

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	16011 Willowpark Drive, Tomball, TEXAS 77377	Order ID	8886803	Property ID	34515770
Inspection Date	08/21/2023	Date of Report	08/21/2023		
Loan Number	54538	APN	1159970070002		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	08.18.23 BPO Request	Tracking ID 1	08.18.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOSEPH C MASON	Condition Comments	
R. E. Taxes	\$5,987	The home is in average condition. Both side of the home is clear and clean. No damage was found during the time of inspection.	
Assessed Value	\$257,108		
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	Graham Management 713-334-8000		
Association Fees	\$690 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This home is located in a city which is part of Harris county. They have 2,025 single family homes with 2,917 median square feet. The medium year built is 1979. The home values ranges between \$185K - 341 K.	
Sales Prices in this Neighborhood	Low: \$369200 High: \$879300		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	16011 Willowpark Drive	12407 Hammersmith Dr	15814 Birchview Dr	15123 Willow Branch Dr
City, State	Tomball, TEXAS	Tomball, TX	Tomball, TX	Houston, TX
Zip Code	77377	77377	77377	77070
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.43 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$385,000	\$335,000
List Price \$	--	\$370,000	\$385,000	\$325,000
Original List Date		05/31/2023	06/01/2023	03/09/2023
DOM · Cumulative DOM	-- · --	82 · 82	81 · 81	165 · 165
Age (# of years)	34	32	25	24
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	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,139	2,431	2,585	2,740
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	7	10	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.20 acres	0.27 acres	0.18 acres
Other	--	--	--	--

* 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** Well-maintained One Story 3 Br, 2-1/2 Bath Home In An Exclusive & Well-established Neighborhood. Kitchen Was Remodeled With Granite Countertops And All Appliances Were Replaced And Upgraded In 2013. A/c Condenser And Air Handler Replaced In May 2023. There Are No Houses Behind It And It Is Close To The Stores, Coffee Shops, Etc. On Spring Cypress And Louetta Roads. Quick Access To Sh 249 And The Grand Parkway.
- Listing 2** This Home Is In The Highly Desirable Lakewood Grove Neighborhood. With 4 Beds And 2.5 Baths This Home Is Great For Families And Has A Nice Flow Of Open Space Throughout The Home. This Home Also Sits On A Great Sized Large Lot With Tons Of Space In Both The Backyard And Side Yard. Inside You Will See A Formal Dinning Area And A Large Living Room With Plenty Of Room To Entertain Family And Friends. The Kitchen Has A Gas Range And Open Concept To The Living Room And Breakfast Table Area. All The Bedrooms Are Spacious And Have Good Closet Space. The Primary Bedroom Is Both Spacious And Has An Abundance Of Natural Light.
- Listing 3** Adorable 2 Story 4 Bedroom, 2.5 Bathrooms, 2 Car Garage Home In Heatherwood Village. Spacious Kitchen With Island Cooktop And Counter Seating. Loads Of Cabinet Storage And Counter Space. Tiled 1st Floor With Lovely Laminate In Primary Bedroom. Separate Shower, Jetted Garden Tub And Dual Vanities. 3 Very Spacious Bedrooms And Game Room On 2nd Floor. Back Yard Ideal For Entertainment And Bbq's, Deck Along The Entire Back Of Home. Zoned To Cypress-fairbanks Isd And Easy Access To 249 And Sam Houston.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16011 Willowpark Drive	16012 Sweetwater Fields Ln	11807 Chateau Trl	11811 Lake Grove Bnd
City, State	Tomball, TEXAS	Tomball, TX	Tomball, TX	Tomball, TX
Zip Code	77377	77377	77377	77377
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.37 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$359,900	\$360,000
List Price \$	--	\$270,000	\$344,900	\$360,000
Sale Price \$	--	\$268,250	\$344,900	\$360,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	05/05/2023	01/31/2023	01/30/2023
DOM · Cumulative DOM	-- · --	15 · 15	112 · 112	40 · 40
Age (# of years)	34	11	27	28
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	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,139	1,910	2,186	2,466
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
Total Room #	7	4	3	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	0.14 acres	0.02 acres	0.19 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	+\$34,987	-\$3,490	-\$10,896
Adjusted Price	--	\$303,237	\$341,410	\$349,104

* Sold 2 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 Lovely 3 Bed / 2.5 Bathroom Townhome Is Located In The Highly Sought-after Gated Community Of Lakewood Place. Meticulously Cared For, The First Floor Features A Warm Chestnut Vinyl Flooring And A Spacious Living Room Adjacent To The Dining Area And Kitchen. Kitchen Has Ample Cabinet And Counter Space, Ss Appliances, Espresso Cabinets, Laminate Counter Tops W/a Tiled Backsplash. Perfect For Entertaining, The Kitchen Features A Large Island And Is Open To The Dining And Living Room. All Bedrooms And Game Room Are On The Second Floor.
- Sold 2** well Maintained And Cared For, Single-story Home Situated In Highly Desired Lakewood Grove. Open Kitchen/family Room Combo Makes It Easy To Entertain Friends. This Large Kitchen Has Stainless Appliances, Tile Floors, Sile-stone Counter Tops, Fresh Paint And Lots Of Light. Oversized Garage, 3 Bedrooms, Office/study, Formal Dining And Breakfast Area. House Has Designer 5" Shutters And Upgraded Double Pain Windows Throughout. Enjoy Your Private Patio With Stamped Concrete And No Neighbors Behind You, Just Open Your Back Gate The Owner Added And Go For A Walk On The Lakewood Trails. Location Is Hard To Come Bye... Close To Shopping & Just Minutes From 99, 249, & Spring Cypress. Highly Desirable Tomball Schools.
- Sold 3** 1 Story In The Amenity Filled Neighborhood Of Lakewood Grove. The Home Features High Ceilings, 3 Bedrooms, A Study That Can Be A 4th Bedroom, A Formal Dining Room, Formal Living Room Or Sitting Room With Lots Of Windows, And A Big Island Kitchen That Is Open To The Den. The Den Has A Cozy Gas Fireplace And Great Built Ins. The Primary Bedroom Has Lots Of Natural Light, Vaulted Ceiling And A Primary Bath With Jetted Tub, Separate Shower, 2 Separate Sink Areas And A Big Walk In Closet. The Fresh Interior And Exterior Paint, Newer Roof, Water Heater And Hvac.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing was found in the last 12 months				
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	\$341,410	\$341,410
Sales Price	\$341,410	\$341,410
30 Day Price	\$341,410	--
Comments Regarding Pricing Strategy		
Compare to L1 and S2 the home can be sold as is at \$341,410		

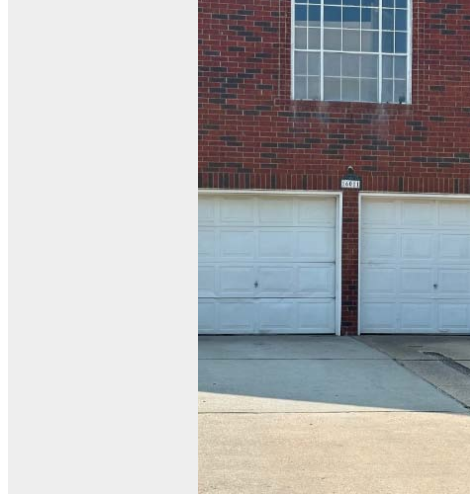
Clear Capital Quality Assurance Comments Addendum

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.

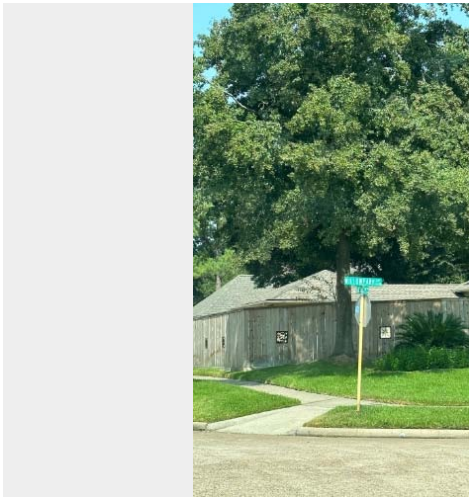
Subject Photos



Front



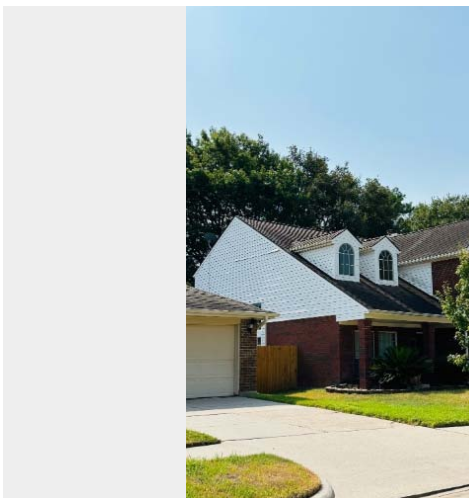
Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 12407 Hammersmith Dr
Tomball, TX 77377



Front

L2 15814 Birchview Dr
Tomball, TX 77377



Front

L3 15123 Willow Branch Dr
Houston, TX 77070



Front

Sales Photos

S1 16012 Sweetwater Fields Ln
Tomball, TX 77377



Front

S2 11807 Chateau Trl
Tomball, TX 77377



Front

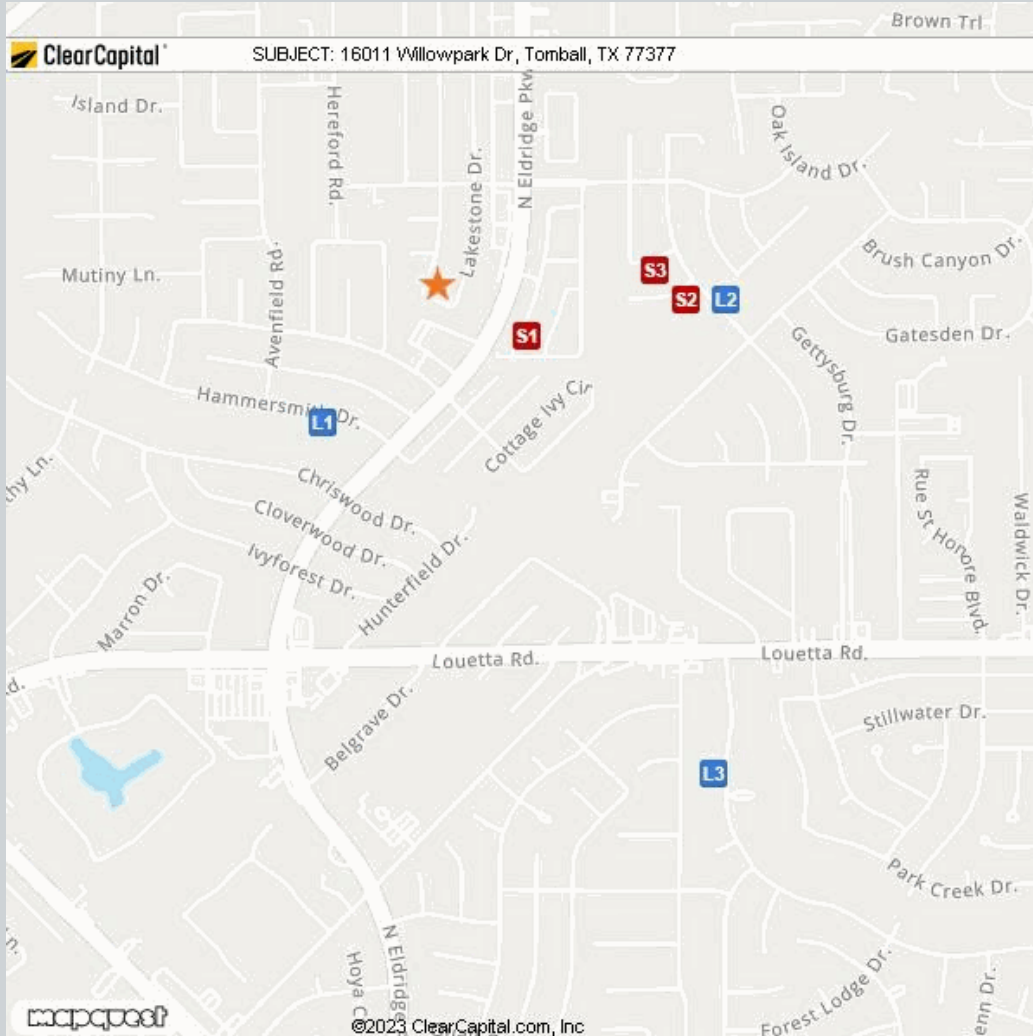
S3 11811 Lake Grove Bnd
Tomball, TX 77377



Front

ClearMaps Addendum

Address ★ 16011 Willowpark Drive, Tomball, TEXAS 77377
Loan Number 54538 **Suggested List** \$341,410 **Suggested Repaired** \$341,410 **Sale** \$341,410



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16011 Willowpark Drive, Tomball, Texas 77377	--	Parcel Match
L1 Listing 1	12407 Hammersmith Dr, Tomball, TX 77377	0.27 Miles ¹	Parcel Match
L2 Listing 2	15814 Birchview Dr, Tomball, TX 77377	0.43 Miles ¹	Parcel Match
L3 Listing 3	15123 Willow Branch Dr, Houston, TX 77070	0.84 Miles ¹	Parcel Match
S1 Sold 1	16012 Sweetwater Fields Ln, Tomball, TX 77377	0.15 Miles ¹	Parcel Match
S2 Sold 2	11807 Chateau Trl, Tomball, TX 77377	0.37 Miles ¹	Parcel Match
S3 Sold 3	11811 Lake Grove Bnd, Tomball, TX 77377	0.33 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	THANH LE	Company/Brokerage	eXp Realty, LLC
License No	647876	Address	12107 Arbor Blue Ln Cypress TX 77433
License Expiration	10/31/2024	License State	TX
Phone	8329681456	Email	thanh.le.realestate@gmail.com
Broker Distance to Subject	8.97 miles	Date Signed	08/21/2023

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.