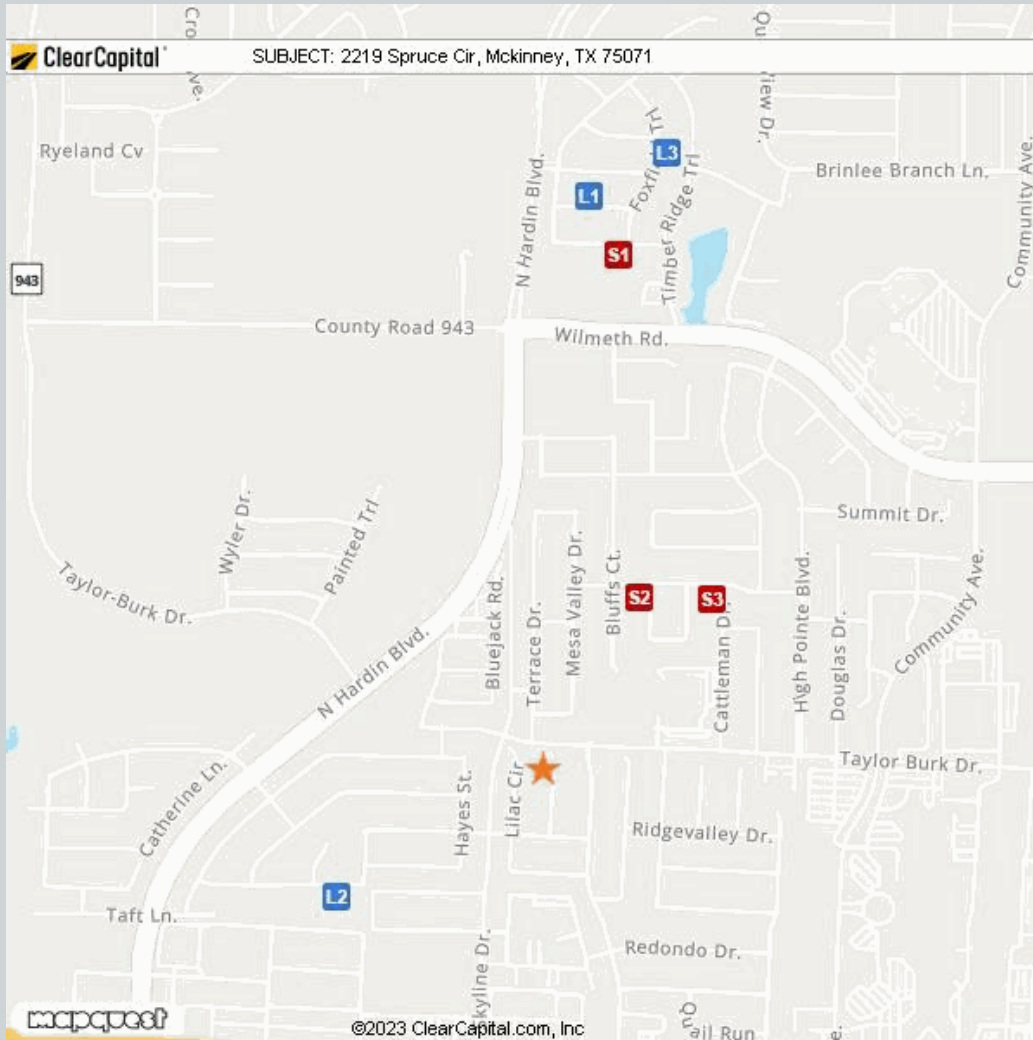
Address ★ 2219 Spruce Circle, Mc Kinney, TX 75071

Loan Number 50134

Suggested List \$399,000

Suggested Repaired \$399,000

Sale \$389,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2219 Spruce Circle, Mc Kinney, TX 75071	--	Parcel Match
L1 Listing 1	2824 Glendale Way, Mckinney, TX 75071	0.82 Miles ¹	Parcel Match
L2 Listing 2	3317 Truman St, Mckinney, TX 75071	0.35 Miles ¹	Parcel Match
L3 Listing 3	3412 Foxfield Trl, Mckinney, TX 75071	0.90 Miles ¹	Parcel Match
S1 Sold 1	2801 Bentwood Way, Mckinney, TX 75071	0.74 Miles ¹	Parcel Match
S2 Sold 2	2729 Prairie Creek Dr, Mckinney, TX 75071	0.28 Miles ¹	Parcel Match
S3 Sold 3	2709 Cattleman Dr, Mckinney, TX 75071	0.34 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	Keith Gardner	Company/Brokerage	REMAX Four Corners
License No	681934	Address	2400 Glenhaven Dr McKinney TX 75071
License Expiration	12/31/2024	License State	TX
Phone	2149237542	Email	keithgardner2012@gmail.com
Broker Distance to Subject	1.11 miles	Date Signed	01/09/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

THIS REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.