

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	4948 N Indian Oaks Trail, Springdale, AR 72762	Order ID	9205963	Property ID	35173772
Inspection Date	03/11/2024	Date of Report	03/12/2024		
Loan Number	55186	APN	785-18563-000		
Borrower Name	Catamount Properties 2018 LLC	County	Washington		

Tracking IDs

Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,768	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$353,950		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 90 days.	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$700,000		
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	4948 N Indian Oaks Trail	2908 2nd St	2902 Amberwood St	3151 Eden Dr
City, State	Springdale, AR	Fayetteville, AR	Springdale, AR	Springdale, AR
Zip Code	72762	72704	72762	72762
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.46 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$330,000	\$495,000
List Price \$	--	\$275,000	\$330,000	\$495,000
Original List Date		02/07/2024	02/01/2024	02/16/2024
DOM · Cumulative DOM	-- · --	33 · 34	39 · 40	24 · 25
Age (# of years)	23	15	27	30
Condition	Average	Average	Average	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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,896	1,535	1,787	2,240
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	0.23 acres	0.15 acres	0.27 acres	0.59 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Adjustment=7665 Breakage=9025/gla, 240/lot, -1600/age Net adj value=282665 3 bed 2 bath, Ceiling Fans, Eat-In-Kitchen, Ice Maker Connection, Walk-In Closets, Washer/Dryer Connection, Dishwasher, Garbage Disposal, Gas Range, Microwave and attached with 2 car garage.
- Listing 2** Adjustment=3405 Breakage=2725/gla, -120/lot, 800/age Net adj value=333405 3 bed 2 bath, Blinds, Built-Ins, Washer/Dryer Connection, Electric Cooktop, Electric Dryer, Washer, Fire Alarm, Garage Door Opener and attached with 2 car garage.
- Listing 3** Adjustment=-18280 Breakage=-8600/gla, -1080/lot, 1400/age,-10000/condition Net adj value=476720 3 bed 2 bath, This UPDATED 3 bedrm 2 bathrm home has a location min away from I-49, schools, shopping, & more! From the updated white & black exterior head inside this home made for hosting! With updates that include luxury vinyl plank flring & updated lighting this home is what you have been searching for! ADDITIONAL UPDATES: new paint, roof in 2023, & New HVAC!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4948 N Indian Oaks Trail	4904 Avondale Ln	4671 Woodside Ln	5110 Dogwood View
City, State	Springdale, AR	Springdale, AR	Springdale, AR	Springdale, AR
Zip Code	72762	72762	72762	72762
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.68 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,000	\$349,900	\$450,000
List Price \$	--	\$290,000	\$314,900	\$425,000
Sale Price \$	--	\$290,000	\$314,900	\$425,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/08/2023	01/22/2024	10/02/2023
DOM · Cumulative DOM	-- · --	59 · 59	152 · 152	56 · 56
Age (# of years)	23	26	24	25
Condition	Average	Average	Good	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	1,896	1,490	1,844	2,450
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	7	7	7	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	0.23 acres	0.22 acres	0.19 acres	0.45 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,780	-\$8,380	-\$19,110
Adjusted Price	--	\$300,780	\$306,520	\$405,890

* 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** 10150/gla, 30/lot, 600/age 3 bed 2 bath, Blinds, Built-Ins, Ceiling Fans, Eat-In-Kitchen, Ice Maker Connection, Walk-In Closets, Washer/Dryer, Connection, Dishwasher, Electric Range, Garbage Disposal, Hood and attached with 2 car garage.
- Sold 2** 1300/gla, 120/lot, 200/age,-10000/condition 3 bed 2 bath, Attic Storage, Blinds, Cathedral Ceiling, Ceiling Fans, Eat-In-Kitchen, Energy Star Appliances, Ice Maker Connection, Pantry, Progrmbl Thermost, Split Floor Plan, Walk-In Closets, Washer/Dryer Connection, Dishwasher, Double Oven, Electric Cooktop, Garbage Disposal, Microwave, Refrigerator and attached with 2 car garage.
- Sold 3** -2500/Bed, -2500/bath, -13850/gla, -660/lot, 400/age 4 bed 3 bath, Attic Storage, Blinds, Built-Ins, Ceiling Fans, Granite Counters, Ice Maker Connection, LED Lighting, Pantry, Walk-In Closets, Washer/Dryer Connection Convectional, Dishwasher, Electric Cooktop, Garbage Disposal, Microwave, Refrigerator and attached with 2 car garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject Sales & Listing History is not available for past 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	\$410,000	\$410,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>Comps chosen were more appropriate than closer comps available and were adjusted for in regards to any discrepancies to subject. The sales Comparison Approach was used. This approach uses the values indicated by recent sales and listings of comparable properties in the marketplace as guidelines for determining a fair market value of the subject property. Comp selection was focused on providing FMV transactions, while also offering recent market sales. The subject should be valued with recent market sales, offering a consistent and accurate market value for the home. Subject's final value was based on most recently closed sales similar to subject and currently listed properties in direct competition with the subject property. Most weight is given to sale 3 due to similar in lot size, location and condition. List 2 Comp were weighted the most and similar in bedrooms, bathrooms gla, year built and close proximity. The market area of the subject is made of mixed aged comparable, I had enlarged my age search measure to find the applicable comps for the subject. The price range is over 25% and all comps are not within 15% from the subject's value due to a lack of similar comps. This variance could not be avoided and the comps were chosen for their similarities to the subject.</p>		

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 2908 2nd St
Fayetteville, AR 72704



Front

L2 2902 Amberwood St
Springdale, AR 72762



Front

L3 3151 Eden Dr
Springdale, AR 72762



Front

Sales Photos

S1 4904 Avondale Ln
Springdale, AR 72762



Front

S2 4671 Woodside Ln
Springdale, AR 72762



Front

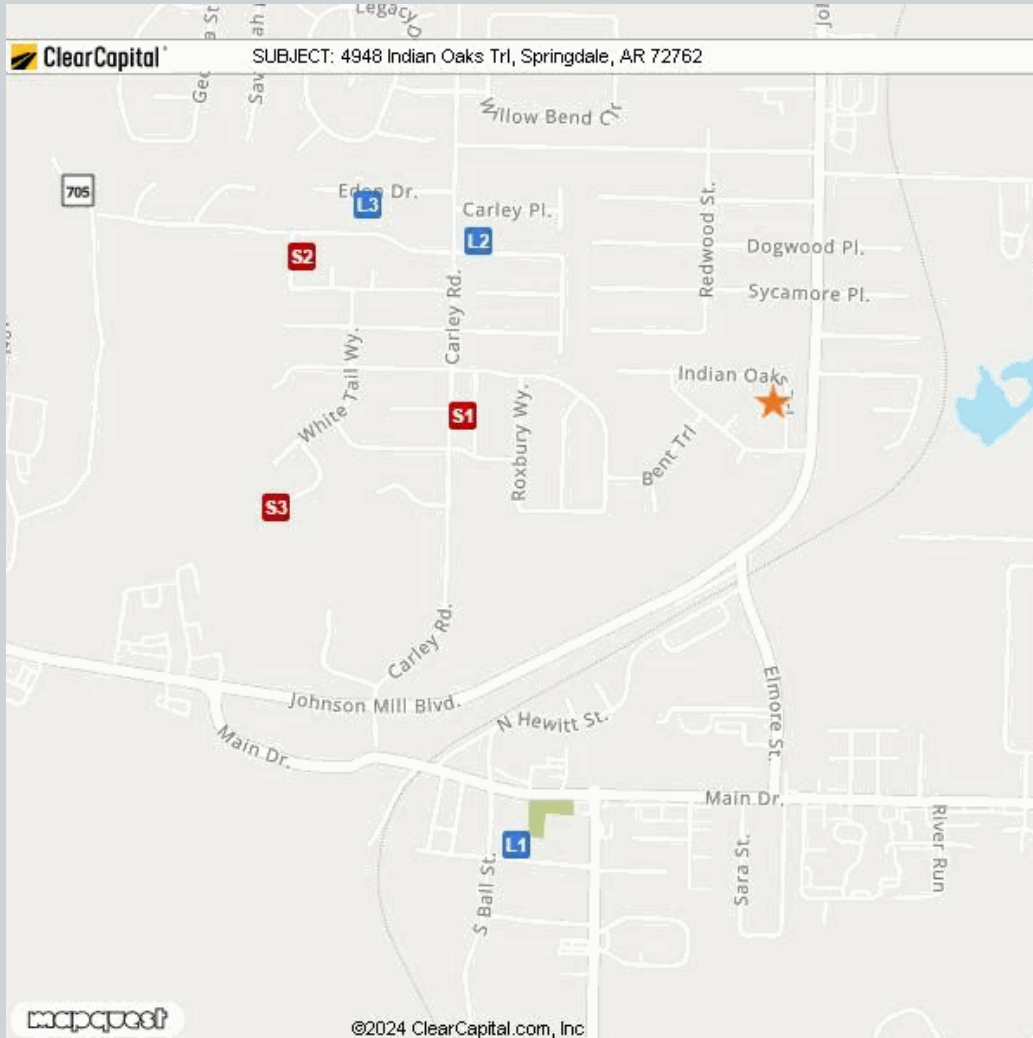
S3 5110 Dogwood View
Springdale, AR 72762



Front

ClearMaps Addendum

Address ★ 4948 N Indian Oaks Trail, Springdale, AR 72762
Loan Number 55186 **Suggested List** \$410,000 **Suggested Repaired** \$410,000 **Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4948 N Indian Oaks Trail, Springdale, AR 72762	--	Parcel Match
L1 Listing 1	2908 2nd St, Fayetteville, AR 72704	0.71 Miles ¹	Parcel Match
L2 Listing 2	2902 Amberwood St, Springdale, AR 72762	0.46 Miles ¹	Parcel Match
L3 Listing 3	3151 Eden Dr, Springdale, AR 72762	0.63 Miles ¹	Parcel Match
S1 Sold 1	4904 Avondale Ln, Springdale, AR 72762	0.43 Miles ¹	Parcel Match
S2 Sold 2	4671 Woodside Ln, Springdale, AR 72762	0.68 Miles ¹	Parcel Match
S3 Sold 3	5110 Dogwood View, Springdale, AR 72762	0.70 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	Warren Harper	Company/Brokerage	EXIT Realty Harper Carlton Group
License No	SA00089093	Address	1967 S Pinalto Rd Tontitown AR 72762
License Expiration	12/31/2024	License State	AR
Phone	4795021714	Email	wkharper@gmail.com
Broker Distance to Subject	5.94 miles	Date Signed	03/12/2024

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.