

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	16603 Victoria Falls Drive, Spring, TEXAS 77379	Order ID	8913697	Property ID	34561254
Inspection Date	09/06/2023	Date of Report	09/06/2023		
Loan Number	55079	APN	1266610010001		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	09.06.23 BPO Request	Tracking ID 1	09.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	AMPM UPSCALE INN & RENT LLC	The subject property is located in a neighborhood with an automatic entrance gate. Unable to get inside the neighborhood to take actual photos of the subject property. Took photos of the entrance, the entrance street sign and the street that runs in front of the entrance. There is a closed lease from 4/5/2023 on a one year lease indicating that the property is currently tenant occupied. Per the mls the subject property has a pool and spa.
R. E. Taxes	\$19,184	
Assessed Value	\$820,965	
Zoning Classification	Single Family Resid	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Falls at Champions Forest HOA 281-537-0957	
Association Fees	\$2325 / Year (Other: automatic entrance gate)	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood consists primarily of move up homes. Homes were built in the 2000's. The subject neighborhood is a small neighborhood with an automatic entrance gate. There are currently only 2 active listings in the neighborhood. There was only one sale in the last 12 months. There have been no sales in the neighborhood within the last 6 months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$745,000 High: \$942,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16603 Victoria Falls Drive	16611 Cougar Falls Court	16507 Marble Creek Falls Court	7407 Dayhill Drive Court
City, State	Spring, TEXAS	Spring, TX	Spring, TX	Spring, TX
Zip Code	77379	77379	77379	77379
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.12 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$875,000	\$999,900	\$775,000
List Price \$	--	\$875,000	\$950,000	\$775,000
Original List Date		08/24/2023	04/19/2023	07/26/2023
DOM · Cumulative DOM	-- · --	13 · 13	112 · 140	42 · 42
Age (# of years)	15	20	16	16
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	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	4,784	5,092	5,285	4,360
Bdrm · Bths · ½ Bths	4 · 4 · 2	4 · 4 · 1	4 · 4 · 2	5 · 4 · 1
Total Room #	11	13	11	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.30 acres	0.25 acres	0.28 acres	0.24 acres
Other	--	--	--	--

* Listing 2 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Larger square footage. Same number of bedrooms. 2 additional living areas. Same number of full baths. 1 less half bath. Similar age. Similar lot size. No pool or spa.

Listing 2 Larger square footage. Same number of bedrooms, bathrooms and living areas. Similar age. Similar lot size. Has a pool and spa.

Listing 3 Smaller square footage. 1 additional bedroom. 2 less living areas. Same number of full baths. 1 less half bath. Similar age. Similar lot size. Has a pool and spa.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16603 Victoria Falls Drive	8203 Sunset Falls Court	15606 Conners Ace Drive	94 Lake Sterling Gate Dr
City, State	Spring, TEXAS	Spring, TX	Spring, TX	Spring, TX
Zip Code	77379	77379	77379	77379
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	1.76 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$825,000	\$774,999	\$950,000
List Price \$	--	\$795,000	\$774,999	\$950,000
Sale Price \$	--	\$770,000	\$745,000	\$942,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/13/2023	08/18/2023	05/19/2023
DOM · Cumulative DOM	-- · --	105 · 105	43 · 43	3 · 3
Age (# of years)	15	21	9	10
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	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	4,784	4,675	4,522	5,141
Bdrm · Bths · ½ Bths	4 · 4 · 2	4 · 3 · 1	5 · 4 · 1	5 · 4 · 3
Total Room #	11	11	11	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--
Lot Size	0.30 acres	0.26 acres	0.34 acres	0.35 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,400	+\$9,300	+\$20,950
Adjusted Price	--	\$783,400	\$754,300	\$962,950

* 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** Smaller square footage. Same number of bedrooms and living areas. 1 less full bath. 1 less half bath. 6 years older. Similar lot size. Has a pool and spa. Due to a shortage of sales in the subject neighborhood had to expand the search back 8 months in order to locate one sold comparable located in the same neighborhood as the subject property. This is the only sale in the neighborhood in the last 12 months.
- Sold 2** Smaller square footage. 1 additional bedroom. 1 less living area. Same number of full baths. 1 less half bath. 6 years newer. Similar lot size. Has a pool and spa.
- Sold 3** Larger square footage. 1 additional bedroom. 2 less living areas. Same number of full baths. 1 additional half bath. Similar age. Similar lot size. No pool or spa.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 3

of Sales in Previous 12 Months 0

Listing History Comments

An extensive search of the Houston MLS system was completed. The most recent sale for the subject property was 12/6/2021. The property sold for \$701,000 at that time. There are also 2 terminated listings and one with drawn listing in the last 12 months. The most recent terminated listing was 3/3/2023. The property was listed for \$925,000. There is one closed lease listing from 4/5/2023. The property leased for \$6950.00. There is also a terminated lease listing from 3/3/2023. The property was listed for lease for \$5950 at that time. All listings have been uploaded to the docs section of this report.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/15/2022	\$949,500	12/02/2022	\$925,000	Cancelled	12/02/2022	\$925,000	MLS
12/02/2022	\$925,000	03/05/2023	\$1,195,000	Cancelled	03/03/2023	\$925,000	MLS
03/05/2023	\$1,195,000	--	--	Withdrawn	04/05/2023	\$1,195,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$800,000	\$800,000
Sales Price	\$790,000	\$790,000
30 Day Price	\$780,000	--

Comments Regarding Pricing Strategy

"This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice." There are no anticipated seller concessions.

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



Address Verification



Address Verification



Street

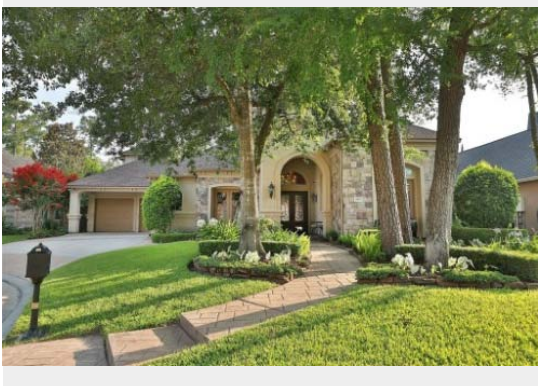
Listing Photos

L1 16611 Cougar Falls Court
Spring, TX 77379



Front

L2 16507 Marble Creek Falls Court
Spring, TX 77379



Front

L3 7407 Dayhill Drive
Spring, TX 77379



Front

Sales Photos

S1 8203 Sunset Falls Court
Spring, TX 77379



Front

S2 15606 Conners Ace Drive
Spring, TX 77379



Front

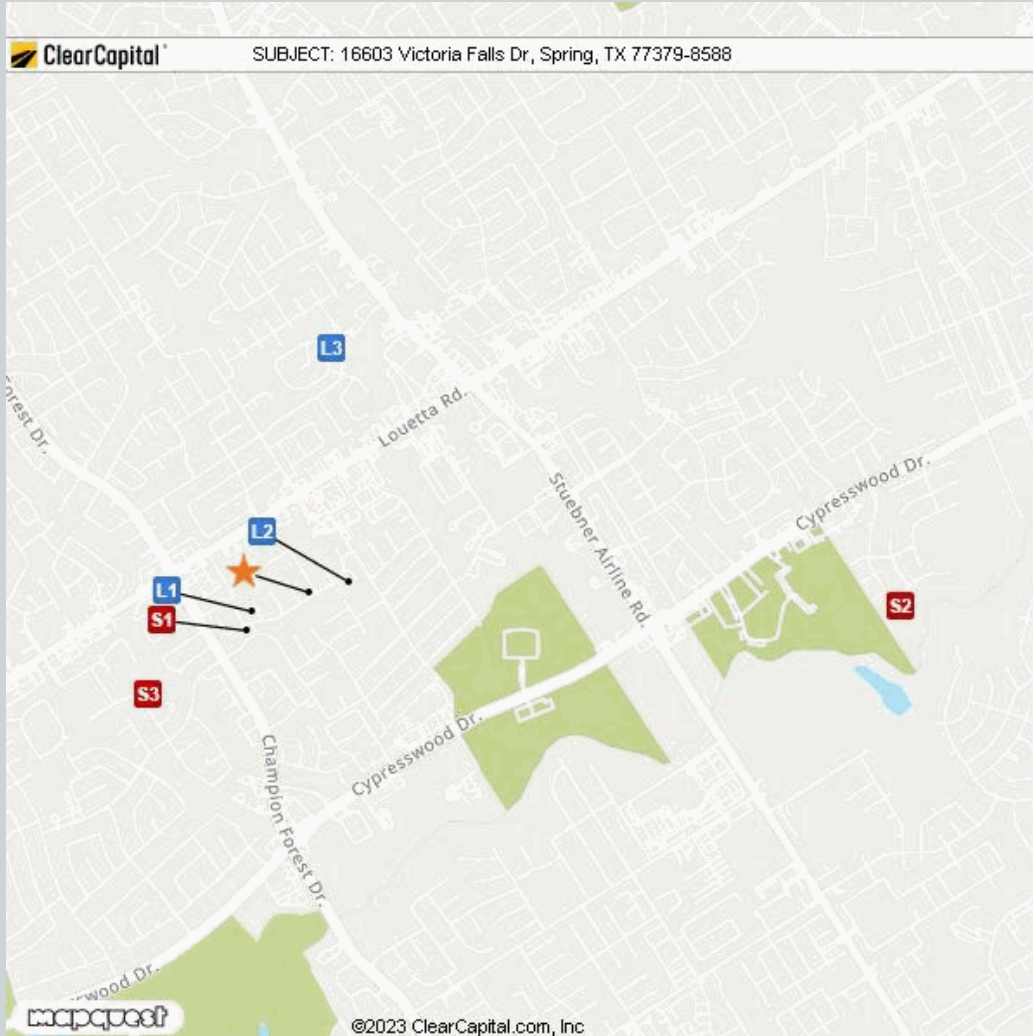
S3 94 Lake Sterling Gate Dr
Spring, TX 77379



Front

ClearMaps Addendum

Address ★ 16603 Victoria Falls Drive, Spring, TEXAS 77379
Loan Number 55079 **Suggested List** \$800,000 **Suggested Repaired** \$800,000 **Sale** \$790,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16603 Victoria Falls Drive, Spring, Texas 77379	--	Parcel Match
L1 Listing 1	16611 Cougar Falls Court, Spring, TX 77379	0.18 Miles ¹	Parcel Match
L2 Listing 2	16507 Marble Creek Falls Court, Spring, TX 77379	0.12 Miles ¹	Parcel Match
L3 Listing 3	7407 Dayhill Drive, Spring, TX 77379	0.73 Miles ¹	Parcel Match
S1 Sold 1	8203 Sunset Falls Court, Spring, TX 77379	0.22 Miles ¹	Parcel Match
S2 Sold 2	15606 Conners Ace Drive, Spring, TX 77379	1.76 Miles ¹	Parcel Match
S3 Sold 3	94 Lake Sterling Gate Dr, Spring, TX 77379	0.57 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	Jamelyn Quinn	Company/Brokerage	Village Realty
License No	457981	Address	3003 Felton Springs Spring TX 77386
License Expiration	05/31/2025	License State	TX
Phone	2812165012	Email	jamie@jamiequinn.com
Broker Distance to Subject	11.57 miles	Date Signed	09/06/2023

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.