

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>	4800 Carolina Trace Trail, Keller, TX 76244	<b>Order ID</b>	8805370	<b>Property ID</b>	34315478
<b>Inspection Date</b>	06/28/2023	<b>Date of Report</b>	06/29/2023		
<b>Loan Number</b>	54083	<b>APN</b>	07818890		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tarrant		

Tracking IDs					
<b>Order Tracking ID</b>	06.27.23 BPO Request	<b>Tracking ID 1</b>	06.27.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	JONES JAMES D	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,863	Property appears well maintained at this time. No significant needed repairs were observed. Nice curb appeal and location. Conforms to the neighborhood. Is surrounded by other residential homes. Track construction with builder grade finish out. Exterior is brick construction.	
<b>Assessed Value</b>	\$308,009		
<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>	Trace Ridge HOA		
<b>Association Fees</b>	\$375 / Year (Pool,Greenbelt,Other: park)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Located in NE Fort Worth. The area is a mixture of single- and two-story homes. The neighborhood has a community pool, which is popular with buyers. Centrally located for easy access to down town Fort Worth, Dallas and many other cities in the area. Makes it a great location for many employers in the area. Some of the major employers in the area is DFW Airport, the Alliance Corridor, which has a wide variety of employers. This is an older fully built out area with no land available for development. Located in the Keller ISD which is a preferred district. No foreclosure or short sale activity k...	
<b>Sales Prices in this Neighborhood</b>	Low: \$305,000 High: \$546,000		
<b>Market for this type of property</b>	Decreased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Located in NE Fort Worth. The area is a mixture of single- and two-story homes. The neighborhood has a community pool, which is popular with buyers. Centrally located for easy access to down town Fort Worth, Dallas and many other cities in the area. Makes it a great location for many employers in the area. Some of the major employers in the area is DFW Airport, the Alliance Corridor, which has a wide variety of employers. This is an older fully built out area with no land available for development. Located in the Keller ISD which is a preferred district. No foreclosure or short sale activity known at this time.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4800 Carolina Trace Trail	9340 Shields Street	5008 Garber Lane	8825 Trace Ridge Parkway
<b>City, State</b>	Keller, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76244	76244	76244	76244
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.00 <sup>1</sup>	0.67 <sup>1</sup>	0.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$419,900	\$395,000	\$345,000
<b>List Price \$</b>	--	\$388,000	\$395,000	\$345,000
<b>Original List Date</b>		02/08/2023	06/22/2023	06/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	141 · 141	7 · 7	6 · 6
<b>Age (# of years)</b>	21	18	17	23
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Investor	Investor	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,955	2,138	2,035	1,753
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	8	7
<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>	.20 acres	.15 acres	.126 acres	.126 acres
<b>Other</b>	--	--	--	--

\* 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** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Welcome to your Cape Cod home in the master planned community of Heritage! Features include recent replacement of the interior and exterior AC units, an open kitchen with updated granite countertops and stainless steel appliances; breakfast nook with built-in hutch and butlers pantry; split master bedroom with access to the sunroom; secondary bedrooms have a living area between them that is perfect for a kids playroom, game room, or office; huge family room with electric ignition gas log fireplace; tile and wood laminate flooring throughout (no carpet); solar tubes for natural light in the formal dining, utility room, and front bedroom; high ceilings; and a large screened in sunroom that leads to the backyard with a wood deck!
- Listing 2** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Beautiful single-story Cape Cod home in Heritage. Gorgeous views of lake & walking trails from front. Wood flooring in living and office. Includes 3 bedrooms, flex room can be 4th BR or office. Light & bright kitchen has SS appliances, ref included, breakfast bar & many cabinets. Living room with gas fireplace and is open to kitchen. Other room is large screened sunroom in back. Garage includes built in cabinets & additional elec outlets. Home is complete w-sprinkler & alarm systems.
- Listing 3** Same subdivision, beds, baths and garage spaces. Similar age, quality of construction and style. Multiple offers Due Sunday 25th 8pm \*\*\* Great Home perfect location in KISD, a top-rated school district close to HOA amenities, community pool, soccer field, & playground. Near major freeways & most popular shopping & dining destinations in Alliance, Presidio. Features a large open floor plan perfect for entertaining with seamless connection of living area, dining room, & kitchen also which has been updated with luxury vinyl flooring, granite countertops, a beautiful tile backsplash, & stainless-steel appliances, also offers 3 distinct eating areas, a breakfast table area, a breakfast bar area, & a formal dining area. The primary suite with huge garden tub, separate shower, dual sinks, large walk in closet & also has a door that leads to the outside covered concrete patio. Exterior has new front & back sod, sprinkler system, solar screens, gutters, & mature beautiful tree providing ample shade.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	4800 Carolina Trace Trail	4937 Stirrup Way	4976 Happy Trail	5109 Senator Drive
<b>City, State</b>	Keller, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76244	76244	76244	76244
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.28 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$332,000	\$320,000	\$375,000
<b>List Price \$</b>	--	\$332,000	\$320,000	\$344,000
<b>Sale Price \$</b>	--	\$323,000	\$325,250	\$344,000
<b>Type of Financing</b>	--	Conv	Cash	Fha
<b>Date of Sale</b>	--	05/25/2023	05/11/2023	04/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 22	5 · 34	206 · 269
<b>Age (# of years)</b>	21	20	20	20
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Investor
<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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,955	1,798	1,618	1,933
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	7	6	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>	.20 acres	.120 acres	.12 acres	.13 acres
<b>Other</b>	--	--	--	\$10,000 closing costs
<b>Net Adjustment</b>	--	+\$6,280	+\$13,480	-\$20,000
<b>Adjusted Price</b>	--	\$329,280	\$338,730	\$324,000

\* 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** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Adjusted for GLA. This is a beautiful, well-maintained 3 bedroom, 2 bathroom home with an office, open concept, and attached two-car garage. Extremely clean and move-in ready. New microwave, dishwasher, and stove. HVAC replaced in 2019. New fresh interior paint throughout. French drain installed in 2023 to assist drainage on left side of home. Sprinkler System in yard
- Sold 2** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Adjusted for GLA. Upon arrival you will find a lovely home with a nicely landscaped yard showing great curb appeal. This well cared for one owner home is located in the Keller School district. It offers split bedroom arrangements with the owners suite having a garden bath with separate tub and a walkin shower. There is a large walkin closet too. The bright functionable kitchen has breakfast bar eating space and is open to the living room with an inviting wood burning fireplace. Just steps away there is a spacious formal dining room for larger dinner gatherings. The rear yard has a spacious covered patio and a large storage building. Front and rear yards also have a sprinkler system.
- Sold 3** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Adjusted for condition and closing costs. Welcome home! Home was just updated in December, 2022 including: freshly painted kitchen cabinets, freshly painted bathroom vanities, and a full exterior paint. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. The kitchen is ready for cooking with ample counter space and cabinets for storage with modern updates. You won't want to leave the serene primary suite, the perfect space to relax. Extra bedrooms add nice flex space for your everyday needs. The primary bathroom features granite counters with plenty of under-sink storage waiting for your home organization needs.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property was listed 6/18/14 for \$168,500 and sold 7/23/2014 for \$168,000.			
<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>	\$335,000	\$335,000
<b>Sales Price</b>	\$330,000	\$330,000
<b>30 Day Price</b>	\$325,000	--
<b>Comments Regarding Pricing Strategy</b>		
Fewer properties are receiving multiple offers and selling for more than list price. The value was determined by the adjusted values of the sale comps.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Side



Side



Back



## Subject Photos



Street



Street



Other



Other

## Listing Photos

**L1** 9340 Shields Street  
Fort Worth, TX 76244



Front

**L2** 5008 Garber Lane  
Fort Worth, TX 76244



Front

**L3** 8825 Trace Ridge Parkway  
Fort Worth, TX 76244



Front

## Sales Photos

**S1** 4937 Stirrup Way  
Fort Worth, TX 76244



Front

**S2** 4976 Happy Trail  
Fort Worth, TX 76244



Front

**S3** 5109 Senator Drive  
Fort Worth, TX 76244



Front

## ClearMaps Addendum

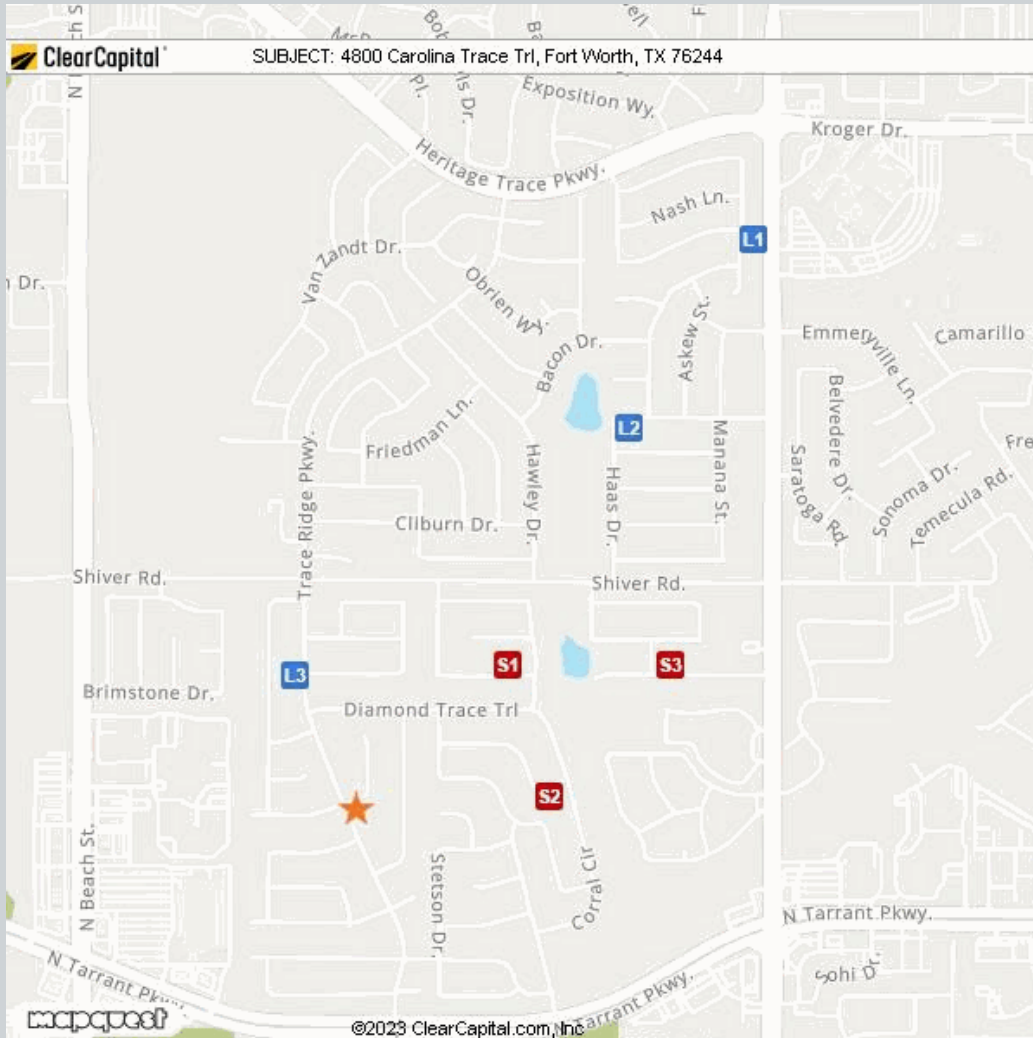
**Address** ★ 4800 Carolina Trace Trail, Keller, TX 76244

**Loan Number** 54083

**Suggested List** \$335,000

**Suggested Repaired** \$335,000

**Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4800 Carolina Trace Trail, Keller, TX 76244	--	Parcel Match
L1 Listing 1	9340 Shields Street, Keller, TX 76244	1.00 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5008 Garber Lane, Keller, TX 76244	0.67 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8825 Trace Ridge Parkway, Keller, TX 76244	0.21 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4937 Stirrup Way, Keller, TX 76244	0.30 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4976 Happy Trail, Keller, TX 76244	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5109 Senator Drive, Keller, TX 76244	0.50 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.

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

<b>Broker Name</b>	Jerry Hayden	<b>Company/Brokerage</b>	Hayden Group, Inc.
<b>License No</b>	0454586	<b>Address</b>	2813 S Hulen St, Ste 150 Fort Worth TX 76109
<b>License Expiration</b>	05/31/2024	<b>License State</b>	TX
<b>Phone</b>	8174755911	<b>Email</b>	jhaydenrealestate@gmail.com
<b>Broker Distance to Subject</b>	14.21 miles	<b>Date Signed</b>	06/29/2023

*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.**