

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	1514 Trail Ridge Drive, Cedar Hill, TX 75104	Order ID	8723839	Property ID	34156167
Inspection Date	05/04/2023	Date of Report	05/04/2023		
Loan Number	53465	APN	160045200G0040000		
Borrower Name	Catamount Properties 2018 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	05.03.23 BPO Request	Tracking ID 1	05.03.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ERIC L HUDSON	Condition Comments	
R. E. Taxes	\$10,366	The Subject property shows no visible signs of any deterioration nor the need for any repairs from drive-by inspection.	
Assessed Value	\$427,080		
Zoning Classification	Residential Z236		
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	Bear Creek Ranch HOA 972.428.2030		
Association Fees	\$395 / Year (Pool,Landscaping,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in a conforming neighborhood with homes of similar style and age. With park, schools, shopping, restaurants, medical facilities are nearby. Very Little or no REO activity in this neighborhood. No high cap power lines, sewage ponds, or railroad tracks in the area, or board ups.	
Sales Prices in this Neighborhood	Low: \$248200 High: \$525000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1514 Trail Ridge Drive	1310 Elmwood Drive	1337 Elmwood Drive	1238 Elmwood Drive
City, State	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX
Zip Code	75104	75104	75104	75104
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ²	0.70 ²	28.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$418,495	\$383,990	\$397,625
List Price \$	--	\$418,495	\$383,990	\$397,625
Original List Date		04/19/2023	02/03/2023	04/19/2023
DOM · Cumulative DOM	-- · --	14 · 15	17 · 90	13 · 15
Age (# of years)	7	1	1	1
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 ; City Street	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	2 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,796	2,695	2,395	2,401
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 2 · 1	4 · 2	4 · 2
Total Room #	12	12	11	11
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	0.26 acres	.23 acres	.23 acres	.25 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* 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** This listing is packed with a host of included features and high-end finishes designed for every stage of life! HUGE Single Story 5 BEDROOM-3 BATH Irving Floorplan-Elevation B with an estimated Summer completion. The home features a Study, open-concept Living, Dining, and a large Chef's Kitchen in the heart of the Home with a big Island, Granite Countertops, and Stainless Steel Appliances.
- Listing 2** This listing included features and high-end finishes designed for every stage of life! Stunning Single Story, Appliances include Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Plumbed For Gas in Kitchen, and Tankless Water Heater.
- Listing 3** This listing has a Holden Floorplan-Elevation C. The home features a Study, open-concept Living, Dining, and a large Chef's Kitchen in the heart of the Home with a big Island, Granite Countertops, Stainless Steel Appliances, a Gas Range, and a big walk-in Pantry. Spacious Living and large Primary Bedroom.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1514 Trail Ridge Drive	1726 Stone Trail Drive	1518 Spring Hill Drive	100 Burtonwood Circle
City, State	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX	Ovilla, TX
Zip Code	75104	75104	75104	75154
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.16 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$388,800	\$565,000	\$529,000
List Price \$	--	\$374,800	\$460,000	\$529,000
Sale Price \$	--	\$375,000	\$460,000	\$505,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	08/22/2022	12/28/2022	09/19/2022
DOM · Cumulative DOM	-- · --	14 · 38	93 · 231	20 · 55
Age (# of years)	7	17	1	25
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 ; City Street	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	2 Stories Traditional	2 Stories Traditional	1 Story Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,796	2,501	2,558	2,808
Bdrm · Bths · ½ Bths	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	12	11	11	11
Garage (Style/Stalls)	Attached 2 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	0.26 acres	.25 acres	.25 acres	1 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$10,498	+\$729	-\$1,580
Adjusted Price	--	\$385,498	\$460,729	\$503,420

* 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 listing is a newly renovated 2-story home new roof(June 2022), new HVAC, new stainless steel appliances, new carpet upstairs, new luxury vinyl waterproof flooring downstairs in the dining, living, and master bedroom, upgraded quartz countertops in the kitchen and bathrooms, fresh paint throughout the home. Adjusted square footage +\$4998 age +\$5500
- Sold 2** This Home is Spacious and Full of Amenities. In addition to our outstanding Standard Features, this home has Quartz, Granite, Wood Floors, and Crown Molding throughout. Oversized Master Bedroom and an Extended Covered Patio. Adjusted square footage +\$4029 age -\$3300
- Sold 3** This sale has a custom look of the coffered ceiling in the living room and the wood floors in the dining, living, and master bedroom. The floorplan is a is splitKitchen has a touchless faucet and cheaper utilities with the radiant barrier installed. Adjusted lot size -\$1480 1 bath -\$10,000 age +\$9900

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold on 02/04/2019 for \$275,000 with the seller paying \$1500 in concessions.			
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	\$386,900	\$386,900
Sales Price	\$386,000	\$386,000
30 Day Price	\$377,500	--
Comments Regarding Pricing Strategy		
I Search MLS going back 6 months using age group 1998-2022 and square footage between 2395 and 2808 square footage and these sales and listings are the best available in the area.		

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



Street

Listing Photos

L1 1310 ELMWOOD Drive
Cedar Hill, TX 75104



Front

L2 1337 ELMWOOD Drive
Cedar Hill, TX 75104



Front

L3 1238 ELMWOOD Drive
Cedar Hill, TX 75104



Front

Sales Photos

S1 1726 Stone Trail Drive
Cedar Hill, TX 75104



Front

S2 1518 Spring Hill Drive
Cedar Hill, TX 75104



Front

S3 100 Burtonwood Circle
Ovilla, TX 75154



Front

ClearMaps Addendum

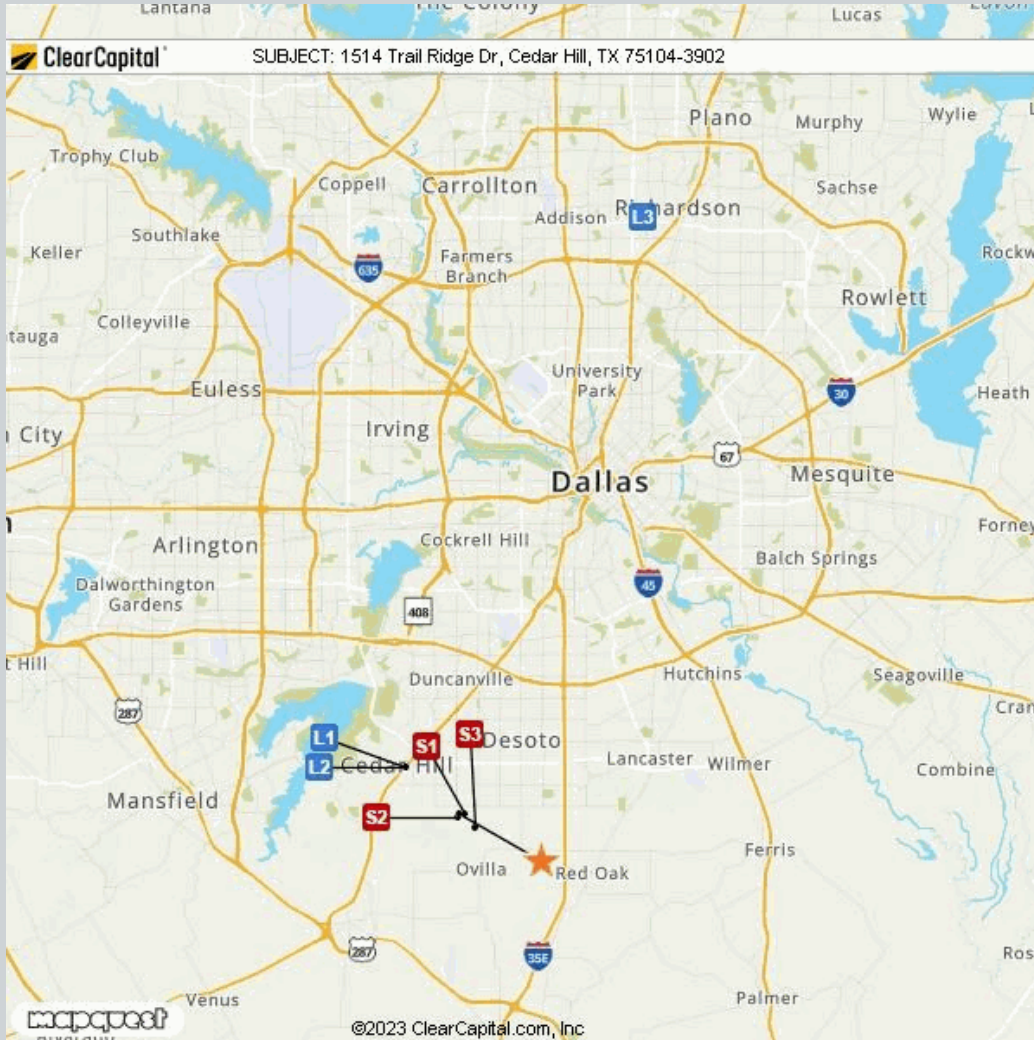
Address ★ 1514 Trail Ridge Drive, Cedar Hill, TX 75104

Loan Number 53465

Suggested List \$386,900

Suggested Repaired \$386,900

Sale \$386,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1514 Trail Ridge Drive, Cedar Hill, TX 75104	--	Parcel Match
L1 Listing 1	1310 Elmwood Drive, Cedar Hill, TX 75104	0.80 Miles ²	Unknown Street Address
L2 Listing 2	1337 Elmwood Drive, Cedar Hill, TX 75104	0.70 Miles ²	Unknown Street Address
L3 Listing 3	1238 Elmwood Drive, Cedar Hill, TX 75104	28.83 Miles ¹	Street Centerline Match
S1 Sold 1	1726 Stone Trail Drive, Cedar Hill, TX 75104	0.26 Miles ¹	Parcel Match
S2 Sold 2	1518 Spring Hill Drive, Cedar Hill, TX 75104	0.16 Miles ¹	Parcel Match
S3 Sold 3	100 Burtonwood Circle, Red Oak, TX 75154	0.98 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Willie Hickey	Company/Brokerage	Hickey Real Estate
License No	374357	Address	313 Pemberton Pl Cedar Hill TX 75104
License Expiration	10/31/2023	License State	TX
Phone	9722933860	Email	williejhickey@gmail.com
Broker Distance to Subject	5.15 miles	Date Signed	05/04/2023

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.