

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	2040 Whitney Bay Drive, Rockwall, TX 75087	Order ID	9114473	Property ID	34989537
Inspection Date	01/18/2024	Date of Report	01/18/2024		
Loan Number	53998	APN	000000054936		
Borrower Name	Catamount Properties 2018 LLC	County	Rockwall		

Tracking IDs					
Order Tracking ID	1.17_Citi_BPO_Update	Tracking ID 1	1.17_Citi_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	Subject Property was built in 2007 and is located on a large corner lot with a rear entry garage. The exterior of the home and landscaping appear to be in a maintained condition. The wood fence appears to be in good condition. From a distance the roof looks to be in good condition. Further inspection would be required to determine if updates and repairs are needed.
R. E. Taxes	\$5,037		
Assessed Value	\$461,287		
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	Guardian Association Management - Shores North 972-458-2200		
Association Fees	\$385 / Quarter (Pool,Tennis,Other: Use of Facilities, Maintenance, Management Fees)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	Subject Property is in a Master Planned Community of The Shores - North that has a similar style, size, age, quality of housing. There is an HOA in place with full facility use. There are major roadways and cities nearby that allow easy access for daily commuting as well as shopping, schools K- 12, colleges, dining, entertainment, and several large lakes. The neighboring subdivisions are also well maintained in this area.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$364,900 High: \$802,200		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2040 Whitney Bay Drive	2050 Whitney Bay Dr	7142 Hunt Ln	1295 Shores Blvd
City, State	Rockwall, TX	Rockwall, TX	Rockwall, TX	Rockwall, TX
Zip Code	75087	75087	75087	75087
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.72 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$509,900	\$550,000	\$525,000
List Price \$	--	\$484,900	\$489,900	\$489,000
Original List Date		05/24/2023	10/12/2023	11/17/2023
DOM · Cumulative DOM	-- · --	127 · 239	72 · 98	61 · 62
Age (# of years)	17	19	28	27
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,622	2,754	2,667	2,827
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	4 · 2
Total Room #	8	7	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	0.13 acres	0.14 acres	.32 acres	0.20 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** Per MLS - This property is a 4 bedroom / 2.5 bathroom home with large entry area and office. The living room offers gas fireplace, high ceilings, and large windows that provide lots of natural light. In the kitchen you will find gas cooktop, ample room for meal preparation, and excellent storage. The primary bedroom is equipped with separate vanities, jetted tub, separate shower, and walk-in closet. The secondary bedrooms and a separate game room are upstairs, providing ample space for all your entertainment needs. This home is move in ready with brand new carpet throughout. Backyard has large covered patio. GLA is 132 SF Larger / Lot size is equal or similar / Age is 2 years older / It is close in distance of search radius of Subject Property / Per MLS this property has been on the market for a while
- Listing 2** Per MLS - This property is a 4 bedroom / 3.5 bathroom home with a salt water pool. New roof, gutters, attic insulation and garage door just completed October 2023. Enter the home and be greeted with rich hardwood flooring, lots of open space and plenty of natural light to brighten the home. The kitchen area comes complete with granite countertops, abundant storage and a butlers pantry overlooking a breakfast room AND a living area. The living area off the kitchen has a fireplace and a built in desk. The primary suite bathroom has garden tub, separate shower, large closet. The upstairs features three bedrooms . The guest suite upstairs has its own full bath. Two bedrooms share a Jack and Jill. This lot is oversized and has a covered patio /Contract Date: 12/23/2023
- Listing 3** Per MLS - This property is a 4 bedroom / 2 bathroom home with an open floor plan, featuring high ceilings that create an expansive and airy ambiance. The living areas boast beautiful wood floors, adding warmth and character to the space. The heart of this home is the large kitchen, offering both functionality and style. A breakfast bar provides a casual dining option, perfect for busy mornings or entertaining guests. The master suite features a jetted tub, separate shower, dual sinks, sitting areas and a large walk-in closet. Step into the charming sunroom, a climate-controlled space for year-round enjoyment. Private backyard. GLA is 205 SF Larger / Lot size is equal or similar / Age is 10 years older / It is close in distance of search radius of Subject Property

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2040 Whitney Bay Drive	2060 Ashbourne Dr	786 Deverson Dr	800 Shores Blvd
City, State	Rockwall, TX	Rockwall, TX	Rockwall, TX	Rockwall, TX
Zip Code	75087	75087	75087	75087
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.80 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$510,000	\$499,900	\$559,900
List Price \$	--	\$450,000	\$499,900	\$499,900
Sale Price \$	--	\$415,725	\$496,000	\$490,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	11/29/2023	10/24/2023	09/22/2023
DOM · Cumulative DOM	-- · --	153 · 175	11 · 11	56 · 56
Age (# of years)	17	21	11	23
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,622	2,899	2,809	2,920
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 4	3 · 3 · 1	4 · 3 · 1
Total Room #	8	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.13 acres	0.18 acres	0.16 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	-\$15,000	-\$18,000
Adjusted Price	--	\$410,725	\$481,000	\$472,000

* Sold 3 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** Per MLS - This property is a 4 bedroom / 4 bathroom home has a spacious living room with high ceilings, creating an open and airy atmosphere. The kitchen features a unique backsplash that adds a touch of personality, plenty of counter and cabinet space, and stainless steel appliances. The primary suite is on the main level for ultimate privacy. This home recently had a full interior paint, including all shutters throughout the house. GLA is 277 SF Larger / Lot size is equal or similar / Age is 4 years older / It is close in distance of search radius of Subject Property / Seller Paid: \$3,000
- Sold 2** Per MLS - This property is a 3 bedroom / 3.5 bathroom home open with an floor plan has real hardwood floors throughout most of the downstairs and gorgeous wood plantation shutters. The kitchen has a large island and real knotty Alder cabinets. Kitchen opens to the family room with wood floors and fireplace. The primary bedroom is downstairs along with a nice study with coffered ceilings. Upstairs are two bedrooms with two full bathrooms and a gameroom. Large backyard and covered patio outback. GLA is 187 SF Larger / Lot size is equal or similar / Age is 6 years newer / It is close in distance of search radius of Subject Property
- Sold 3** Per MLS - This property is a 4 bedroom / 3.5 bathroom remodeled home with soaring ceilings. New wood floors and baseboards downstairs, on the staircase, and through the halls of the second level. All bedrooms are on the second floor with new carpet. Updated countertops and backsplash in the kitchen. Custom light fixtures and fan. Fresh paint throughout. Brand new picture windows in the living room. GLA is 298 SF Larger / Lot size is equal or similar / Age is 6 years older / It is close in distance of search radius of Subject Property

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Currently NOT listed for sale but, has been listed within the past 12 months. For Sale sign still in yard. Please see attached MLS DOCUMENT.			
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	\$455,000	\$455,000
Sales Price	\$455,000	\$455,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
<p>I went back 3 months and out a distance of 1 mile and relaxed the Search Criteria. I was able to find comps which fit the similar requirements of the Subject Property. Within 1 mile and 3 months back I found 3 Listing / 3 Sold Comps of which I could use. The ones used are the best possible currently available comps within the closest proximity to Subject Property. The adjustments are sufficient for this area to account for the differences in the subject and comps and current market for this type of property in this area. NTREIS MLS, RPR, Maps, Tax Data and Public Sites were used for data collection. ***Pricing is based on As-Is Drive by Exterior view***</p>		

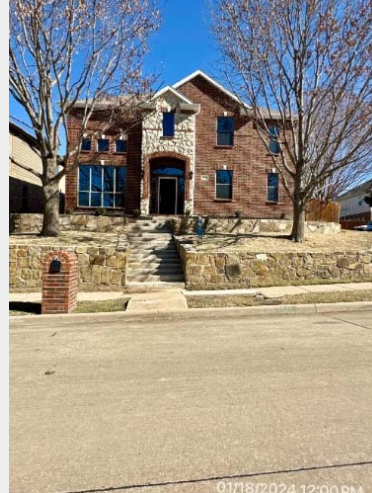
Clear Capital Quality Assurance Comments Addendum

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



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Back



Back



Street



Street



Street

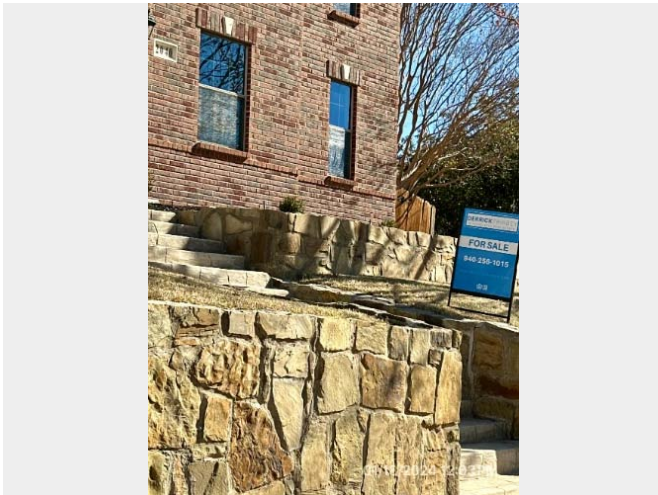
Subject Photos



Garage



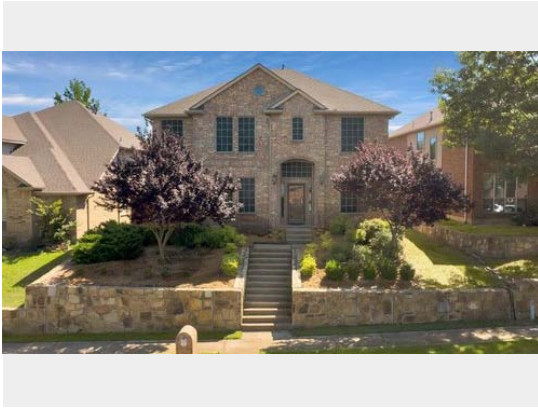
Other



Other

Listing Photos

L1 2050 Whitney Bay Dr
Rockwall, TX 75087



Front

L2 7142 Hunt Ln
Rockwall, TX 75087



Front

L3 1295 Shores Blvd
Rockwall, TX 75087



Front

Sales Photos

S1 2060 Ashbourne Dr
Rockwall, TX 75087



Front

S2 786 Deverson Dr
Rockwall, TX 75087



Front

S3 800 Shores Blvd
Rockwall, TX 75087



Front

ClearMaps Addendum

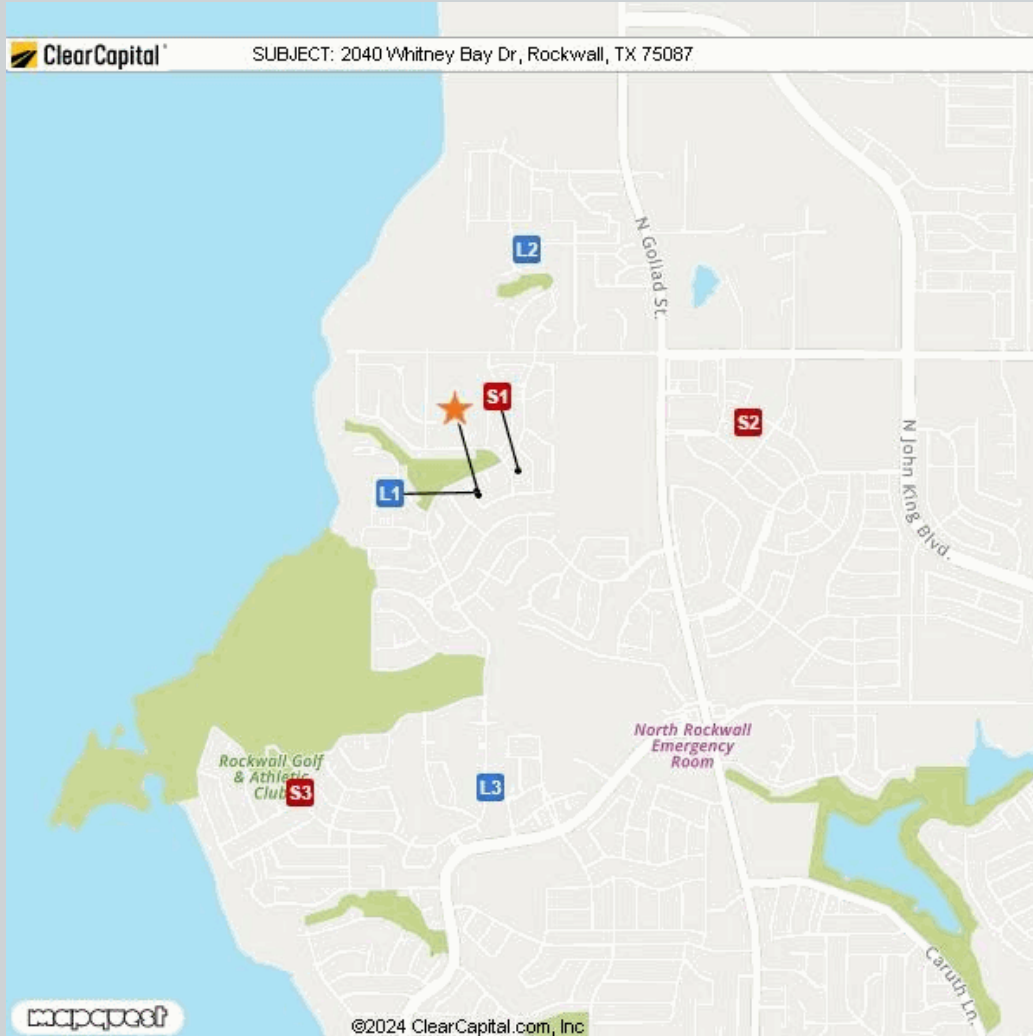
Address ★ 2040 Whitney Bay Drive, Rockwall, TX 75087

Loan Number 53998

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2040 Whitney Bay Drive, Rockwall, TX 75087	--	Parcel Match
L1 Listing 1	2050 Whitney Bay Dr, Rockwall, TX 75087	0.01 Miles ¹	Parcel Match
L2 Listing 2	7142 Hunt Ln, Rockwall, TX 75087	0.72 Miles ¹	Parcel Match
L3 Listing 3	1295 Shores Blvd, Rockwall, TX 75087	0.84 Miles ¹	Parcel Match
S1 Sold 1	2060 Ashbourne Dr, Rockwall, TX 75087	0.13 Miles ¹	Parcel Match
S2 Sold 2	786 Deverson Dr, Rockwall, TX 75087	0.80 Miles ¹	Parcel Match
S3 Sold 3	800 Shores Blvd, Rockwall, TX 75087	1.00 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	Pamela Ashbrook	Company/Brokerage	StepStone Realty, LLC
License No	0539049	Address	300 McCreary Rd Wylie TX 75098
License Expiration	08/31/2025	License State	TX
Phone	2145490805	Email	pamela@stepstonetexas.com
Broker Distance to Subject	7.71 miles	Date Signed	01/18/2024

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.