

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.

<b>Address</b>	11357 Lake Oak Drive, Montgomery, TX 77356	<b>Order ID</b>	9114473	<b>Property ID</b>	34989357
<b>Inspection Date</b>	01/18/2024	<b>Date of Report</b>	01/18/2024		
<b>Loan Number</b>	54002	<b>APN</b>	53800502100		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Montgomery		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1.17_Citi_BPO_Update	<b>Tracking ID 1</b>	1.17_Citi_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	The subject property is a brick and wood home built on a slab, located in a conforming suburban location. Most homes in the area are similar in age, style, square footage, condition, lot size, location.
<b>R. E. Taxes</b>	\$9,057	
<b>Assessed Value</b>	\$518,130	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	NEIGHBORHOOD The subject is located in a conforming suburban subdivision. Most homes in the area are similar in age, style, square footage, condition, lot size. No bank owned properties in the area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$217000 High: \$961700	
<b>Market for this type of property</b>	Decreased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	11357 Lake Oak Drive	275 Wedgewood Dr	11743 W Grand Pond Dr	13523 Summer Hill Rd
<b>City, State</b>	Montgomery, TX	Montgomery, TX	Montgomery, TX	Montgomery, TX
<b>Zip Code</b>	77356	77356	77356	77356
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.58 <sup>1</sup>	0.84 <sup>1</sup>	1.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$549,000	\$575,000	\$479,000
<b>List Price \$</b>	--	\$549,000	\$575,000	\$479,000
<b>Original List Date</b>		12/09/2023	10/22/2023	09/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	39 · 40	87 · 88	113 · 114
<b>Age (# of years)</b>	21	28	12	11
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1 Story RANCH	1 Story RANCH	2 Stories RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,516	2,592	2,612	2,828
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	4 · 2 · 1	4 · 3	3 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.03 acres	0.34 acres	0.73 acres	0.18 acres
<b>Other</b>	none	none	none	none

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Open House - BUYERS must be with an agent to get into the Open House. Please call/text me to get in or if you have an agent please have them call/text with your name. Welcome home to beautiful Bentwater! Highly desirable one story, golf course home located on the 18th fairway of the Miller course. Premium, 14,643 sq ft golf course lot on quiet street across the street from the lake. This split plan has the living room and kitchen centrally located with three spacious secondary bedrooms with the primary bedroom overlooking views of the course. Warm wood floors, designer touches throughout, brand new fresh carpet, recent exterior paint plus many more updates. Enjoy the covered screened back porch with mature trees for shade and tranquil views. Come enjoy life and all the amenities Bentwater has to offer, country club access, THREE 18-Hole championship golf courses, yacht and sports clubs, pickle ball, dog park, pools, and 24 hr manned gate. Come make this home yours today!
- Listing 2** This stunning move in ready stucco home situated on over a half acre is the perfect home for just about anyone. With 4 bedrooms, a home office space or extra room to be used however you please, 3 full bathrooms and a split floor plan you will love the open concept for entertaining. 12' ceilings, custom cabinetry, granite countertops, New Roof and leafless gutters added 2022. Whole Home Generator installed in 2019. Grand Harbor is a gated community with lake access, minutes to Margaritaville, and apart of the highly accredited MISD. Come be apart of a neighborhood with a small town feel and still super close to all the shopping and amenities Montgomery has to offer.
- Listing 3** Discover luxury living at 13523 Summer Hill in Montgomery, TX. This custom built 2013 home located on the #2 fairway of Walden Golf Course, offers 3 bedrooms, 2.5 baths, a study, and formal dining. Unique to this property is an air-conditioned workshop above the garage, perfect for hobbies or projects. Enjoy your expansive back patio with stunning golf course views. Upgrades include automatic privacy solar shades (\$15,000) which can make your outdoor space bug free! Additional storage or golf cart parking in garage. Priced at \$479,000, it's a fantastic value. Just minutes from Margaritaville and Lake Conroe, this home combines beautiful views with a prime location. Walden amenities include the Yacht Club, tennis center, fitness center, and privately owned golf club and marina. Don't miss out—schedule a viewing today!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	11357 Lake Oak Drive	11353 Grand Harbor	18842 Mystic Point Ne	18854 Lake Terrace
<b>City, State</b>	Montgomery, TX	Montgomery, TX	Montgomery, TX	Montgomery, TX
<b>Zip Code</b>	77356	77356	77356	77356
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.46 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$589,900	\$565,000	\$580,000
<b>List Price \$</b>	--	\$499,000	\$565,000	\$519,958
<b>Sale Price \$</b>	--	\$485,000	\$565,000	\$517,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	10/05/2023	08/29/2023	10/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	126 · 153	2 · 32	116 · 144
<b>Age (# of years)</b>	21	20	23	21
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1.5 Stories RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,516	2,517	2,579	2,584
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	4 · 3	4 · 3 · 1	4 · 4
<b>Total Room #</b>	8	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.03 acres	1 acres	1.09 acres	1.3 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$485,000	\$565,000	\$517,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Gorgeous 1-story home in desirable neighborhood of Grand Harbor! 4 bed, 3 bath with dining room and study, on over ONE+ ACRE that is peaceful and serene. Beautiful upgraded flooring in living, dining, primary & study. Brand new premium class 4 hail impact rated roof w/Scotchgard, new appliances, new designer paint, new hot water heater and new plumbing/light fixtures. Plenty of natural light comes in the huge picture windows, with astounding views of the massive backyard. Watch the deer and other wildlife from your cozy living room w/ gas fireplace! Floor plan is perfect for multi-generation living, with MIL suite on opposite side of home. Lots of room for expanded outdoor entertaining, pool and/or outdoor kitchen. Home has been meticulously maintained and is move-in-ready. Grand Harbor has gated entrance, boat ramp with lake access, park w/ covered pavilion, sand volleyball, walking trail, stocked pond, and more! MISD. SELLER OPEN TO REASONABLE OFFERS.
- Sold 2** Gorgeous - Well maintained home in beautiful, gated community of Grand Harbor. Luxury living close to Lake Conroe, Margaritaville, shopping and many popular restaurants close by. This home has recently been updated and painted inside and out. Very open 4 bedroom, 3.5 bath split floor plan with a study. High ceilings in den and tray ceiling in dining room and primary bedroom. Owner recently replaced the roof, both AC units and both water heaters. This beautiful home sits on over an acre with a fully fenced backyard for lots of privacy and even a sprinkler system. Enjoy sitting on you covered back porch while entertaining company and plenty of room for a pool. Enjoy parks close by with tennis courts.
- Sold 3** Must see this home. Located in the gated community of Grand Harbor Sub-division. This home sits on 1.3 acre lot. Beautiful, peaceful, full fenced back yard. Plenty room for your dream pool, pool house or guest quarters. 4 Bedrooms, 4 full baths, Split floor plan. Study, Formal Dining Room. Large kitchen, with stainless Steel appliances. Granite counter tops, Granite Island. Lots of cabinet space. Master bedroom has a side sitting room. Master bath. Double Sinks, Walk-in shower. very spacious. Subdivision has a private gated boat ramp. Your boat can be stored in backyard as long as it is not visible from the street. Property has never flooded and there are no neighbors behind this property. If buyers desire to update the home, the Sellers feels lowering the home to this price the buyers can now afford to make updates. Home is on a quite culdesac with great neighbors.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No recent history available				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$565,000	\$565,000
<b>Sales Price</b>	\$525,000	\$525,000
<b>30 Day Price</b>	\$519,000	--
<b>Comments Regarding Pricing Strategy</b>		
The final value is found in the middle range of available sold comparables 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.

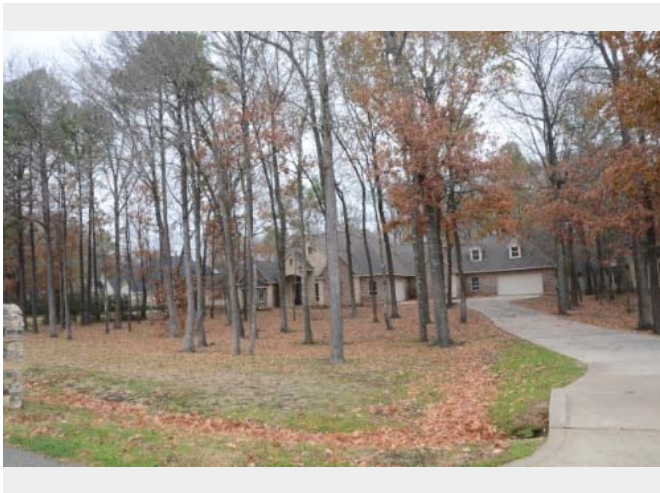
## Subject Photos



Front



Address Verification



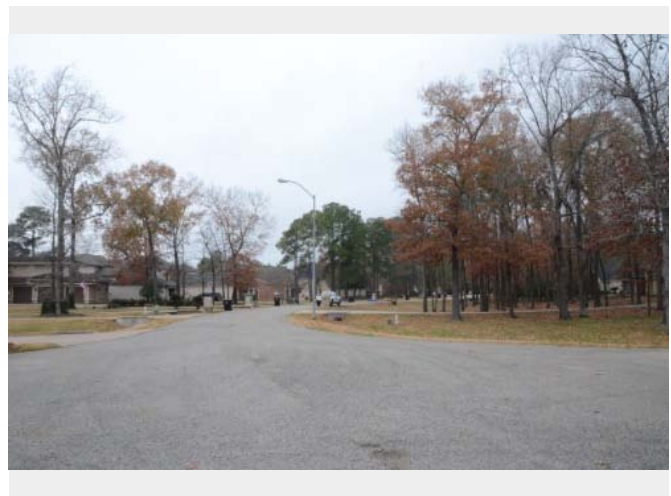
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 275 WEDGEWOOD DR  
Montgomery, TX 77356



Front

**L2** 11743 W GRAND POND DR  
Montgomery, TX 77356



Front

**L3** 13523 SUMMER HILL RD  
Montgomery, TX 77356



Front

## Sales Photos

**S1** 11353 GRAND HARBOR  
Montgomery, TX 77356



Front

**S2** 18842 MYSTIC POINT NE  
Montgomery, TX 77356



Front

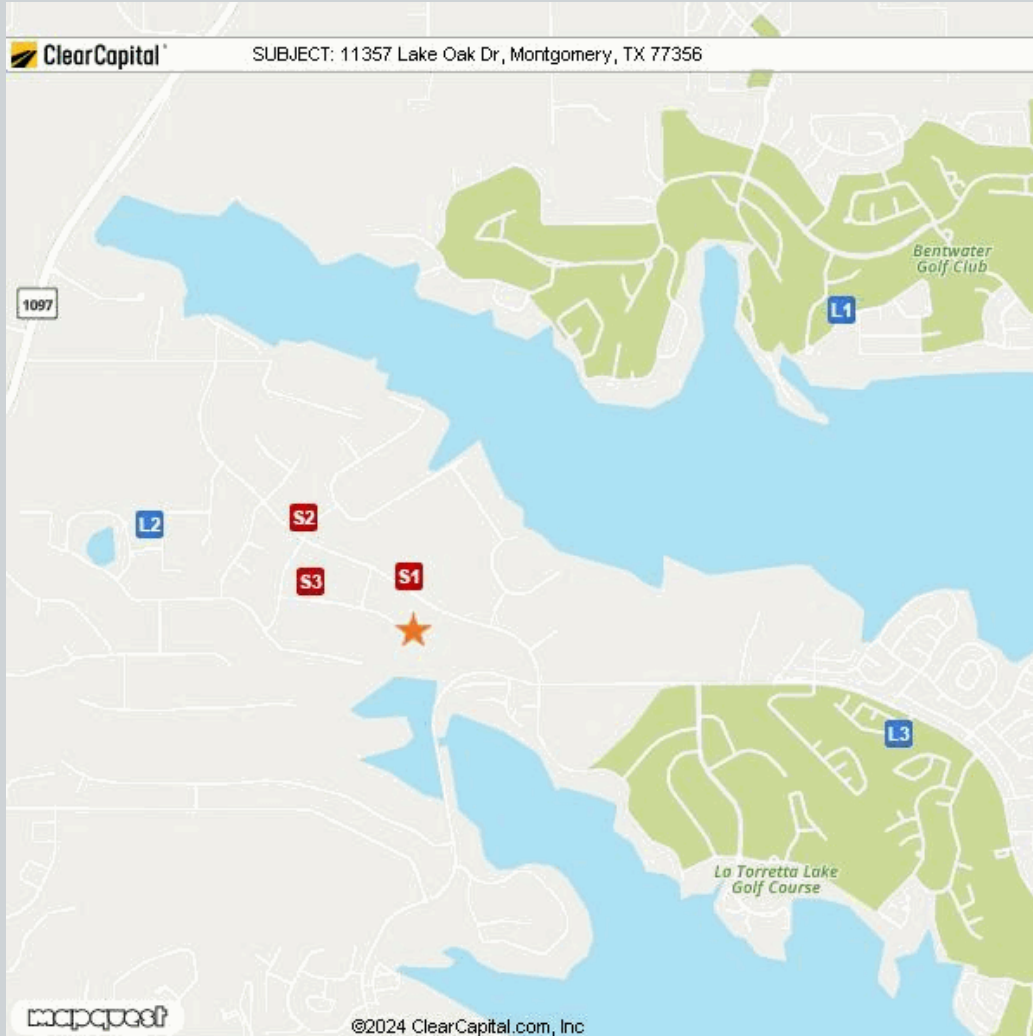
**S3** 18854 LAKE TERRACE  
Montgomery, TX 77356



Front

## ClearMaps Addendum

**Address** ★ 11357 Lake Oak Drive, Montgomery, TX 77356  
**Loan Number** 54002      **Suggested List** \$565,000      **Suggested Repaired** \$565,000      **Sale** \$525,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11357 Lake Oak Drive, Montgomery, TX 77356	--	Parcel Match
L1 Listing 1	275 Wedgewood Dr, Montgomery, TX 77356	1.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11743 W Grand Pond Dr, Montgomery, TX 77356	0.84 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	13523 Summer Hill Rd, Montgomery, TX 77356	1.47 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	11353 Grand Harbor, Montgomery, TX 77356	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	18842 Mystic Point Ne, Montgomery, TX 77356	0.46 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	18854 Lake Terrace, Montgomery, TX 77356	0.33 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Steve Bourriague	<b>Company/Brokerage</b>	Ultima
<b>License No</b>	661471	<b>Address</b>	21722 Tatton Crest Ct Spring TX 77388
<b>License Expiration</b>	09/30/2025	<b>License State</b>	TX
<b>Phone</b>	3462689201	<b>Email</b>	steve6708@aol.com
<b>Broker Distance to Subject</b>	24.28 miles	<b>Date Signed</b>	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.**