

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	601 Riley Cove, Round Rock, TEXAS 78664	Order ID	8308515	Property ID	33016195
Inspection Date	07/02/2022	Date of Report	07/03/2022		
Loan Number	50376	APN	R060420		
Borrower Name	Champerty Real Estate 2015 LLC	County	Williamson		

Tracking IDs					
Order Tracking ID	07.01.22_BPO	Tracking ID 1	07.01.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	LAWRENCE HORTICK	Condition Comments Property needs landscaping and exterior repairs. Exterior paint, trim boards and siding replacement are needed. Subject property appears in fair condition on day of inspection.
R. E. Taxes	\$2,169	
Assessed Value	\$215,982	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$9,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$9,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is an historic area of Round Rock with many of the homes being upgraded or remodeled. The area is close to downtown.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$301600 High: \$411800	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	601 Riley Cove	1711 W Mesa Park Dr	1002 E Logan St	1605 Shotwell Ln
City, State	Round Rock, TEXAS	Round Rock, TX	Round Rock, TX	Round Rock, TX
Zip Code	78664	78664	78664	78664
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	1.95 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$285,000	\$395,000
List Price \$	--	\$350,000	\$300,000	\$395,000
Original List Date		05/17/2022	06/30/2022	06/21/2022
DOM · Cumulative DOM	-- · --	45 · 47	1 · 3	10 · 12
Age (# of years)	38	44	35	39
Condition	Fair	Average	Fair	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 Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,376	1,490	1,366	1,345
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	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	0.21 acres	0.20 acres	.17 acres	0.36 acres
Other	--	--	--	--

* Listing 2 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** mls notes-Previous foundation repair/work completed. See attached documents for lifetime transferrable foundation warranty. Seller needs 45-60 day leaseback. Home sold AS-IS. ----- Great opportunity to own a terrific home in the heart of Round Rock with no HOA. Featuring a spacious primary bedroom complete with large walk-in closet and en-suite private bathroom, sizeable living room with vaulted ceilings and wood burning fireplace, attached 2 car garage with space for a workshop, cozy covered side porch for all your entertaining needs and an expansive backyard ready for your furry friends. 10 minutes from famous Dell Diamond, IKEA and all the outlet shopping. Feeds to outstanding Round Rock ISD schools. Come tour this rare opportunity today!
- Listing 2** mls notesPLEASE READ IN FULL: Showings are a GO from Saturday, July 2nd, 9:00 am through Monday, July 4th until 6:00 pm ONLY. ALL other showings will need to be by appointment ONLY. Please reach out to the listing agent to schedule showings. The house is BEING SOLD "AS-IS", NO repairs will be made. The seller will not pay for a new survey, AC system was purchased within the last 3 years, the fridge will not convey.
- Listing 3** mls notes-Cozy 3 bedroom, 2 bathroom home that sits on an oversized lot located in Round Rock a 1/3 acre lot with lots of privacy! Home features thermal windows & sliding door, laminate floors, and large covered patio, workshop with a/c and water connections- a MUST in the Texas summer. Home is setup inside and out for entertaining.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	601 Riley Cove	512 Edwards Dr	2105 Balsam Way	502 Heather Dr
City, State	Round Rock, TEXAS	Round Rock, TX	Round Rock, TX	Round Rock, TX
Zip Code	78664	78664	78665	78664
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	1.44 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$300,000	\$365,000
List Price \$	--	\$420,000	\$300,000	\$365,000
Sale Price \$	--	\$415,000	\$306,000	\$345,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	06/13/2022	05/31/2022	06/10/2022
DOM · Cumulative DOM	-- · --	38 · 38	8 · 32	14 · 27
Age (# of years)	38	38	36	45
Condition	Fair	Average	Fair	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 Historical	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,376	1,482	1,279	1,536
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	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	--	Pool - Yes	Pool - Yes Spa - Yes	--
Lot Size	0.21 acres	0.18 acres	0.11 acres	.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$45,000	\$0	-\$25,000
Adjusted Price	--	\$370,000	\$306,000	\$320,000

* 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** mls notes-You must come see this wonderfully updated corner house located in North Chapel Hill. This home has 3 bed, 2 bath & 2 patios. One patio, which is screened, can be accessed from the kitchen and the primary bath. It leads out to a separate yard of artificial turf. The other half of the backyard there is a swim spa that you can exercise & relax in. Xeriscape in both front and back yards. The modern kitchen has custom cabinets, stainless steel appliances, under cabinet lighting and quartz countertops that offer extra space for the chef in the family. Inside the master bedroom you will find high ceilings that continue into the ensuite. The ensuite has an oversized tile shower, garden tub, a custom vanity with granite countertops, & double closets. The roof and HVAC have recently been replaced. A tankless hot water heater was added for endless hot showers. It is a short drive to the Round Rock Outlets & Dell Diamond or a short walk to the neighborhood park and schools.
- Sold 2** mls notes--Multiple offers, highest and best by 5pm 4/21. Current lease ends 1/25/2024. Current rental rate is \$1425/month plus \$25/month pet fee. 24 hour notice required, use showing service to set up with the tenant. Available for showings: Tues 4/19 from 5-6pm, Fri 4/22 from 5-7pm, Sat 4/23 from 8-10am. No showings Wed 4/20, Thurs 4/21, Sun 4/24. Photos are from last vacancy. See MLS attachments for Addendum for Residential Leases and previous foundation work. Please turn off lights after showing. Public Remarks:This cozy single story house, with 3 bedroom/2 bath is located in the heart of Round Rock. Front gutters and a covered back patio are bonus exterior features. A fireplace and ceiling fans add character and comfort to the living spaces.
- Sold 3** mls notes-502 Heather Dr Move In Special! - Move in and pay a full month's rent. The next month is half off. Three bedroom two bath with classic, terracotta tile in living room, kitchen and hallway with carpet in the bedrooms. The home features laundry connections, a two car garage and a big backyard. (RLNE2462608)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no records of sales for this property in the current MLS (abor.com) or tax record. There are several lease listings for this property indicating that the property has been tenant occupied for a number of years.			
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	\$315,000	\$350,000
Sales Price	\$310,000	\$325,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
The property appears vacant with a lack of lawn care and currently is overgrown with weeds and has very little curb appeal. An interior inspection is recommended.		

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



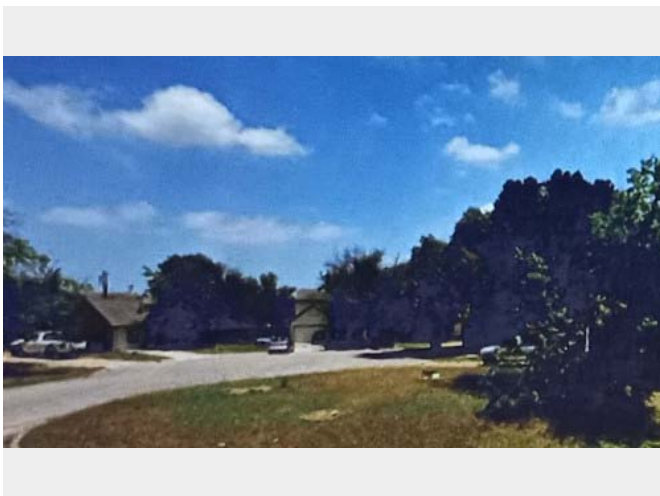
Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 1711 W Mesa Park Dr
Round Rock, TX 78664



Front

L2 1002 E Logan St
Round Rock, TX 78664



Front



Front

L3 1605 Shotwell Ln
Round Rock, TX 78664



Front

Sales Photos

S1 512 Edwards Dr
Round Rock, TX 78664



Front

S2 2105 Balsam Way
Round Rock, TX 78665



Front

S3 502 Heather Dr
Round Rock, TX 78664



Front

ClearMaps Addendum

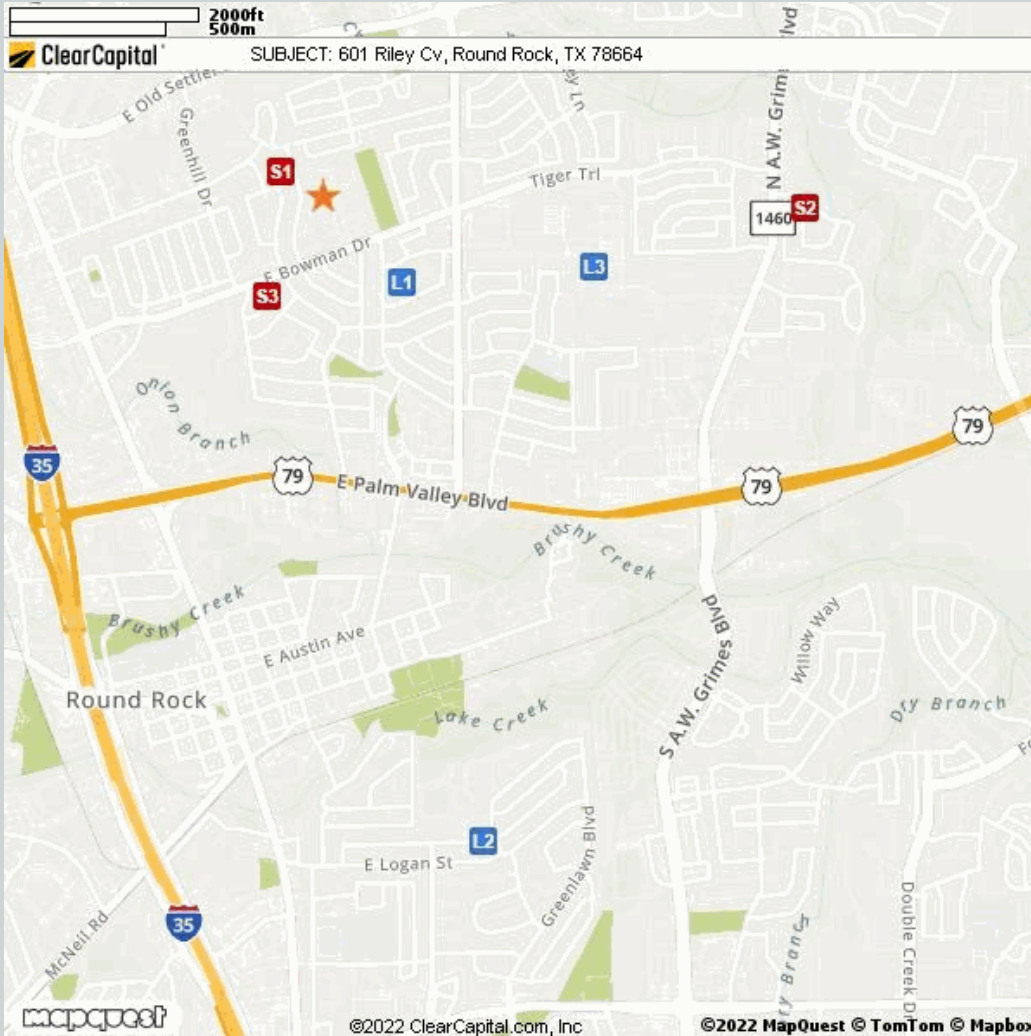
Address ★ 601 Riley Cove, Round Rock, TEXAS 78664

Loan Number 50376

Suggested List \$315,000

Suggested Repaired \$350,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	601 Riley Cove, Round Rock, Texas 78664	--	Parcel Match
L1 Listing 1	1711 W Mesa Park Dr, Round Rock, TX 78664	0.34 Miles ¹	Parcel Match
L2 Listing 2	1002 E Logan St, Round Rock, TX 78664	1.95 Miles ¹	Parcel Match
L3 Listing 3	1605 Shotwell Ln, Round Rock, TX 78664	0.84 Miles ¹	Parcel Match
S1 Sold 1	512 Edwards Dr, Round Rock, TX 78664	0.14 Miles ¹	Parcel Match
S2 Sold 2	2105 Balsam Way, Round Rock, TX 78665	1.44 Miles ¹	Parcel Match
S3 Sold 3	502 Heather Dr, Round Rock, TX 78664	0.31 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	Ralph Cutcher	Company/Brokerage	Texas Landmark Properties
License No	436951	Address	11109 Dodge Cattle Drive Austin TX 78717
License Expiration	01/31/2023	License State	TX
Phone	5128484449	Email	rc.cutcher@gmail.com
Broker Distance to Subject	6.99 miles	Date Signed	07/03/2022

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.