

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	3409 Telluride Drive, Mc Kinney, TEXAS 75070	Order ID	8852922	Property ID	34445151
Inspection Date	07/28/2023	Date of Report	07/30/2023		
Loan Number	54427	APN	R389800A06101		
Borrower Name	Catamount Properties 2018 LLC	County	Collin		

Tracking IDs

Order Tracking ID	07.28_BPO	Tracking ID 1	07.28_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	NOLEN PAUL ALAN	Condition Comments	
R. E. Taxes	\$6,253	The subject property was built in 1999 and it has 2,577 square feet of GLA and the lot size is approximately 5,663 square feet. From an external view this home is in average condition for the neighborhood and it has 4 bedrooms, 2 full bathrooms, 1 half bathroom, 2 living areas, 2 dining areas, a fireplace, and an attached 2 car garage.	
Assessed Value	\$409,042		
Zoning Classification	Residential SFR		
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	CMA 972-943-2828		
Association Fees	\$125 / Quarter (Pool)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	In searching for comparable properties I looked for homes within 1 mile of the subject that had a similar age, GLA, lot size, and condition. Due to a lack of comps on the market I had some comps with variances in lot size and condition. Homes in this area were generally built between 1989 and 2006.	
Sales Prices in this Neighborhood	Low: \$475000 High: \$920200		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3409 Telluride Drive	3901 Kathryn Way	2804 Dove Court	4401 Buena Vista Lane
City, State	Mc Kinney, TEXAS	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75070	75070	75072	75070
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.75 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,900	\$549,900	\$475,000
List Price \$	--	\$449,900	\$544,900	\$450,000
Original List Date		06/02/2023	05/29/2023	06/02/2023
DOM · Cumulative DOM	-- · --	50 · 58	46 · 62	35 · 58
Age (# of years)	24	19	26	29
Condition	Average	Average	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	1 Story Traditional	1 Story Traditional	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,577	2,186	2,747	2,862
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	11	10	8	11
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	0.18 acres	0.23 acres	0.20 acres
Other	fireplace	leased solar panels, fireplace, open patio	fireplace, open patio	fireplace, large open patio

* 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** This 1 story home was built in 2004 and it has 391 square feet less GLA than the subject and the lot size is approximately 2,178 square feet larger than the subject. It has a small open patio in the backyard and leased solar panels. The buyer would take over the solar lease or buyer or seller would need to arrange to have the solar panels removed.
- Listing 2** This 1 story home was built in 1997 and it has 170 square feet more GLA than the subject and the lot size is 4,356 square feet larger than the subject. It has granite counters and island in the kitchen and wood and tile flooring. This home is superior to the subject due to GLA, lot size and condition.
- Listing 3** This 2 story home was built in 1994 and it has 285 square feet more GLA than the subject and the lot size is approximately 3,049 square feet larger than the subject. New windows, new HVAC, granite counters. large corner lot and open patio. This home is superior to the subject because of more GLA, lot size and condition. It is 5 years older than the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3409 Telluride Drive	2926 Brittany Lane	3004 Palmdale Drive	3311 Calais Circle
City, State	Mc Kinney, TEXAS	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75070	75070	75070	75070
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.49 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$515,000	\$499,990	\$497,500
List Price \$	--	\$515,000	\$499,990	\$497,500
Sale Price \$	--	\$556,200	\$500,000	\$475,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	04/24/2023	03/17/2023	04/28/2023
DOM · Cumulative DOM	-- · --	1 · 33	9 · 29	6 · 55
Age (# of years)	24	29	26	29
Condition	Average	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	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,577	2,789	2,431	2,306
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	3 · 2
Total Room #	11	11	11	9
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	0.16 acres	0.15 acres	0.21 acres
Other	fireplace	fireplace, open patio	fireplace, screened in covered patio	fireplace, covered patio
Net Adjustment	--	-\$51,723	-\$27,248	-\$17,748
Adjusted Price	--	\$504,477	\$472,752	\$457,252

* 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 This 2 story home was built in 1994 and it has 212 square feet more GLA than the subject and the lot size is approximately 1,307 square feet larger than the subject. It has granite counters and island, wood flooring, plantation shutters. This home is 5 years older than the subject. Adjustments: SOLD Price \$556,200; GLA -\$21,200; lot size -\$523; condition -\$30,000; age \$0 = adjusted price \$504,477.

Sold 2 This 1 story home was built in 1997 and it has 146 square feet less GLA than the subject and the lot size is approximately 871 square feet larger than the subject. It has hardwood floors, granite counters and island a screened in covered patio. Adjustments: SOLD Price \$504,477; GLA +\$14,600; lot size -\$348, condition - \$30,000; screened in covered patio -\$8000 ; bathroom adjustment -\$3500= adjusted price \$477,229.

Sold 3 This 1 story home was built in 1994 and it has 271 square feet less GLA than the subject and the lot size is approximately 3,485 larger than the subject. It has wood flooring, granite counters in kitchen and bathrooms and a covered patio. It has 1 less bedroom and 1 less half bathroom compared to the subject. Adjustments: SOLD price \$475,000; GLA +\$27,100; lot size -\$1,394; condition -\$30,000; covered patio -\$7,000; bathroom adjustment +\$6000 = adjusted sales price \$457,252.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS listing history for the last 12 months. There was a canceled listing from 2019 with for sale price at \$220,000 and the last sale found in the MLS was MLS# 13069251 for \$220,000 with a closing date of 2/5/2015.				
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	\$462,000	\$462,000
Sales Price	\$457,500	\$457,500
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
<p>My price opinion puts this home in the low range for the adjusted SOLD Comps and the low range for the Active Listing Comps. The subject is in average condition and all of the comps were in good condition. This is not because the subject needs repairs, however it needs updating. From external inspection it appeared in average condition and photos found on the internet from previous listings showed it needed updating. The subject's age is newer than many of the comps and they are all in a very good location in southern McKinney and a short drive to major highways , Hwy 75, Hwy 380, and Sam Rayburn Tollway 121. Comps chosen with a variance in condition due to not being able to find any average condition comps on the MLS.</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



Address Verification



Address Verification



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 3901 Kathryn Way
Mckinney, TX 75070



Front

L2 2804 Dove Court
Mckinney, TX 75072



Front

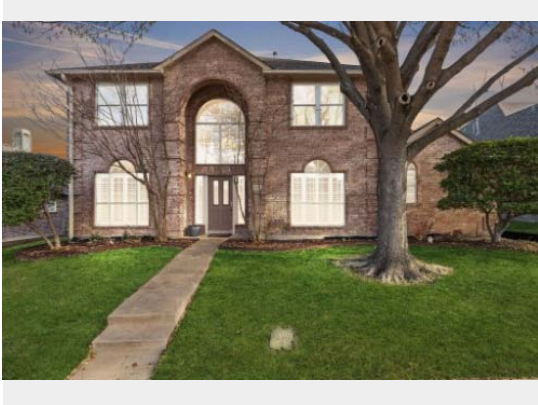
L3 4401 Buena Vista Lane
Mckinney, TX 75070



Front

Sales Photos

S1 2926 Brittany Lane
Mckinney, TX 75070



Front

S2 3004 Palmdale Drive
Mckinney, TX 75070



Front

S3 3311 Calais Circle
Mckinney, TX 75070



Front

ClearMaps Addendum

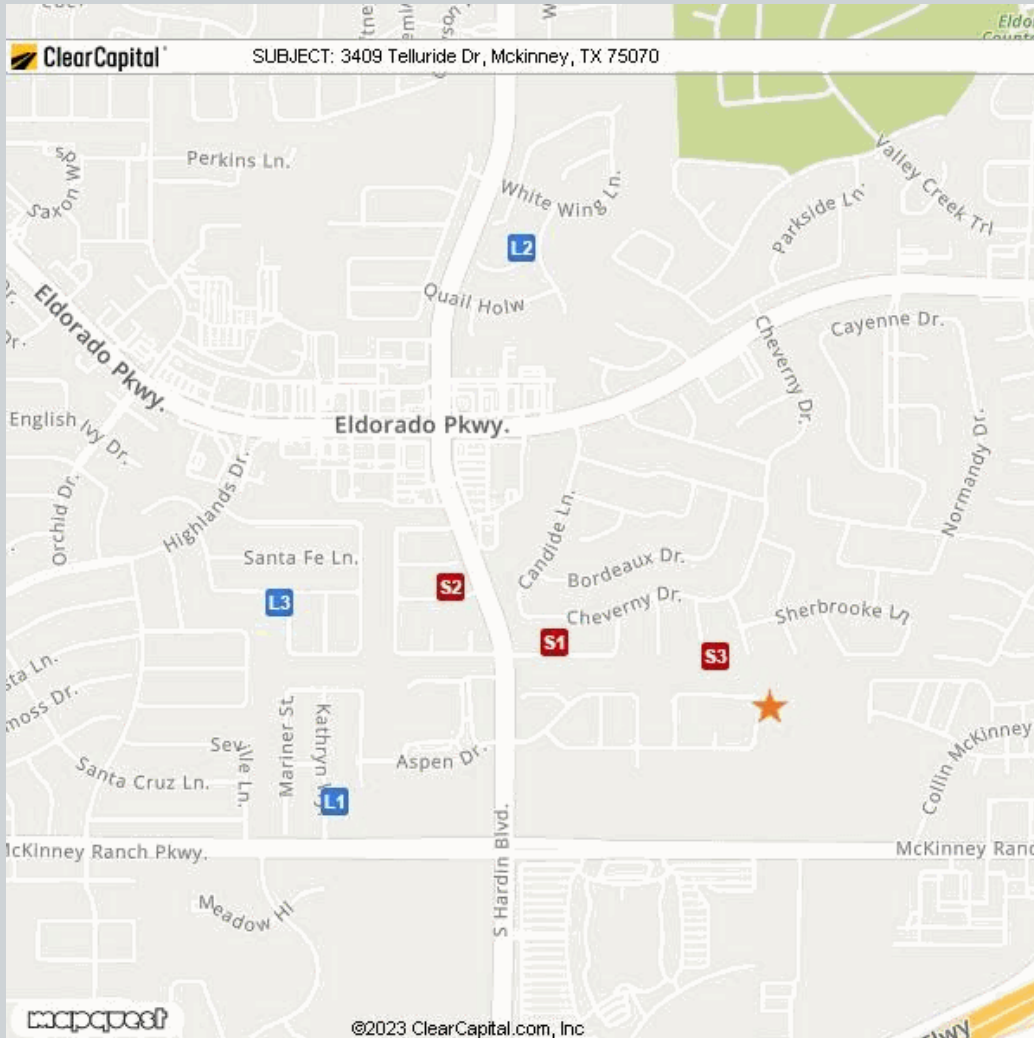
Address ★ 3409 Telluride Drive, Mc Kinney, TEXAS 75070

Loan Number 54427

Suggested List \$462,000

Suggested Repaired \$462,000

Sale \$457,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3409 Telluride Drive, Mc Kinney, Texas 75070	--	Parcel Match
L1 Listing 1	3901 Kathryn Way, Mckinney, TX 75070	0.64 Miles ¹	Parcel Match
L2 Listing 2	2804 Dove Court, Mckinney, TX 75072	0.75 Miles ¹	Parcel Match
L3 Listing 3	4401 Buena Vista Lane, Mckinney, TX 75070	0.72 Miles ¹	Parcel Match
S1 Sold 1	2926 Brittany Lane, Mckinney, TX 75070	0.32 Miles ¹	Parcel Match
S2 Sold 2	3004 Palmdale Drive, Mckinney, TX 75070	0.49 Miles ¹	Parcel Match
S3 Sold 3	3311 Calais Circle, Mckinney, TX 75070	0.11 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	Keith Gardner	Company/Brokerage	REMAX Four Corners
License No	681934	Address	2400 Glenhaven Dr McKinney TX 75071
License Expiration	12/31/2024	License State	TX
Phone	2149237542	Email	keithgardner2012@gmail.com
Broker Distance to Subject	3.26 miles	Date Signed	07/30/2023

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.