

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	1007 Arbor Way, Conroe, TX 77303	Order ID	9025879	Property ID	34801409
Inspection Date	11/15/2023	Date of Report	11/15/2023		
Loan Number	53453	APN	21580209000		
Borrower Name	Catamount Properties 2018 LLC	County	Montgomery		

Tracking IDs

Order Tracking ID	11.14_BPOUpdate	Tracking ID 1	11.14_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject appears in good condition from the street view.
R. E. Taxes	\$5,065	
Assessed Value	\$244,200	
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	Arbor Place HOA 936-123-4567	
Association Fees	\$250 / Year (Other: common areas)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Sales data is within 1 mile from the subject. The subject is located in a maintained neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$193,000 High: \$430,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1007 Arbor Way	220 Doncaster St	2073 Briar Grove Dr	1077 Shadow Glenn Dr
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77303	77303	77301	77301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.54 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$289,000	\$320,000
List Price \$	--	\$260,000	\$278,500	\$320,000
Original List Date		11/03/2023	10/08/2023	09/06/2023
DOM · Cumulative DOM	-- · --	12 · 12	38 · 38	70 · 70
Age (# of years)	16	20	17	16
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	1 Story Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,756	1,637	2,163	2,268
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	8	6
Garage (Style/Stalls)	None	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	0.14 acres	0.15 acres	0.14 acres	0.16 acres
Other	--	--	--	--

* Listing 1 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** Welcome home! Open floor plan with high ceilings, many updates in the kitchen which includes stainless steel appliances, gas range and beautiful granite island, countertops, and backsplash. The spacious primary suite includes walk-in closet and updated countertop in the bathroom which also includes a lighted exhaust fan with Bluetooth speaker for those long soaks in the tub. Easy access to major highways, shopping and dining. Conroe ISD schools.
- Listing 2** This house just had a new roof put on, fresh paint inside and outside, all new carpet upstairs and a new fence in the back yard!! When entering the house you have a nice office with wood flooring, a large living area with fireplace, breakfast area and the kitchen with silestone counters and a nice island. All bedrooms are upstairs, master bedroom is spacious and the master bath has a tub, walk in shower and double sinks. Great location just outside of Conroe off Loop 336.
- Listing 3** This beautiful home offers the perfect blend of modern elegance, functionality, & tranquility. Open concept layout is accentuated by a wall of windows that flood the space w/ abundant natural light & has new paint/flooring throughout. The heart of this home features a beautiful island kitchen with stunning granite countertops. The 1st floor seamlessly connects the kitchen & living room, along with a private home office that can easily be converted into a 4th BR. The primary bedroom is a true sanctuary, complete with an ensuite bathroom featuring a luxurious soaking tub & a walk-in shower. Two additional bedrooms are located upstairs, providing ample space for guests, a home gym or hobby room. Backyard is a true oasis with no back neighbors & has a large, covered back patio with fans, ideal for relaxing, outdoor dining, or hosting gatherings. Garage is equipped with epoxy flooring & cabinets perfect for storage. Home is move in ready! **Also available for lease MLS#10252817

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1007 Arbor Way	984 Northampton Dr	1008 Arbor Way	222 Doncaster St
City, State	Conroe, TX	Conroe, TX	Conroe, TX	Conroe, TX
Zip Code	77303	77303	77303	77303
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.04 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$285,000	\$255,000
List Price \$	--	\$240,000	\$250,000	\$255,000
Sale Price \$	--	\$242,000	\$235,000	\$250,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	10/30/2023	10/17/2023	07/25/2023
DOM · Cumulative DOM	-- · --	69 · 69	32 · 32	105 · 105
Age (# of years)	16	10	18	21
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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,756	1,822	1,610	1,985
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	None	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	0.14 acres	0.14 acres	0.14 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,880	+\$4,380	-\$7,048
Adjusted Price	--	\$240,120	\$239,380	\$242,952

* 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** Welcome to this charming one-story home located in the tranquil Arbor Place neighborhood! This lovely house boasts 3 bedrooms, 2 bathrooms, and 2 spacious living areas, making it a comfortable and inviting place to call home. Highlights of this move-in ready property: Fresh paint throughout the entire house, giving it a clean and updated appearance. Brand new luxury vinyl flooring that not only looks great but is also easy to maintain. Plush carpeting in the bedrooms for added comfort. Open floor plan provides a welcoming and airy atmosphere, perfect for entertaining friends and family. Well-maintained backyard This location is a major plus. The Arbor Place neighborhood is conveniently situated near dining options, shopping centers, healthcare facilities, and schools, making it a convenient and family-friendly place to live. Call today to schedule a showing and discover the prize of this beautiful property.
- Sold 2** This open floorplan home, built by Stylecraft, and shows like a model. The home has three bedrooms, two baths and a two car garage. The home is equipped with low E Windows and a Tech Shield Roof. Beautiful gas fireplace, granite countertops, island kitchen with storage cabinets. The kitchen cabinets have above and below mounted lighting. Pantry in Kitchen. Roomy closets throughout. The Utility Room inside of home can store an extra refrigerator. The exterior of the home has rain gutters, and a covered patio. Beautiful and fully fenced backyard. Two car garage. A covered front porch greets you.
- Sold 3** This Single Story Four Bedroom Home is Centrally Located to FM 3083 and IH 45. Close to Dining and Shopping, The Montgomery County Fairgrounds, and Conroe-North Houston Regional Airport. Wood and Tile Flooring Throughout the Home. Office Can Also be Used as a Fourth Bedroom. Double Sinks and Large Walk In Closet in Primary Bedroom. Kichen is Updated with Fresh Colors and Countertops. This Home is Open and Spacious.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	WEDGEWOOD HOMES REALTY TX LLC	Listing history & MLS sheet uploaded under doc's					
Listing Agent Name	Jason Hooley						
Listing Agent Phone	469-745-5375						
# 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
10/15/2023	\$269,900	11/13/2023	\$284,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$242,900	\$242,900
Sales Price	\$242,900	\$242,900
30 Day Price	\$223,468	--
Comments Regarding Pricing Strategy		
<p>I went back 6 months, out in distance 1 mile. It is not known if the subject taxes are current or if there are any legal issues. The subject appears in good condition from the street view. All comps used are in similar locations and will compare and compete with the subject. There are currently 7 active listings, 1 pending, and 16 sold in the past 16 months within 1 mile from the subject area. I have completed all aspects of the valuation personally. The ones used are the best possible currently available comps within 1 mile and the adjustments are sufficient for this area to account for the differences in the subject and comps. "This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice."</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



Side



Side



Street



Other

Listing Photos

L1 220 Doncaster St
Conroe, TX 77303



Front

L2 2073 Briar Grove Dr
Conroe, TX 77301



Front

L3 1077 Shadow Glenn Dr
Conroe, TX 77301



Front

Sales Photos

S1 984 Northampton Dr
Conroe, TX 77303



Front

S2 1008 Arbor Way
Conroe, TX 77303



Front

S3 222 Doncaster St
Conroe, TX 77303



Front

ClearMaps Addendum

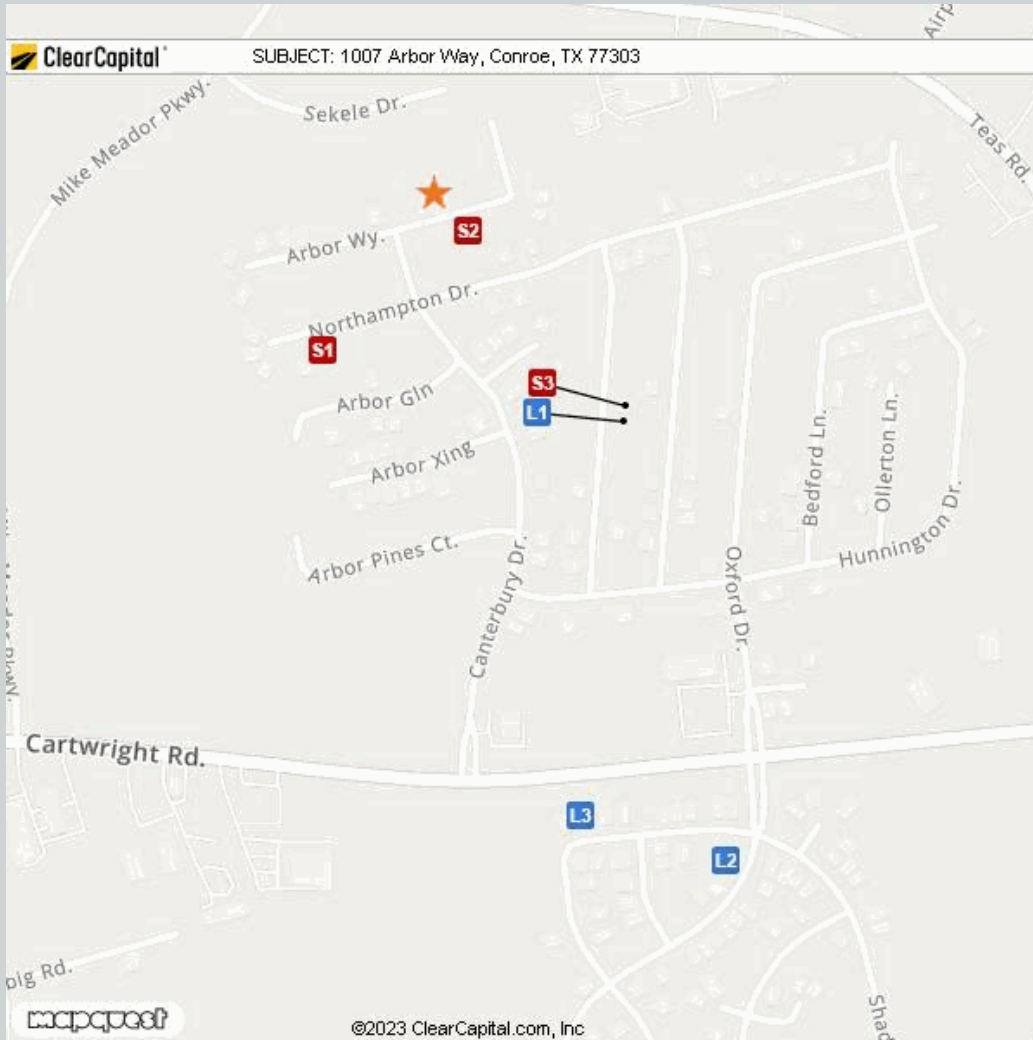
Address ★ 1007 Arbor Way, Conroe, TX 77303

Loan Number 53453

Suggested List \$242,900

Suggested Repaired \$242,900

Sale \$242,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1007 Arbor Way, Conroe, TX 77303	--	Parcel Match
L1 Listing 1	220 Doncaster St, Conroe, TX 77303	0.22 Miles ¹	Parcel Match
L2 Listing 2	2073 Briar Grove Dr, Conroe, TX 77301	0.54 Miles ¹	Parcel Match
L3 Listing 3	1077 Shadow Glenn Dr, Conroe, TX 77301	0.47 Miles ¹	Parcel Match
S1 Sold 1	984 Northampton Dr, Conroe, TX 77303	0.14 Miles ¹	Parcel Match
S2 Sold 2	1008 Arbor Way, Conroe, TX 77303	0.04 Miles ¹	Parcel Match
S3 Sold 3	222 Doncaster St, Conroe, TX 77303	0.21 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	Doris Ann Casseb	Company/Brokerage	Realty Associates
License No	0421125	Address	206 River Wilde Dr Montgomery TX 77316
License Expiration	04/30/2024	License State	TX
Phone	7132995532	Email	doris@doriscasseb.com
Broker Distance to Subject	8.14 miles	Date Signed	11/15/2023

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.