

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	4355 Largo Drive, Grand Prairie, TX 75052	Order ID	8826660	Property ID	34353978
Inspection Date	07/13/2023	Date of Report	07/15/2023		
Loan Number	54167	APN	06076548		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	07.12.23 BPO Request	Tracking ID 1	07.12.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LORI DONJUAN	Condition Comments The subject property is maintained in average condition for the neighborhood and is similar to the neighborhood properties in age, style and amenities.
R. E. Taxes	\$5,403	
Assessed Value	\$264,717	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject neighborhood properties are maintained and are similar in age, style and amenities but have been updated.. The subject neighborhood is in close proximity to schools, local merchants and freeway. Supply and demand is in balance, market values have increased, days on the market have decreased and the REO market has declined.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$270220 High: \$444000	
Market for this type of property	Decreased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4355 Largo Drive	4315 Metronome Dr	4515 Queenswood Dr	2306 Clareton Dr
City, State	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX	Arlington, TX
Zip Code	75052	75052	75052	76018
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.22 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$350,000	\$344,900
List Price \$	--	\$300,000	\$350,000	\$344,900
Original List Date		07/05/2023	04/03/2023	04/28/2023
DOM · Cumulative DOM	-- · --	9 · 10	102 · 103	77 · 78
Age (# of years)	35	35	32	36
Condition	Average	Average	Average	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	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,856	1,731	2,234	1,925
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	7	8	7
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	--	--	Pool - Yes Spa - Yes	--
Lot Size	0.11 acres	0.16 acres	0.14 acres	0.12 acres
Other	fireplace	fireplace	fireplace	fireplace

* Listing 3 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** Inferior in GLA and superior in bathroom count. Foundation work was done in 2014 and they rechecked in June of 2023 with no adjustments needed. New AC Duct work in June 2023. Removed the above ground pool. Priced below the market in as is condition. Seller is out of state and would prefer not to have to arrange anything from out of town. Room sizes and schools should be verified by buyers agent if important.
- Listing 2** Superior in GLA, bedroom and bathroom count. BACK ON MARKET, BUYER'S FINANCING FELL THROUGH!! This renovated and well kept home in Sheffield Estates in Grand Prairie, just minutes from The Epic and practically centered between Downtown Dallas and Fort Worth is just around the corner from Six Flags, Hurricane Harbor, and the DFW Airport. The home has been meticulously maintained by the original owners for the past 30 years. During that time they completed a full kitchen remodel and many more updates. Highlights include: induction stovetop, included fridge, and gorgeous hot tub. This home has a great floor plan with living & dining downstairs and all bedrooms up. The kitchen is the center of the home and opens to both the family, formal dining, & living areas. Upstairs you'll find the large split primary bedroom, 2 additional bedrooms, with a flex room, capable of becoming your new guest room, office, theater, or game room. The backyard has plenty of privacy with a beautiful deck and hot tub area.
- Listing 3** Superior in bathroom count. Completely remodeled this 3 bedrooms and two and half bath house has everything you can expect in a modern home. Bright and open floor plan, vaulted ceiling, wood floor throughout the house. Decorative lighting and fixtures. kitchen has granite counter top with brand new stainless steel appliances. And yes, it is coming with the refrigerator at the garage. sellers are willing to do \$5000.00 concessions towards rates buy down with an attractive offer.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4355 Largo Drive	4362 Largo Dr	4365 Saugus Dr	2964 Largo Dr
City, State	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
Zip Code	75052	75052	75052	75052
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.06 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$319,999	\$336,000
List Price \$	--	\$265,000	\$319,999	\$318,000
Sale Price \$	--	\$275,000	\$335,000	\$305,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	06/01/2023	12/16/2022	08/08/2022
DOM · Cumulative DOM	-- · --	56 · 56	29 · 29	56 · 56
Age (# of years)	35	35	36	36
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	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,856	1,647	1,900	1,407
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	8	7
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	0.11 acres	0.13 acres	0.16 acres	0.13 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$1,672	-\$1,000	+\$3,592
Adjusted Price	--	\$276,672	\$334,000	\$308,592

* 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** Inferior in GLA. Sold above the list price. This open floor plan one-story home in Grand Prairie features 3 bedrooms and 2 full bathrooms. Kitchen has granite countertops and opens onto living area. The location is fantastic! This corner lot is next to a greenbelt and walking trails and down the street from a playground. Sold as is. The seller will not make any repairs and does not have a survey.
- Sold 2** Superior in bedroom count. Nestled on a great corner lot, this lovely family home offers an open concept floor plan with oversized family room, cozy built-in fireplace and a farmhouse dining room ideal for entertaining or hosting the holidays! The spacious bright kitchen is open to a vaulted living area, has granite counter tops, farmhouse sink, new appliances & breakfast nook! The 1st floor primary features tall ceilings, a generous ensuite bathroom with his & her sinks, newly tiled shower-tub, separate vanity & walk-in closet. Upstairs you'll find 3 identically sized secondary bedrooms w. walk-in closets, a full bathroom, & bonus room that could be a great office, play room or even a 5th bedroom! Awesome backyard patio ready for hours of fun and sizable storage shed! Recent updates include energy efficient double hung windows, master bath update, hot water heater & more! No HOA! Don't forget its close proximity to Grand Prairie Outlets & Dining. Sold above the list price.
- Sold 3** Inferior in GLA. Welcome to this gorgeous neighborhood! Terrific 3 bedroom and 2 bath home with a 2 car garage. Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Flow into the living room featuring a cozy fireplace, perfect for entertaining. The main bedroom boasts a private ensuite. Other bedrooms offer hardwood floors and ceiling fans. Relax with your favorite drink in the fenced in backyard with a patio, lush grass, and great opportunities for personal touches. Don't miss this incredible opportunity. This home has been virtually staged to illustrate its potential.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None available.					
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	\$300,000	\$300,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
Insufficient comparable sales are available within 3 months of the sale date. The estimated market value is based on the adjusted net sale price of the comparable sales. Due to the lack of sufficient as required within the search criteria. It was necessary to relax the search criteria and expand proximity in order to obtain sufficient comps.		

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 4315 Metronome Dr
Grand Prairie, TX 75052



Front

L2 4515 Queenswood Dr
Grand Prairie, TX 75052



Front

L3 2306 Clareton Dr
Arlington, TX 76018



Front

Sales Photos

S1 4362 Largo Dr
Grand Prairie, TX 75052



Front

S2 4365 Saugus Dr
Grand Prairie, TX 75052



Front

S3 2964 Largo Dr
Grand Prairie, TX 75052



Front

ClearMaps Addendum

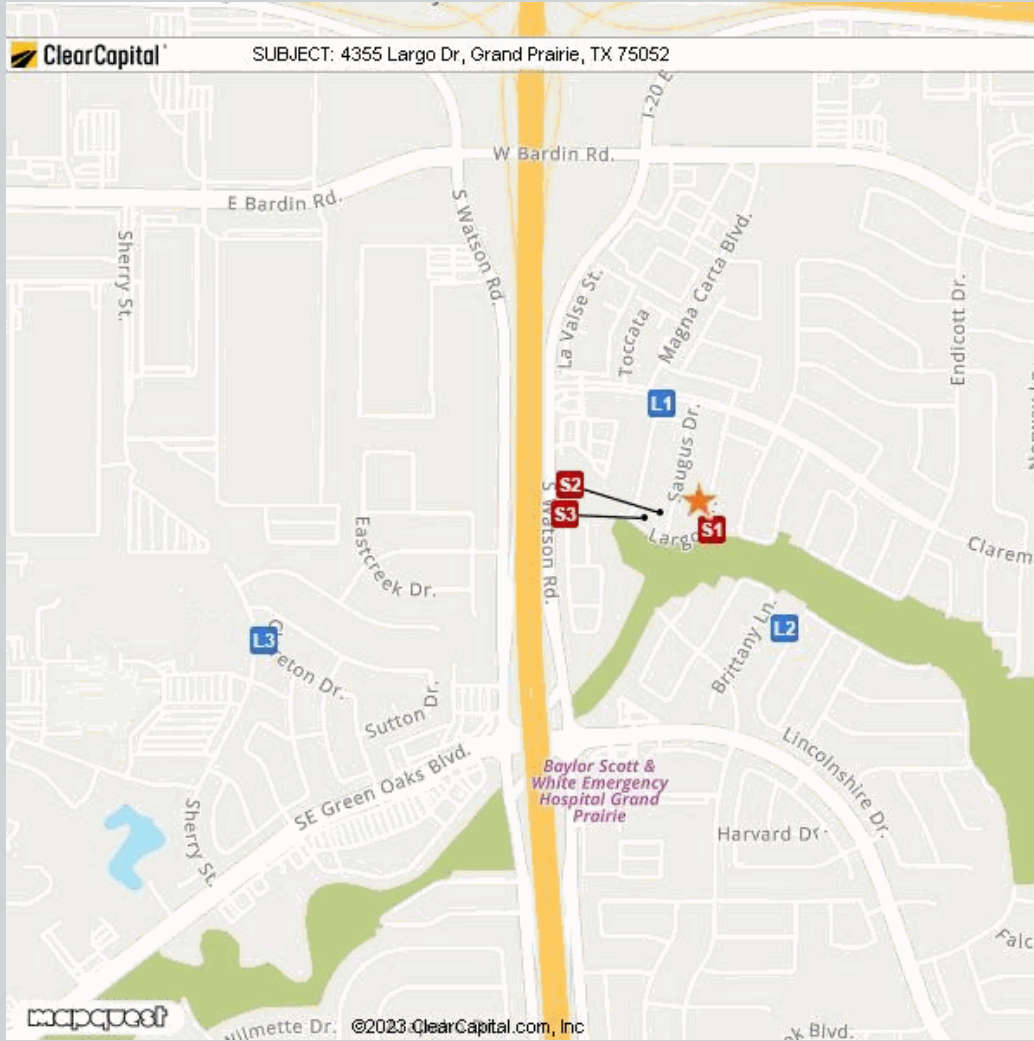
Address ★ 4355 Largo Drive, Grand Prairie, TX 75052

Loan Number 54167

Suggested List \$300,000

Suggested Repaired \$300,000

Sale \$295,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4355 Largo Drive, Grand Prairie, TX 75052	--	Parcel Match
L1 Listing 1	4315 Metronome Dr, Grand Prairie, TX 75052	0.15 Miles ¹	Parcel Match
L2 Listing 2	4515 Queenswood Dr, Grand Prairie, TX 75052	0.22 Miles ¹	Parcel Match
L3 Listing 3	2306 Clareton Dr, Arlington, TX 76018	0.66 Miles ¹	Parcel Match
S1 Sold 1	4362 Largo Dr, Grand Prairie, TX 75052	0.05 Miles ¹	Parcel Match
S2 Sold 2	4365 Saugus Dr, Grand Prairie, TX 75052	0.06 Miles ¹	Parcel Match
S3 Sold 3	2964 Largo Dr, Grand Prairie, TX 75052	0.08 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.

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

Broker Name	Joyce Jones	Company/Brokerage	Mr.
License No	424510	Address	3063 Claremont Grand Prairie TX 75052
License Expiration	10/31/2023	License State	TX
Phone	2149088586	Email	jmj0424510@gmail.com
Broker Distance to Subject	0.21 miles	Date Signed	07/15/2023

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.