

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	1010 Canyon Oak Dr, Euless, TEXAS 76039	Order ID	9251928	Property ID	35261787
Inspection Date	04/03/2024	Date of Report	04/03/2024		
Loan Number	55421	APN	42187174		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	4.2_BPO_Citi/Atlas_update	Tracking ID 1	4.2_BPO_Citi/Atlas_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject property was in good condition at the time of inspection and did not need any repairs.
R. E. Taxes	\$11,818	
Assessed Value	\$735,846	
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	Spectrum Association Management	
Association Fees	\$1270 / Year (Landscaping,Greenbelt,Other: mgt fees)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Located in a planned unit development 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
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$296220 High: \$718000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1010 Canyon Oak Dr	306 Oakwood Drive	902 Cottontail Lane	203 Ridgewood Drive
City, State	Euless, TEXAS	Euless, TX	Euless, TX	Euless, TX
Zip Code	76039	76040	76039	76039
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.66 ¹	0.12 ¹	1.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$645,000	\$749,000	\$759,900
List Price \$	--	\$630,000	\$749,000	\$759,900
Original List Date		08/28/2023	03/19/2024	03/14/2024
DOM · Cumulative DOM	-- · --	204 · 219	15 · 15	4 · 20
Age (# of years)	7	1	8	12
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	4,390	3,097	3,525	3,962
Bdrm · Bths · ½ Bths	4 · 4 · 1	4 · 3 · 1	4 · 3 · 1	5 · 3 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.2 acres	0.15 acres	0.19 acres
Other	--	MLS#20418484	MLS#20564235	MLS#20559172

* Listing 3 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** Welcome to a magnificent new construction residence in the heart of Oakwood Terrace! This 4-bedroom, 3.5-bathroom home is a masterpiece of modern design and offers an open floor plan that effortlessly melds the dining room, kitchen, and living area into a harmonious living space, flooded with an abundance of natural light. \$10K in seller concessions at list price. Notably, this property boasts the rare advantage of no HOA.
- Listing 2** This Village Builders home features 4 bedrooms, 3.5 bathrooms, a 2-story layout, a spacious fireplace, formal dining area, study, media room, game room, and a covered patio; boasting luxury with a kitchen equipped with 42-inch cabinets, stainless steel gas appliances, and hardwood flooring throughout the entryway, family room, kitchen, nook, dining area, and study; additional highlights include crown molding, a tankless water heater, rounded corners, radiant barrier, a wood-framed mirror, a soaker garden tub in the master bath, and a programmable thermostat; move-in ready.
- Listing 3** This remodeled 5 bedrooms has 2 master bedrooms, 3.5 baths two-story home with stone and brick exterior has New roof, foam insulation, fresh paint, new luxurious porcelain flooring downstairs, luxury wood, vinyl plank with cork back upstairs. It has large windows; wood floors in the family and extended entry; a gourmet kitchen with custom wood cabinets, granite counters & large island. Downstairs has extended formal living area, dining, family room and a master bedroom; Upstairs game room and spacious living area, 2nd master bedroom and 3 bedrooms. This home stands out with its two patios. Two additional climate control areas, first a walk-in attic with wooden floor and second is the garage with recessed lights, tubular skylight and wall mount quiet garage door opener, inviting multiple other usage options. Plenty of storage area in 3 attics and additional storage in already huge pantry. One of the two patios is adorned with travertine and quartz stones with ample light.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1010 Canyon Oak Dr	918 Dove Trail	902 Gray Hawk Lane	1508 Llano Drive
City, State	Euleess, TEXAS	Euleess, TX	Euleess, TX	Euleess, TX
Zip Code	76039	76039	76039	76039
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.09 ¹	3.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$715,000	\$735,000	\$875,000
List Price \$	--	\$715,000	\$735,000	\$875,000
Sale Price \$	--	\$715,000	\$725,000	\$850,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	03/26/2024	11/17/2023	11/03/2023
DOM · Cumulative DOM	-- · --	0 · 43	12 · 36	15 · 15
Age (# of years)	7	7	6	9
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	4,390	3,225	3,269	4,272
Bdrm · Bths · ½ Bths	4 · 4 · 1	4 · 3 · 1	4 · 3 · 1	5 · 4 · 1
Total Room #	7	7	7	8
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	0.14 acres	0.14 acres	0.13 acres
Other	--	MLS#20534228	MLS#20452145	MLS#20458315
Net Adjustment	--	+\$105,000	+\$105,000	\$0
Adjusted Price	--	\$820,000	\$830,000	\$850,000

* 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** Experience luxury living in this 4-bed, 3.5-bath home on a corner lot. Built in 2017 this Energy Star Certified home is equipped with top-of-the-line mechanical features, including 2 tankless water heaters, a 16 SEER HVAC system, radiant barrier decked roof, programmable thermostat, and Wi-Fi smart home ensuring efficiency and comfort. The chef's kitchen boasts SS appliances, gas range, double oven and granite countertops. Primary bedroom on the 1st floor, along with an additional bedroom, office, and formal dining room. Upstairs, you'll find two more bedrooms, a state-of-the-art media room, and a spacious game room. Step outside to the covered patio for outdoor entertainment. Conveniently located just minutes from major highways (I-183, I-121, I-360), this residence offers easy access to both airports, 25 minutes to Downtown Dallas, and an abundance of shopping destinations. Explore nearby attractions such as Grapevine and Southlake, American Airlines Center, all within a short drive. Inferior GLA +\$100,000, Inferior Bathroom count +\$5000
- Sold 2** Discover the epitome of luxury living in this pristine, like-new home situated within a secure gated community! Excellent location, private yard backs to greenbelt & trail. This energy efficient, smart home has tons of upgrades & exquisite details! 1st level features stunning hardwoods, soaring vaulted ceilings, scores of windows for natural light, primary bed with bath retreat & Jacuzzi tub, additional bed down with full bath! Chef's kitchen with upgraded maple cabinets, island & granite counters open to inviting family room & breakfast room, separate dining. 2nd level has 2 spacious beds, with a jack and jill bath. Entertain in style with a media room & game room, ideal for movie nights & game days! Located near shops, restaurants, dog park & the Villages of Bear Creek 40-acre park. Your options for recreation are endless! Convenient access to hwys 360, 121 & 183 makes for an easy commute, minutes from DFW Airport! Live the lifestyle you've always desired in this remarkable home! Inferior GLA +\$100,000, Inferior Bathroom count +\$5000
- Sold 3** Grapevine-Colleyville ISD Schools! This beautiful large 5 bed 4.5 bath home with an office, media room, and second living room upstairs is located in the heart of it all! Walking distance to dining and shopping, easy access to highways and minutes to DFW airport. Gorgeous hardwood floors greet you as you walk in the door. Primary bedroom, office, dining room and guest bedroom down. Vaulted ceilings in the living room add to the open concept. Cooks kitchen has an oversized island, double ovens, and gas cooktop. The master bedroom features a custom closet system and large bay windows. Upstairs features 3 bed rooms, 2.5 bathrooms, walk in closets, second living area, desk area, and large media room. Extra features include a rounded staircase, sink in the utility room, and lots of overhead metal storage racks in the garage. Sliding glass doors take you outside to the outdoor kitchen with grill and griddle and a beautiful pergola with rain guard that is perfect for outdoor entertaining!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The subject has not been listed or sold in the 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	\$840,000	\$840,000
Sales Price	\$835,000	\$835,000
30 Day Price	\$825,000	--
Comments Regarding Pricing Strategy		
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. The subject is in a gated community. The search had to be expanded to find comparable homes. The homes found were the best that could be found and verified.		

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



Street



Street

Listing Photos

L1 306 Oakwood Drive
Euless, TX 76040



Front

L2 902 Cottontail Lane
Euless, TX 76039



Front

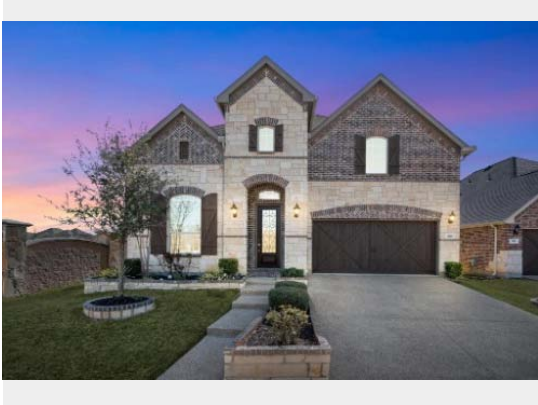
L3 203 Ridgewood Drive
Euless, TX 76039



Front

Sales Photos

S1 918 Dove Trail
Euless, TX 76039



Front

S2 902 Gray Hawk Lane
Euless, TX 76039



Front

S3 1508 Llano Drive
Euless, TX 76039



Front

ClearMaps Addendum

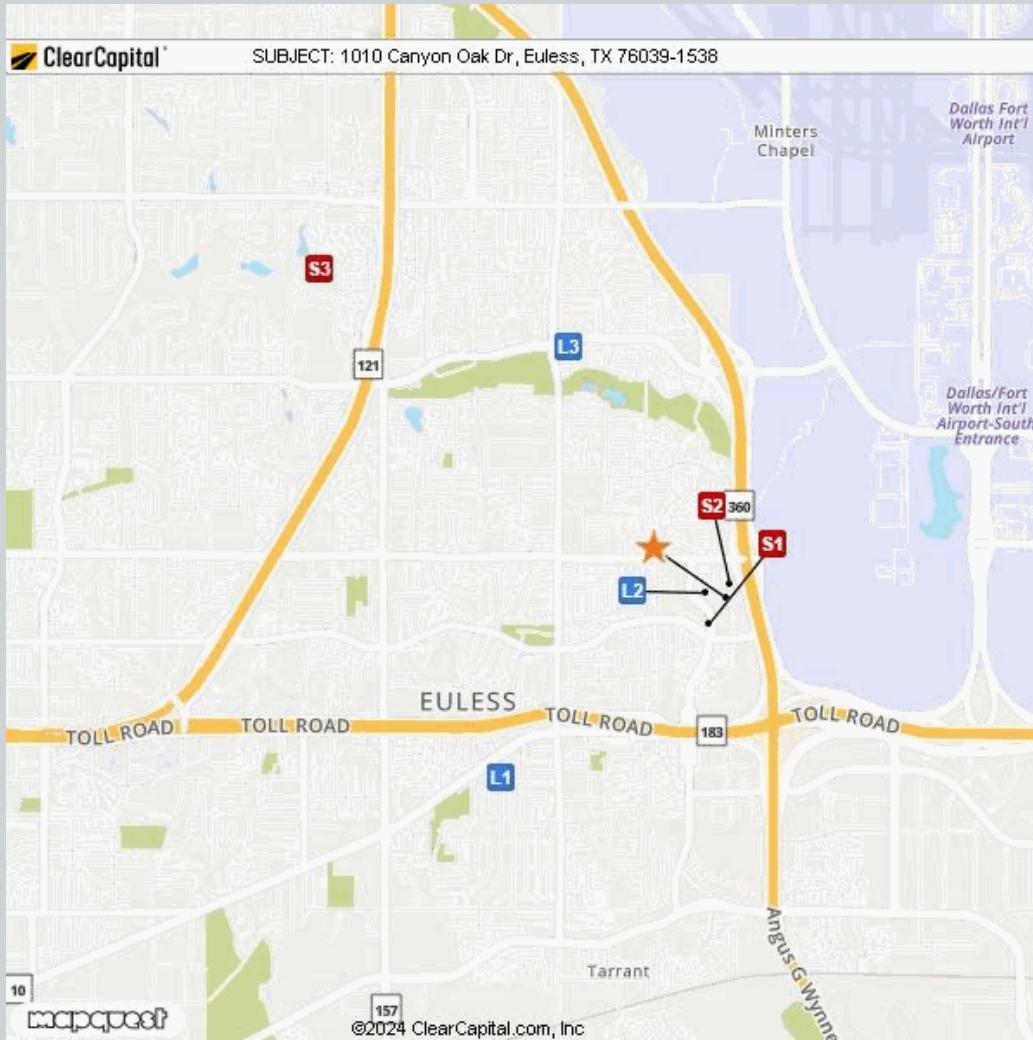
Address ★ 1010 Canyon Oak Dr, Euless, TEXAS 76039

Loan Number 55421

Suggested List \$840,000

Suggested Repaired \$840,000

Sale \$835,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1010 Canyon Oak Dr, Euless, Texas 76039	--	Parcel Match
L1 Listing 1	306 Oakwood Drive, Euless, TX 76040	1.66 Miles ¹	Parcel Match
L2 Listing 2	902 Cottontail Lane, Euless, TX 76039	0.12 Miles ¹	Parcel Match
L3 Listing 3	203 Ridgewood Drive, Euless, TX 76039	1.71 Miles ¹	Parcel Match
S1 Sold 1	918 Dove Trail, Euless, TX 76039	0.18 Miles ¹	Parcel Match
S2 Sold 2	902 Gray Hawk Lane, Euless, TX 76039	0.09 Miles ¹	Parcel Match
S3 Sold 3	1508 Llano Drive, Euless, TX 76039	3.01 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	Mike Tobin	Company/Brokerage	Coldwell banker
License No	0530315	Address	3614 Long Prairie Road Flower Mound TX 75022
License Expiration	01/31/2025	License State	TX
Phone	4698350540	Email	michael.tobin@cbrealty.com
Broker Distance to Subject	12.86 miles	Date Signed	04/03/2024

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 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.