

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>	728 King Street, Cedar Hill, TEXAS 75104	<b>Order ID</b>	8837334	<b>Property ID</b>	34408696
<b>Inspection Date</b>	07/20/2023	<b>Date of Report</b>	07/20/2023		
<b>Loan Number</b>	54353	<b>APN</b>	16006710010640000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Dallas		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20230719_BPO	<b>Tracking ID 1</b>	20230719_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	RAPHEAL L SMITH	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,029	The subject property is maintained in average condition for the neighborhood and is similar to the neighborhood properties in age, style and amenities.	
<b>Assessed Value</b>	\$226,770		
<b>Zoning Classification</b>	Residential Z236		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$200129 High: \$529500		
<b>Market for this type of property</b>	Decreased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	728 King Street	929 Pecan Trl	108 Meadowbend Dr	616 King St
<b>City, State</b>	Cedar Hill, TEXAS	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX
<b>Zip Code</b>	75104	75104	75104	75104
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.60 <sup>1</sup>	0.99 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$329,500	\$325,000	\$335,000
<b>List Price \$</b>	--	\$329,500	\$325,000	\$335,000
<b>Original List Date</b>		07/07/2023	07/07/2023	06/15/2023
<b>DOM · Cumulative DOM</b>	-- · --	13 · 13	13 · 13	35 · 35
<b>Age (# of years)</b>	25	21	33	13
<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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,511	2,075	1,729	2,472
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	7	8	7	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>	0.15 acres	0.17 acres	0.34 acres	0.41 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace

\* 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** Superior in GLA and bedroom count. LIVE 10-MINUTES FROM JOE POOL LAKE! Nicely updated 4 bedroom 2 bath home with oversized 2-car garage, new 30-year class-3 impact resistant roof, new luxury vinyl plank flooring throughout, fresh paint inside & out, all new lighting fixtures & much more. The spacious family room to your right as you enter will make a GREAT space for entertaining your friends & family. Past the family room you will find the primary living area with wood burning fireplace, vaulted ceilings & open floorplan with bar seating at the kitchen. Kitchen includes loads of cabinets & counter space plus all new stainless steel appliances. Master bedroom offers 10ft ceilings, walk-in closet & insuite bath with dual sinks & separate tub & shower.
- Listing 2** Superior in GLA. Wait until you see this fabulously well-designed open floor plan with elegant finishes and soaring vaulted ceilings! This home boasts upgraded flooring and paint, as well as a new HVAC system and fencing in 2021. With the oversized home site, this one won't last long..
- Listing 3** Superior in GLA and bathroom count. This single-owner, charming and spacious 3-bedroom, 2.5-bathroom home nestled on a sprawling lot in the desirable city of Cedar Hill is move-in ready for its new owners. This property offers a perfect blend of comfort, functionality, and abundant outdoor space, making it an ideal haven for families and those seeking more space. Open layout with natural light shining through. Featuring 3 bedrooms, 2.5 bathrooms, 2 living and 2 dining areas, 2 car garage with a huge almost half an acre fenced in lot! No HOA, backed up to trees and a huge lot adjacent that will never be built on.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	728 King Street	520 King St	207 Meadowbrooke Dr	1204 Libra Dr
City, State	Cedar Hill, TEXAS	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX
Zip Code	75104	75104	75104	75104
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 <sup>1</sup>	0.93 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,900	\$289,999	\$289,900
List Price \$	--	\$315,000	\$274,999	\$279,950
Sale Price \$	--	\$315,000	\$274,000	\$279,800
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	09/09/2022	08/30/2022	04/26/2023
DOM · Cumulative DOM	-- · --	65 · 65	54 · 54	267 · 267
Age (# of years)	25	21	36	22
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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,511	1,636	1,525	1,411
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	0.15 acres	0.11 acres	0.20 acres	0.22 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$1,000	\$0	+\$800
Adjusted Price	--	\$314,000	\$274,000	\$280,600

\* Sold 2 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** Superior in GLA. Welcome home to this single story freshly painted in neutral tones 3 bed, 2 bath home with an open floor plan great for entertaining, and a large eat-in kitchen. The primary master suite has a large walk-in closet, laminate wood throughout in common areas and bedrooms, and tile in the bathrooms. Close to Dallas and Fort Worth and easy access to highways, shopping, and more. The roof was replaced in 2019, and front fence panels were recently replaced. Gigantic backyard.
- Sold 2** This is the perfect opportunity to make this home unique to your personal taste. Inside this 3 Bedroom, 2 Bathroom home you can enjoy the cozy Living Room area which flows to the Dining room and Kitchen. Outside there is a covered patio to relax on and entertain family and friends. AC unit is approximately 7-8 years old. This home is not located in an HOA community. Easy access to highway 67. Just 3 miles away from Shopping and Entertainment at the lovely Hillside Village.
- Sold 3** Inferior in GLA. Beautiful updated home with large cul-de-sac lot ! Ready for a first time buyer! It has 3 bedrooms, and a bonus room from garage conversion. There is still storage space in the garage, or the wall can be removed to have a 2 car garage again. If removed the property would be able to go FHA! It has ceiling fans in all bedrooms, all have nice size closets. Come and see it today and call it yours!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		None 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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$282,000	\$282,000
<b>Sales Price</b>	\$280,000	\$280,000
<b>30 Day Price</b>	\$275,000	--
<b>Comments Regarding Pricing Strategy</b>		
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



Front



Front



## Listing Photos

**L1** 929 Pecan Trl  
Cedar Hill, TX 75104



Front

**L2** 108 Meadowbend Dr  
Cedar Hill, TX 75104



Front

**L3** 616 King St  
Cedar Hill, TX 75104



Front

## Sales Photos

**S1** 520 King St  
Cedar Hill, TX 75104



Front

**S2** 207 Meadowbrooke Dr  
Cedar Hill, TX 75104



Front

**S3** 1204 Libra Dr  
Cedar Hill, TX 75104



Front

## ClearMaps Addendum

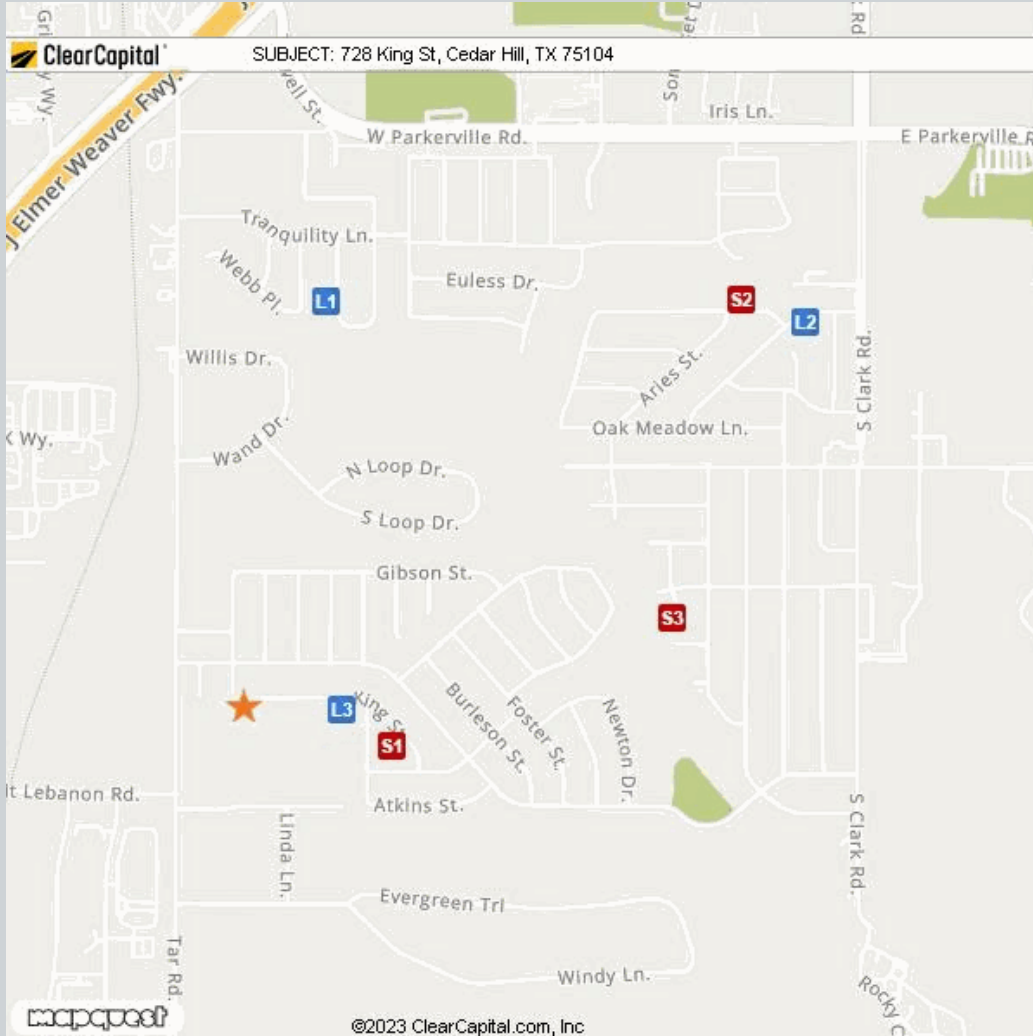
**Address** ★ 728 King Street, Cedar Hill, TEXAS 75104

**Loan Number** 54353

**Suggested List** \$282,000

**Suggested Repaired** \$282,000

**Sale** \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	728 King Street, Cedar Hill, Texas 75104	--	Parcel Match
L1 Listing 1	929 Pecan Trl, Cedar Hill, TX 75104	0.60 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	108 Meadowbend Dr, Cedar Hill, TX 75104	0.99 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	616 King St, Cedar Hill, TX 75104	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	520 King St, Cedar Hill, TX 75104	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	207 Meadowbrooke Dr, Cedar Hill, TX 75104	0.93 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1204 Libra Dr, Cedar Hill, TX 75104	0.63 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>	Joyce Jones	<b>Company/Brokerage</b>	Mr.
<b>License No</b>	424510	<b>Address</b>	3063 Claremont Grand Prairie TX 75052
<b>License Expiration</b>	10/31/2023	<b>License State</b>	TX
<b>Phone</b>	2149088586	<b>Email</b>	jmj0424510@gmail.com
<b>Broker Distance to Subject</b>	9.44 miles	<b>Date Signed</b>	07/20/2023

*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.**