

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	16303 Lazo Canyon Way, Houston, TX 77049	Order ID	8723839	Property ID	34156164
Inspection Date	05/03/2023	Date of Report	05/04/2023		
Loan Number	53472	APN	1373770060029		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

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		Condition Comments
Owner	Lavan Marcus	The subject property is a 2-story average quality and condition SFR consisting of 4 bedrooms and 2.5 baths with 2618 sq ft built in 2016 and sits on 0.22 acres. The subject is in a non-gated planned unit development with a homeowner association. The modern design/appeal improvement conforms well to the neighborhood. Minor landscaping is recommended to improve the marketability of the subject property.
R. E. Taxes	\$6,903	
Assessed Value	\$275,832	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	CIA Services- Rancho Verde 713-981-9000	
Association Fees	\$405 / Year (Pool, Landscaping, Insurance, Greenbelt, Other: Security Patrol, Street Lights)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject's neighborhood is typical for Houston and surrounding areas, with schools, shopping centers, places of worship, and employment centers in proximity. Public transportation, recreational facilities, utilities, city police, and city fire protections are typical for the subject's neighborhood. Property values in the subject's neighborhood are felt to be stable. Currently, there is a demand for single-family residences in the area without an oversupply.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$244,500 High: \$330,000	
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	16303 Lazo Canyon Way	1914 Wagon Boss Road	1226 Baja Vista Way	15623 Granite Mountain Trail
City, State	Houston, TX	Houston, TX	Channelview, TX	Houston, TX
Zip Code	77049	77049	77530	77049
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.43 ¹	1.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$284,999	\$295,000	\$320,000
List Price \$	--	\$284,999	\$295,000	\$320,000
Original List Date		04/25/2023	02/26/2023	04/25/2023
DOM · Cumulative DOM	-- · --	9 · 9	67 · 67	9 · 9
Age (# of years)	7	8	2	7
Condition	Average	Average	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,618	2,567	2,221	2,520
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3
Total Room #	8	8	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	0.00 acres	0.13 acres	0.13 acres	0.23 acres
Other	None	None	None	None

* 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.

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

Listing 1 It is inferior because of being an older building. Overall, similar in design and appeal and has comparable views.

Listing 2 Best represents the subject as-is. Most comparable in design & appeal & property characteristics with a similar view.

Listing 3 It also has the same view as the subject, but its larger lot make this superior. Overall, similar in design and appeal and has comparable views.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16303 Lazo Canyon Way	16410 Lazo Canyon Way	16531 Ranchero Creek Way	15422 Arce Rojo Street
City, State	Houston, TX	Houston, TX	Houston, TX	Channelview, TX
Zip Code	77049	77049	77049	77530
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.40 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$284,000	\$314,900	\$305,000
List Price \$	--	\$284,000	\$314,900	\$305,000
Sale Price \$	--	\$280,000	\$305,000	\$330,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/21/2023	08/19/2022	06/16/2022
DOM · Cumulative DOM	-- · --	6 · 42	10 · 42	9 · 30
Age (# of years)	7	5	5	3
Condition	Average	Average	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,618	2,151	2,618	2,660
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	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	0.00 acres	0.13 acres	0.12 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,169	+\$3,494	+\$2,395
Adjusted Price	--	\$290,169	\$308,494	\$332,395

* 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** It is inferior because of having a smaller GLA and for having a smaller lot. Overall, similar in design and appeal and has comparable views. Adjustments: \$7005 due to sq ft, \$3164 due to the lot.
- Sold 2** Shows the best support from my value conclusion. Overall, it has the most comparable characteristics and, most importantly, the most similar location/view, which is one of the biggest factors with the subject. Adjustments: \$3494 due to the lot.
- Sold 3** It also has the same view as the subject, but its larger GLA and being a newer building makes this superior. Therefore my value conclusion most aligns with Sale 2. Adjustments: -\$630 due to sq ft, \$3425 due to the lot, -\$400 due to age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject previously sold 05/20/2020 but no sold amount is shown. Please note that the State of Texas is a non-disclosure state concerning real estate transactions.			
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	\$315,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
<p>The comps below were considered, but because they reflected a value very different than the rest of my comps, they were replaced with comps that better supported the market and my final value conclusion. Sales: MLS # 4936317/ 16403 Peyton Ridge Sales: MLS # 5483172/ 1627 Rancho Verde The lack of available comps in the subject's immediate neighborhood made it necessary to expand the search to use comps with smaller lots. Chronological age and site-size differences do not have a significant effect on value. The distance traveled for comps is farther than preferred; however, it was necessary and is typical for the area. The search was extended back 12 months, out in the distance of 1.75 miles, and even with relaxing 35% GLA search criteria, I could only find a few comps that fit within 20% GLA requirements and similar style and appeal. Within 1.75 miles and back 12 months, I found 8 comps, of which I could only use 6 due to condition or site-size factors. The comps used are the best possible currently available comps within 1.75 miles, and the adjustments are sufficient for this area to account for the differences in the subject and comps. Upon review of all the pertinent information, an opinion of the as-is market value of \$305,000 is adequately supported with emphasis placed on List No. 2 and Sale No. 2. Based upon an exterior inspection from the street, the subject property has no observable adverse condition noted that would cause a safety or health risk/concern at the time of inspection. No resale issues are foreseen.</p>		

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.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1914 Wagon Boss Road
Houston, TX 77049



Front

L2 1226 Baja Vista Way
Channelview, TX 77530



Front

L3 15623 Granite Mountain Trail
Houston, TX 77049



Front

Sales Photos

S1 16410 Lazo Canyon Way
Houston, TX 77049



Front

S2 16531 Rancho Creek Way
Houston, TX 77049



Front

S3 15422 Arce Rojo Street
Channelview, TX 77530



Front

ClearMaps Addendum

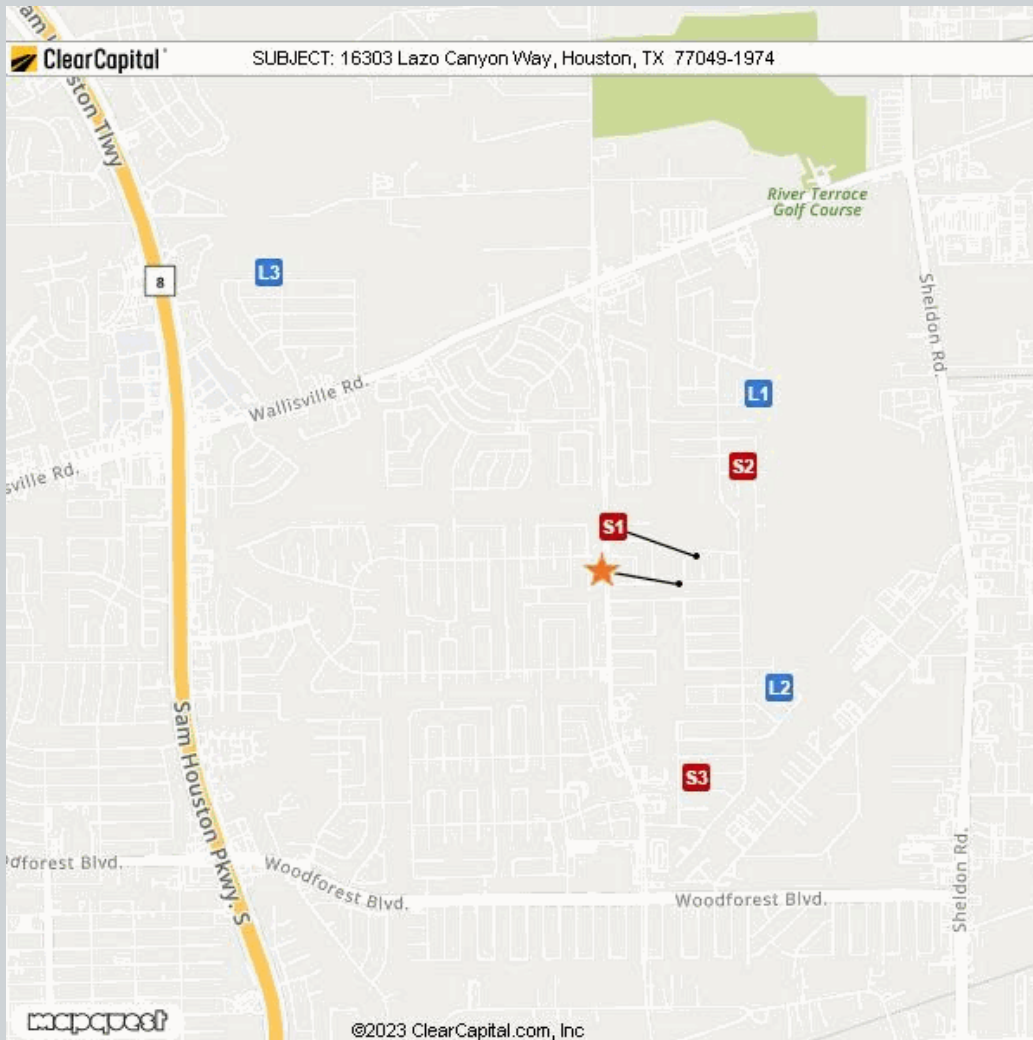
Address ★ 16303 Lazo Canyon Way, Houston, TX 77049

Loan Number 53472

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16303 Lazo Canyon Way, Houston, TX 77049	--	Parcel Match
L1 Listing 1	1914 Wagon Boss Road, Houston, TX 77049	0.62 Miles ¹	Parcel Match
L2 Listing 2	1226 Baja Vista Way, Channelview, TX 77530	0.43 Miles ¹	Parcel Match
L3 Listing 3	15623 Granite Mountain Trail, Houston, TX 77049	1.53 Miles ¹	Parcel Match
S1 Sold 1	16410 Lazo Canyon Way, Houston, TX 77049	0.10 Miles ¹	Parcel Match
S2 Sold 2	16531 Rancho Creek Way, Houston, TX 77049	0.40 Miles ¹	Parcel Match
S3 Sold 3	15422 Arce Rojo Street, Channelview, TX 77530	0.58 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	Frank Oveo	Company/Brokerage	Texas Premier Realty
License No	630688	Address	10207 Moonset Lane Houston TX 77016
License Expiration	07/31/2023	License State	TX
Phone	8329555212	Email	oveofrank@gmail.com
Broker Distance to Subject	9.47 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.