

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>	22411 Bauer Garden Drive, Hockley, TEXAS 77447	<b>Order ID</b>	9016005	<b>Property ID</b>	34786660
<b>Inspection Date</b>	11/10/2023	<b>Date of Report</b>	11/10/2023		
<b>Loan Number</b>	55770	<b>APN</b>	1397710060010		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	11.8_BPO	<b>Tracking ID 1</b>	11.8_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	CHAD GOSS	The home is in average condition. Both side of the home is clear and clean. No damage was found during the time of inspection.
<b>R. E. Taxes</b>	\$1,516	
<b>Assessed Value</b>	\$328,637	
<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>	Lead Assoc Management 281-857-6027	
<b>Association Fees</b>	\$395 / Year (Landscaping)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$188800 High: \$788290	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	22411 Bauer Garden Drive	20803 Echo Manor Dr	22527 Cloverland Field Dr	22419 Iron Mill Dr
<b>City, State</b>	Hockley, TEXAS	Hockley, TX	Hockley, TX	Hockley, TX
<b>Zip Code</b>	77447	77447	77447	77447
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.16 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$355,000	\$250,000	\$296,400
<b>List Price \$</b>	--	\$309,900	\$250,000	\$296,500
<b>Original List Date</b>		06/23/2023	08/30/2023	08/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	140 · 140	72 · 72	79 · 79
<b>Age (# of years)</b>	4	6	4	5
<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>	1 Story Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,830	1,810	1,862	1,910
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	8	10	8
<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>	0.17 acres	0.14 acres	0.14 acres	0.25 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** This Home Features 3 Spacious Bedrooms, A Study/office Or 4th Bedroom, Master Bath Includes A Garden Tub, Separate Shower, & Large Walk-in-closet. Granite Counter Tops & Tile Floors In The Kitchen. Solar Panels, Sprinkler System With Access From Your Cell Phone Or Tablet. The Cameras & Alarm System Stay, The Backyard Comes With A 14x20 Concrete Pad, And Shed For Your Lawn Equipment. The Garage Is Set To Keep You Neat And Organized Offering A Work Table And Cabinets. Bauer Landing, A Delightful Community, Offering An Impressive Entrance And An Inviting Park For Residents To Enjoy. Explore The Scenic Walking Trails And Benefit From The Convenient Proximity To The New Grand Parkway 99 & Highway 290 Ensuring Effortless Citywide Travel.
- Listing 2** Charming Curb Appeal, Fresh Interior Paint And New Carpet Welcome You Home! This Move-in Ready 1, 800+ Square Foot Home Features An Ideal Floor Plan Including A Large, Open Living Room. Modern Appliances, Granite Countertops, Tile Backsplash, And A Breakfast Bar Are Just A Few Kitchen Highlights Any Chef Will Love. The Kitchen And Dining Area Combination Allows You To Enjoy Conversations With The Chef While Eating. Relax In The Primary Bedroom Where You Have Direct Access To The Backyard. The Private Ensuite Boasts A Separate Shower, Garden Soaking Tub, And Walk-in Closet. Your Private Backyard Is A Blank Slate To Make It Your Own! Enjoy Your Weekends At The Community Park. Easy Access To Both Hwy-290 And Hwy-249
- Listing 3** This One -story Floor Plan Features A Brick Front Elevation, With A Beautiful Bay Window, Spacious Chef-ready Kitchen With Gorgeous Wood Cabinets Topped With Crown Molding, Granite Countertops, And An Adjacent Breakfast Room Showcases The Bay Window Overlooking The Front Yard Landscaping, Large Family Room With Soaring Vaulted Ceilings, And A Flex Room With French Doors! Or Perfectly Suited For A Children's Retreat, Home Office Or Formal Dining Room, Master Retreat With Its Separate Soaking Tub And Step-in Shower And A A Large Walk-in Closet. amenities To Enjoy Including A New 3.5-acre Park Featuring Two Children's Playgrounds, A 30-foot Mountain, Picnic Pavilions, Walking Trails And More! quick Access To The Grand Parkway, Us-290 And Tx-249.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	22411 Bauer Garden Drive	22714 Hollow Amber Dr	22303 Bauer Garden Dr	22522 Threefold Ridge Dr
<b>City, State</b>	Hockley, TEXAS	Hockley, TX	Hockley, TX	Hockley, TX
<b>Zip Code</b>	77447	77447	77447	77447
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.32 <sup>1</sup>	0.07 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$241,000	\$359,000	\$260,000
<b>List Price \$</b>	--	\$241,000	\$359,000	\$254,900
<b>Sale Price \$</b>	--	\$241,000	\$330,000	\$250,000
<b>Type of Financing</b>	--	Unknown	Unknown	Unknown
<b>Date of Sale</b>	--	09/26/2023	06/15/2023	05/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	102 · 102	76 · 76	36 · 36
<b>Age (# of years)</b>	4	4	4	5
<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>	1 Story Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,830	1,612	2,138	1,576
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	3	8	3
<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>	0.17 acres	0.12 acres	0.19 acres	0.14 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$32,887	-\$43,212	+\$40,000
<b>Adjusted Price</b>	--	\$273,887	\$286,788	\$290,000

\* Sold 2 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 Newly Renovated Property Has All The Features You Need For Comfortable Living. The Natural Color Palette Creates A Calming Atmosphere, While The Fresh Interior Paint And Partial Flooring Replacement In Some Areas Give The Home A Modern Touch. The Primary Bathroom Offers Both A Separate Tub And Shower, As Well As Good Under Sink Storage. The Flexible Living Space Includes Other Rooms, Perfect For A Home Office Or Craft Room. Enjoy Outdoor Living With A Fenced In Backyard And A Covered Sitting Area. This Property Has It All - Come Take A Look! This Home Has Been Virtually Staged To Illustrate Its Potential
- Sold 2** This Lovely Lgi Home, Leland Plan Offers A Smart And Spacious Layout In A One-story Package, 4 Bedrooms And 2 Bathrooms. The Home Features A Spacious Master Retreat With 2 Walk-in Closets And A Beautiful Primary Bathroom. A Large Family Room Sits At The Heart Of This Home With High Ceilings And Is Adjacent To The Chef-ready Kitchen With A Long Breakfast Island. Large Dining Room Attached. Refrigerator & Washer/dryer Will Convey. A Private Study May Also Be Used As A Fourth Bedroom. Bauer Landing Is Located Central With A Short Drive To Cypress, Waller, And Tomball. Easy Access To 290 And 99. Enjoy A Stroll Around The Neighborhood, Take The Kids To The Park With Pavilion Or Throw The Ball With Fido At The Dog Park. You Have All The Amenities You Could Wish For Just A Short Drive In, Plus Medical Facilities Close By. Vivint Security System Is In Place And Can Transfer To New Owner
- Sold 3** This Affordable Home Features An Open Floor Plan With Laminate Flooring In Bedrooms, Hallways, Living And Kitchen. No Carpet! The Pristine Kitchen Features Granite Countertops, Custom Painted Cabinets And A Beautiful Sliding Barn Door. This Home Has So Much Natural Light Throughout With Windows In Every Space. The Backyard Is Large Enough For Entertaining And The Firepit Is A Great Addition. The Patio Area Provides A Great Space For Family, Friend And Pets. Easy Access To Fm 249, Grand Parkway And Hwy 290

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No listing was found in the last 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>	\$286,788	\$286,788
<b>Sales Price</b>	\$286,788	\$286,788
<b>30 Day Price</b>	\$286,788	--
<b>Comments Regarding Pricing Strategy</b>		
Compare to L3 and S2 the home can be sold as is at \$286,788		

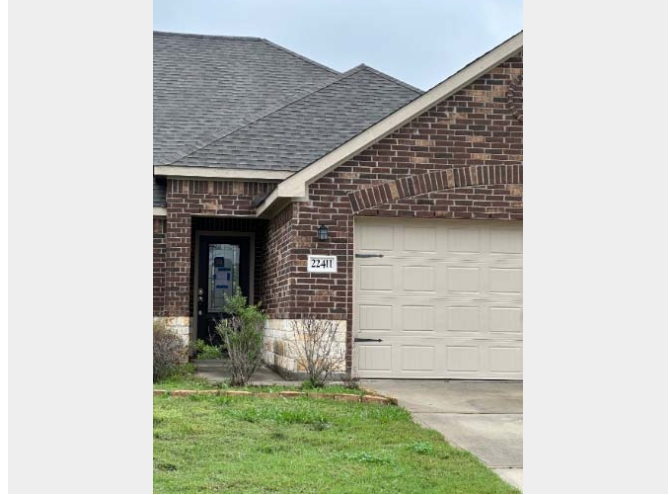
## Clear Capital Quality Assurance Comments Addendum

<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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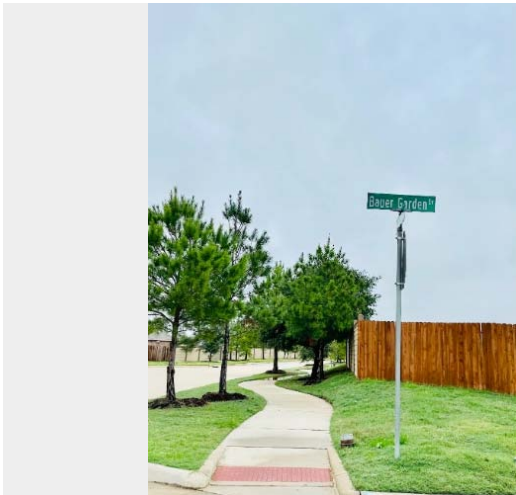
## Subject Photos



Front



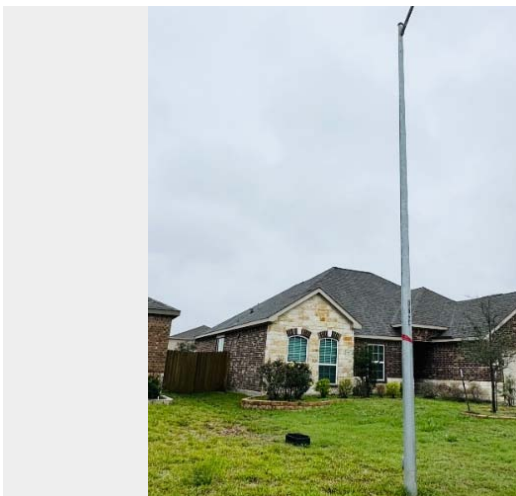
Address Verification



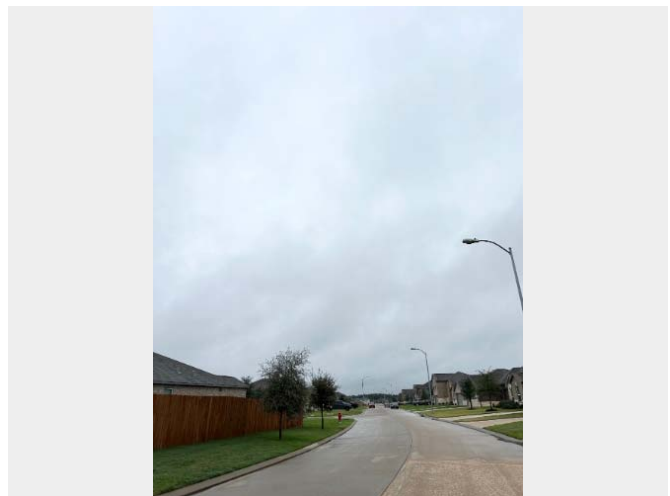
Address Verification



Side



Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 20803 Echo Manor Dr  
Hockley, TX 77447



Front

**L2** 22527 Cloverland Field Dr  
Hockley, TX 77447



Front

**L3** 22419 Iron Mill Dr  
Hockley, TX 77447



Front

## Sales Photos

**S1** 22714 Hollow Amber Dr  
Hockley, TX 77447



Front

**S2** 22303 Bauer Garden Dr  
Hockley, TX 77447



Front

**S3** 22522 Threefold Ridge Dr  
Hockley, TX 77447



Front

## ClearMaps Addendum

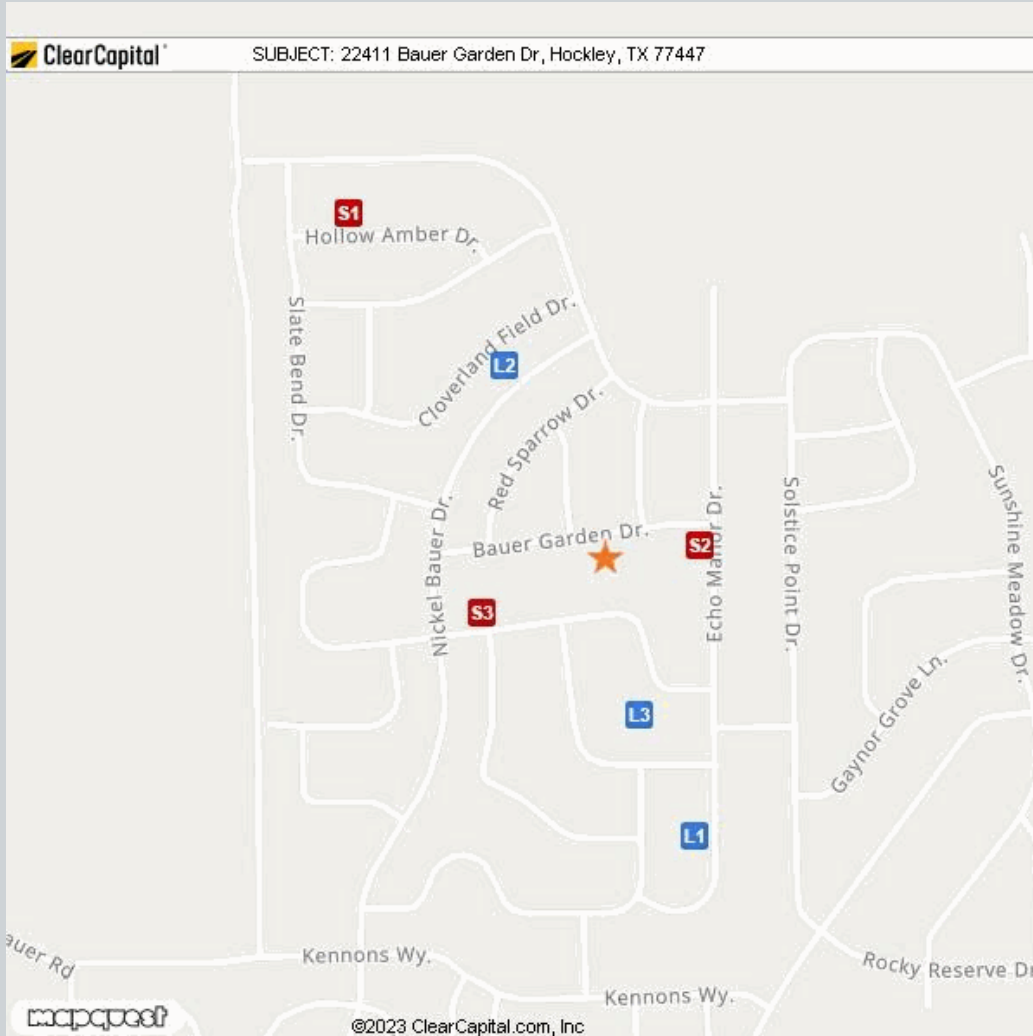
**Address** ★ 22411 Bauer Garden Drive, Hockley, TEXAS 77447

**Loan Number** 55770

**Suggested List** \$286,788

**Suggested Repaired** \$286,788

**Sale** \$286,788



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22411 Bauer Garden Drive, Hockley, Texas 77447	--	Parcel Match
L1 Listing 1	20803 Echo Manor Dr, Hockley, TX 77447	0.22 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	22527 Cloverland Field Dr, Hockley, TX 77447	0.16 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	22419 Iron Mill Dr, Hockley, TX 77447	0.12 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	22714 Hollow Amber Dr, Hockley, TX 77447	0.32 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	22303 Bauer Garden Dr, Hockley, TX 77447	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	22522 Threefold Ridge Dr, Hockley, TX 77447	0.10 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>	THANH LE	<b>Company/Brokerage</b>	eXp Realty, LLC
<b>License No</b>	647876	<b>Address</b>	12107 Arbor Blue Ln Cypress TX 77433
<b>License Expiration</b>	10/31/2024	<b>License State</b>	TX
<b>Phone</b>	8329681456	<b>Email</b>	thanh.le.realestate@gmail.com
<b>Broker Distance to Subject</b>	8.95 miles	<b>Date Signed</b>	11/10/2023

*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.**