

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>	1650 Glenmore Drive, Lewisville, TEXAS 75077	<b>Order ID</b>	8857439	<b>Property ID</b>	34460379
<b>Inspection Date</b>	08/03/2023	<b>Date of Report</b>	08/03/2023		
<b>Loan Number</b>	54558	<b>APN</b>	R131162		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Denton		

**Tracking IDs**

<b>Order Tracking ID</b>	08.01_BPO	<b>Tracking ID 1</b>	08.01_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	HENRY JESSE JJR	<b>Condition Comments</b> The subject property was in good condition at the time of inspection and did not need any repairs.
<b>R. E. Taxes</b>	\$6,592	
<b>Assessed Value</b>	\$377,657	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Located in a named subdivision with good access to shopping, schools and employment. There were no REO sales in the neighborhood at the time of inspection. The sellers are generally not making concessions in the current market
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$347250 High: \$475000	
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1650 Glenmore Drive	1501 Swan Lake Drive	1669 Crosshaven Drive	1332 Colgate Drive
<b>City, State</b>	Lewisville, TEXAS	Lewisville, TX	Lewisville, TX	Lewisville, TX
<b>Zip Code</b>	75077	75077	75077	75077
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	0.09 <sup>1</sup>	0.82 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$439,000	\$458,000	\$499,000
<b>List Price \$</b>	--	\$439,000	\$458,000	\$469,990
<b>Original List Date</b>		07/26/2023	07/28/2023	07/07/2023
<b>DOM · Cumulative DOM</b>	-- · --	8 · 8	6 · 6	27 · 27
<b>Age (# of years)</b>	32	26	36	26
<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>	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,283	1,968	2,310	2,090
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	4 · 2
<b>Total Room #</b>	6	6	6	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>	0.18 acres	0.14 acres	0.18 acres	0.15 acres
<b>Other</b>	--	MLS#20391850	MLS#20393015	MLS#20352026

\* 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** OPEN HOUSE, Sunday, July 30th, 2:00 - 4:00. Located in the Heart of Lewisville walking distance to Parks, Schools, Shopping and Churches! Open, Light and Bright and Ready for a Quick Close! This Beautiful One Story Home has a VERY Versatile Floor Plan! Office - Study could be used for a 4th Bedroom! Living - Dining Combo can be used for a Larger Living Room or Massive Dining Room for those who love to Entertain! Oversized Master Suite with wood laminate flooring, Huge Walk-in Closet, Dual Sinks, Separate Shower, Garden Tub and More! Gourmet Kitchen has Skylight, Island, loads of counter space, Walk-in Pantry, Tiled Backsplash, and the Stainless Steel Fridge is Negotiable! Tile Flooring in Breakfast Area, Kitchen, Utility Room, Hallway and Entry. Den-2nd Living boasts Corner Fireplace with Gas Starter and wood laminate flooring and is conveniently located off the back of the home with easy access to the kitchen. A Must See with Everything You Need to Begin Your New Quest in Life!
- Listing 2** This stunning property is the perfect place to call home! With a natural color palette and fresh interior paint, this home offers a cozy and inviting atmosphere. The kitchen features a nice backsplash and the living room has a fireplace for added warmth and ambiance. The primary bathroom has a separate tub and shower, as well as double sinks and good under sink storage. The other rooms provide flexible living space and the New HVAC and new flooring throughout the home make it feel brand new. Enjoy the outdoors in the fenced in backyard with a sitting area for relaxing or entertaining. This home has everything you need and more! Schedule a showing today and make it yours. This home has been virtually staged to illustrate its potential.
- Listing 3** The heart of Lewisville, Texas. Newly renovated one story home located in a well established friendly neighborhood. This is well-maintained home in a great location and great schools. NO CARPET! This home is the perfect size including 4 Bedrooms and 2 Bathrooms. A formal dining room and breakfast room and 2 nice Living areas. Upgrades floors throughout the house, Decorative new lightings, ceramic tile floors, newly fresh painted, custom granite Kitchen countertops, classic subway tile backsplash and new upgrade appliances. Enjoy backyard barbecues on the outdoor covered patio which has been newly renovated with cobblestone designs. Lots of fruit trees, flower trees and bushes around the house. Close to all the highways. Several shopping centers and restaurants nearby. This home has it all.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1650 Glenmore Drive	1104 Raleigh Drive	1328 Pelham Lane	1328 Winnipeg Drive
<b>City, State</b>	Lewisville, TEXAS	Lewisville, TX	Lewisville, TX	Lewisville, TX
<b>Zip Code</b>	75077	75077	75077	75077
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.95 <sup>1</sup>	0.82 <sup>1</sup>	0.90 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$439,000	\$435,000	\$450,000
<b>List Price \$</b>	--	\$439,000	\$435,000	\$450,000
<b>Sale Price \$</b>	--	\$457,000	\$437,500	\$455,000
<b>Type of Financing</b>	--	Conventional	Cash	Cash
<b>Date of Sale</b>	--	05/12/2023	06/12/2023	07/07/2023
<b>DOM · Cumulative DOM</b>	-- · --	3 · 42	8 · 23	5 · 31
<b>Age (# of years)</b>	32	29	27	27
<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>	2 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,283	2,040	2,069	2,165
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	7	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>	0.18 acres	0.19 acres	0 acres	0.19 acres
<b>Other</b>	--	MLS#20293146	MLS#20329804	MLS#20336171
<b>Net Adjustment</b>	--	+\$20,000	+\$20,000	\$0
<b>Adjusted Price</b>	--	\$477,000	\$457,500	\$455,000

\* 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** This impressive 4 bed, 2 bath house boasts a modern design with all the comforts you desire! As you enter, you'll be greeted with the open formal living and dining rooms. The hall will take you to the 3 split bedrooms and updated secondary bathroom. The primary living room flows seamlessly into the open kitchen that features large windows and a skylight that allow the natural light to pour in, making the space feel bright and inviting. The kitchen has a beautiful island that serves as a focal point, providing ample counter space for cooking and entertaining! The primary bedroom is equipped with an ensuite bathroom that is beautifully appointed with double sinks, stand alone shower and clawfoot tub! Let's not forget the private backyard with a pool! With summer around the corner, don't wait on this opportunity to call this home!
- Sold 2** This well-maintained home has 4BRs in a great location. As you walk thru take notice of all the fabulous features such as a rotunda ceiling, an Art niche, lovely wood floors, split bedrooms, plantations shutters in the breakfast area, spa-like updated bathrooms plus a California closet in the main BR. Walking thru note the crown molding, Anderson windows thru-out, recently installed microwave and stove with griddle. The white kitchen offers updated lighting and stainless-steel appliances and overlooks the family room with a fireplace. This home does not neglect the garage with extra ceiling storage racks and a sink. Lastly outside you will find an 8ft cedar fence for max privacy and a pool size yard. View the seller disclosure to check date for installation on newish roof and water heater. Summer is here for enjoying the neighborhood pool. This one is a must see!
- Sold 3** The appeal of this 4 bedroom, 2 bath Lewisville home doesn't stop at the curb! Offering a versatile floorplan and filled with natural light. French doors lead to elegant home office. Inviting living room with brick fireplace flows nicely into large eat-in kitchen. The modern kitchen offers built-in appliances, a breakfast bar, tiled backsplash, a pantry, ample prep space, and bright breakfast nook! The primary bedroom boasts a soaring vaulted ceiling, ensuite bath with a separate shower, dual vanities, soaking tub, and walk-in closet. Spacious secondary bedrooms and bath. Envious private backyard with deck, shady trees and storage shed provides additional outdoor living and entertaining space! Recent updates include windows and exterior automated lighting! You will appreciate the Greenbelt behind the home! Don't miss your chance to call this Lewisville gem your own! 3D Tour is available online! OFFER DEADLINE IS SUNDAY, JUNE 11TH AT 6:00PM.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject has not been listed or sold in the past 12 months.			
<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>	\$460,000	\$460,000
<b>Sales Price</b>	\$455,000	\$455,000
<b>30 Day Price</b>	\$445,000	--
<b>Comments Regarding Pricing Strategy</b>		
A thorough and diligent search was done and the best comparable listings and sales were chosen. All comparable homes were in or near the same neighborhood and were of similar quality, age, size and condition.		

## 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



Street

## Listing Photos

**L1** 1501 Swan Lake Drive  
Lewisville, TX 75077



Front

**L2** 1669 Crosshaven Drive  
Lewisville, TX 75077



Front

**L3** 1332 Colgate Drive  
Lewisville, TX 75077



Front



## Sales Photos

**S1** 1104 Raleigh Drive  
Lewisville, TX 75077



Front

**S2** 1328 Pelham Lane  
Lewisville, TX 75077



Front

**S3** 1328 Winnipeg Drive  
Lewisville, TX 75077



Front

### ClearMaps Addendum

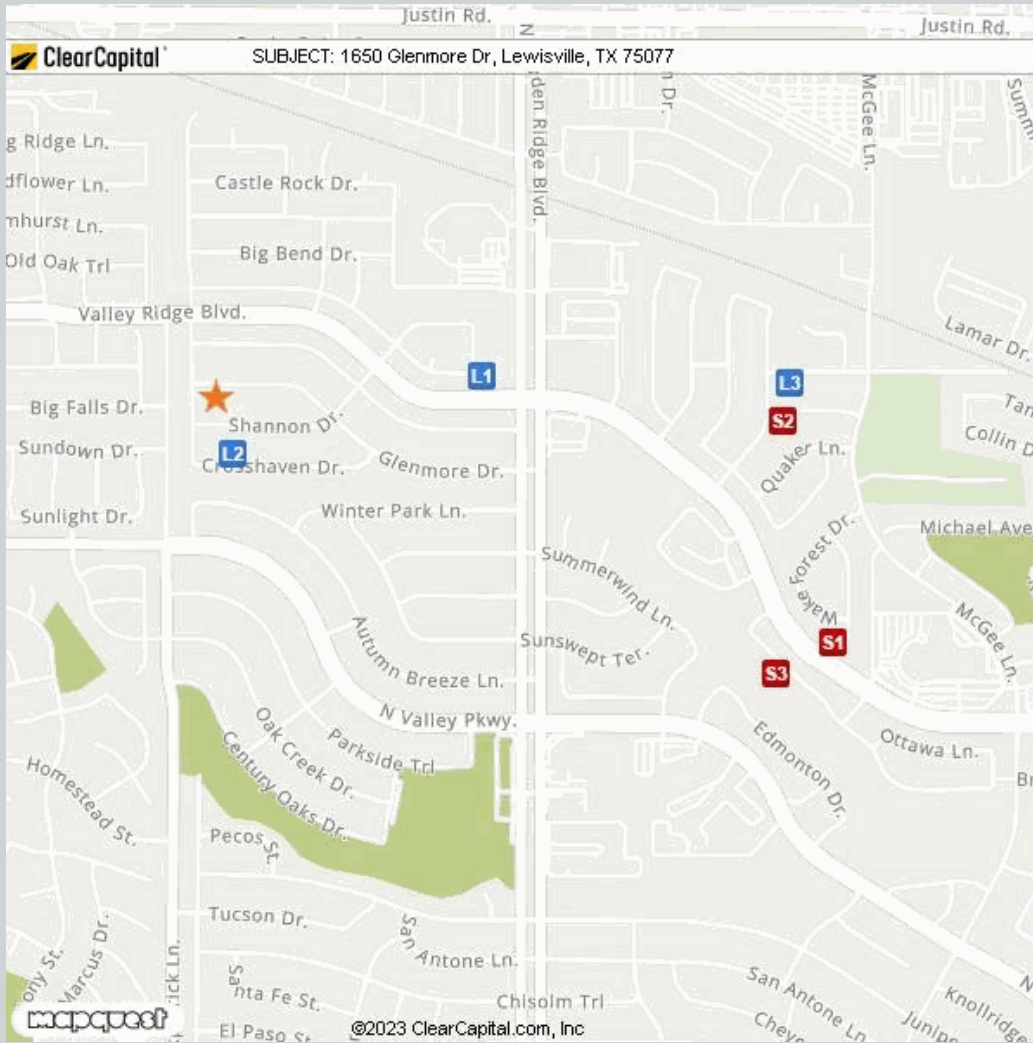
**Address** ★ 1650 Glenmore Drive, Lewisville, TEXAS 75077

**Loan Number** 54558

**Suggested List** \$460,000

**Suggested Repaired** \$460,000

**Sale** \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1650 Glenmore Drive, Lewisville, Texas 75077	--	Parcel Match
L1 Listing 1	1501 Swan Lake Drive, Lewisville, TX 75077	0.38 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1669 Crosshaven Drive, Lewisville, TX 75077	0.09 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1332 Colgate Drive, Lewisville, TX 75077	0.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1104 Raleigh Drive, Lewisville, TX 75077	0.95 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1328 Pelham Lane, Lewisville, TX 75077	0.82 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1328 Winnipeg Drive, Lewisville, TX 75077	0.90 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>	Mike Tobin	<b>Company/Brokerage</b>	Coldwell banker
<b>License No</b>	0530315	<b>Address</b>	3614 Long Prairie Road Flower Mound TX 75022
<b>License Expiration</b>	01/31/2025	<b>License State</b>	TX
<b>Phone</b>	4698350540	<b>Email</b>	michael.tobin@cbrealty.com
<b>Broker Distance to Subject</b>	2.54 miles	<b>Date Signed</b>	08/03/2023

*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.**