

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	7891 Gatehouse Drive, Houston, TX 77040	Order ID	9385249	Property ID	35498770
Inspection Date	06/05/2024	Date of Report	06/06/2024		
Loan Number	56049	APN	115-459-001-0001		
Borrower Name	Catamount Properties 2018 LLC	County	Harris		

Tracking IDs

Order Tracking ID	Citi_Atlas_Aged_bpo	Tracking ID 1	Citi_Atlas_Aged_bpo
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject property is a brick and wood home built on a slab, located in a conforming suburban location. Most homes in the area are similar in age, style, square footage, condition, lot size, location.
R. E. Taxes	\$3,979	
Assessed Value	\$185,091	
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 NEIGHBORHOOD The subject is located in a conforming suburban subdivision. Most homes in the area are similar in age, style, square footage, condition, lot size. No bank owned properties in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$215490 High: \$402700	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7891 Gatehouse Drive	8411 Summertree Dr	8327 Summertree Dr	7106 Bayou Crest Dr
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77040	77040	77040	77088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.11 ¹	1.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,999	\$310,000	\$260,000
List Price \$	--	\$239,999	\$310,000	\$260,000
Original List Date		06/03/2024	05/11/2024	04/13/2024
DOM · Cumulative DOM	-- · --	2 · 3	19 · 26	53 · 54
Age (# of years)	30	29	27	27
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 RANCH	1 Story RANCH	1 Story RANCH	2 Stories RANCH
# Units	1	1	1	1
Living Sq. Feet	1,837	1,659	1,795	1,856
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	6
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	0.14 acres	0.13 acres	0.13 acres	0.10 acres
Other	none	none	none	none

* 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 this charming one-story 3 bed and 2 bath features an open concept living area. With its beautiful layout, this house offers the ideal blend of comfort and style. Enjoy a spacious backyard with a covered patio. Zoned to Cy-Fair ISD schools and conveniently located to major highways! This gem is ready to welcome you home. Don't miss the opportunity to make this yours! Schedule your showing today.

Listing 2 The property is a brick and wood home built on a slab, located in a conforming suburban location. Most homes in the area are similar in age, style, square footage, condition, lot size, location. Updated.

Listing 3 Welcome to this immaculately maintained home with all the space your family will need. This home features spacious bedrooms with a living room made for the whole family. Large master closet and a flex room upstairs, washer and dryer are also located upstairs with all the bedrooms. Large covered back patio with lots of yard left. Home is located in a quiet neighborhood, just minutes from the school and easy access to the highway.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7891 Gatehouse Drive	9022 Fairbloom Ln	7014 Bayou Crest Dr	8810 Willow Quill Ct
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77040	77040	77088	77088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	1.84 ¹	1.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$240,000	\$254,000
List Price \$	--	\$235,000	\$236,000	\$254,000
Sale Price \$	--	\$235,000	\$238,100	\$254,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	04/18/2024	03/07/2024	04/10/2024
DOM · Cumulative DOM	-- · --	3 · 40	35 · 60	6 · 35
Age (# of years)	30	40	27	27
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	1 Story RANCH	1 Story RANCH	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,837	1,553	1,660	1,872
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	4 · 2 · 1
Total Room #	6	7	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.13 acres	0.10 acres	0.11 acres
Other	none	NOne	None	None
Net Adjustment	--	+\$8,520	+\$5,310	-\$1,050
Adjusted Price	--	\$243,520	\$243,410	\$252,950

* 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** FANTASTIC LOCATION on a cul-de-sac backing to a GREENBELT! Contemporary-style home with vaulted ceilings, open floor plan, & an abundance of NATURAL LIGHT! Coded entry doorway into the private front courtyard! Oversized Family Room with vaulted ceiling, gas fireplace, & sliding glass doors! This home offers multiple options for enjoying the outdoor space! The Dining area is nestled off of the kitchen with bay windows & upper transoms. Kitchen with Stainless Steel Appliances (fridge stays) and loads of prep space on the granite counters! Spacious Primary retreat with vaulted ceiling; Primary Bath with WALK-IN SHOWER and large vanity with vessel sink! Secondary bedroom with private sliding door to side courtyard! Study can also be used as a 3rd bedroom! Bonus room off kitchen & Utility can be used as a second Dining area, Home Office, Sitting Area, etc! Tuff Shed in backyard stays! Roof (2015), AC (2022)/Furnace (2018), Water Heater (2017). Don't miss this unique GEM!
- Sold 2** Welcome to this charming property with a cozy fireplace that creates a warm and inviting atmosphere. The interior boasts a soothing natural color palette, providing a serene backdrop throughout the home. The kitchen features a delightful backsplash, adding a touch of elegance to the space, while other rooms offer flexible living options to accommodate diverse needs. The primary bathroom offers a separate tub and shower for ultimate relaxation, along with ample under sink storage for your convenience. Step outside to the fenced-in backyard, perfect for privacy and security, and enjoy the covered sitting area, ideal for outdoor gatherings. With fresh interior paint and new appliances, this home is move-in ready. Don't miss out on the opportunity to make this property yours. This home has been virtually staged to illustrate its potential.
- Sold 3** STUNNING 2 story Cul-de-sac home in immaculate condition!! 4 good size bedrooms & 2.5 baths with an open concept floor plan! 27K in recent upgrades: NEW ROOF Jan 2024, garage door opener, stainless steel gas range & refrigerator, tile flooring, bathroom fixtures and much more! Fresh exterior paint. Spacious family room with a cozy fireplace and views of the large backyard. Recent Luxury wood-like tile throughout the 1st floor. The Chef's kitchen has been updated with a S.S. gas range & refrigerator, microwave, garbage disposal, & granite countertops. Enjoy your 2nd level game room. Spacious Primary Suite with huge walk-in closet and large ensuite bath with full size tub and separate shower- YOUR "ZEN" PLACE AFTER A BUSY DAY! 3 Additional good size bedrooms. Washer, dryer & refrigerator included. Neighborhood pool, tennis courts & playground. Never flooded. Close to major freeways 290/249, Beltway 8. This is the home you have been waiting for! Schedule your viewing today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No recent history available				
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	\$253,000	\$253,000
Sales Price	\$244,000	\$244,000
30 Day Price	\$233,000	--
Comments Regarding Pricing Strategy		
The final value for the subject property is found on the lower middle range of available sold comparables for the area.		

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



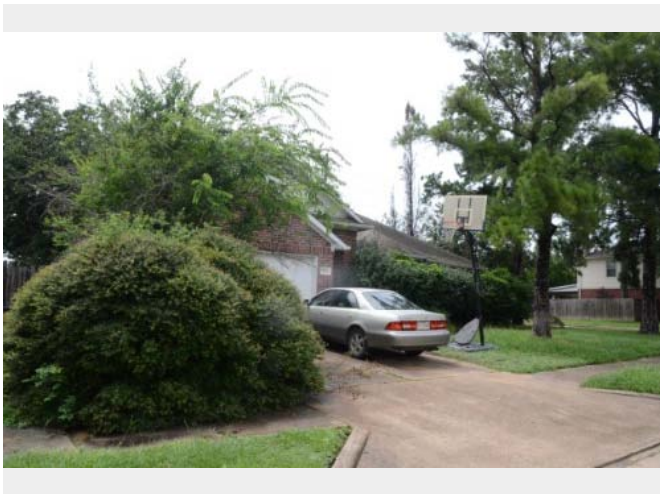
Address Verification



Side



Side

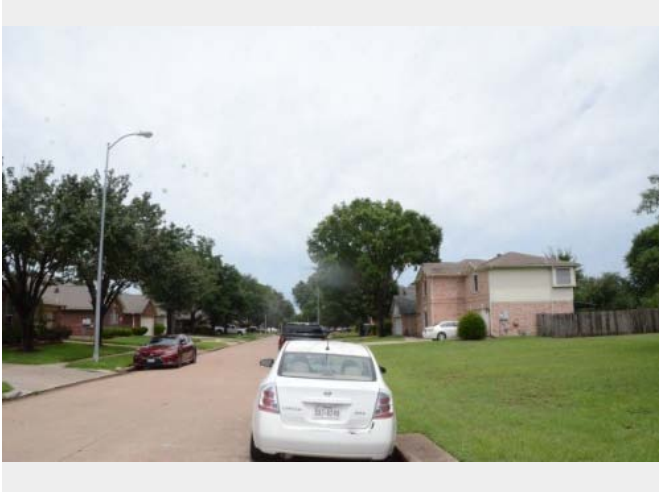


Side



Side

Subject Photos



Street



Street



Other

Listing Photos

L1 8411 SUMMERTREE DR
Houston, TX 77040



Front

L2 8327 SUMMERTREE DR
Houston, TX 77040



Front

L3 7106 BAYOU CREST DR
Houston, TX 77088



Front

Sales Photos

S1 9022 FAIRBLOOM LN
Houston, TX 77040



Front

S2 7014 BAYOU CREST DR
Houston, TX 77088



Front

S3 8810 WILLOW QUILL CT
Houston, TX 77088



Front

ClearMaps Addendum

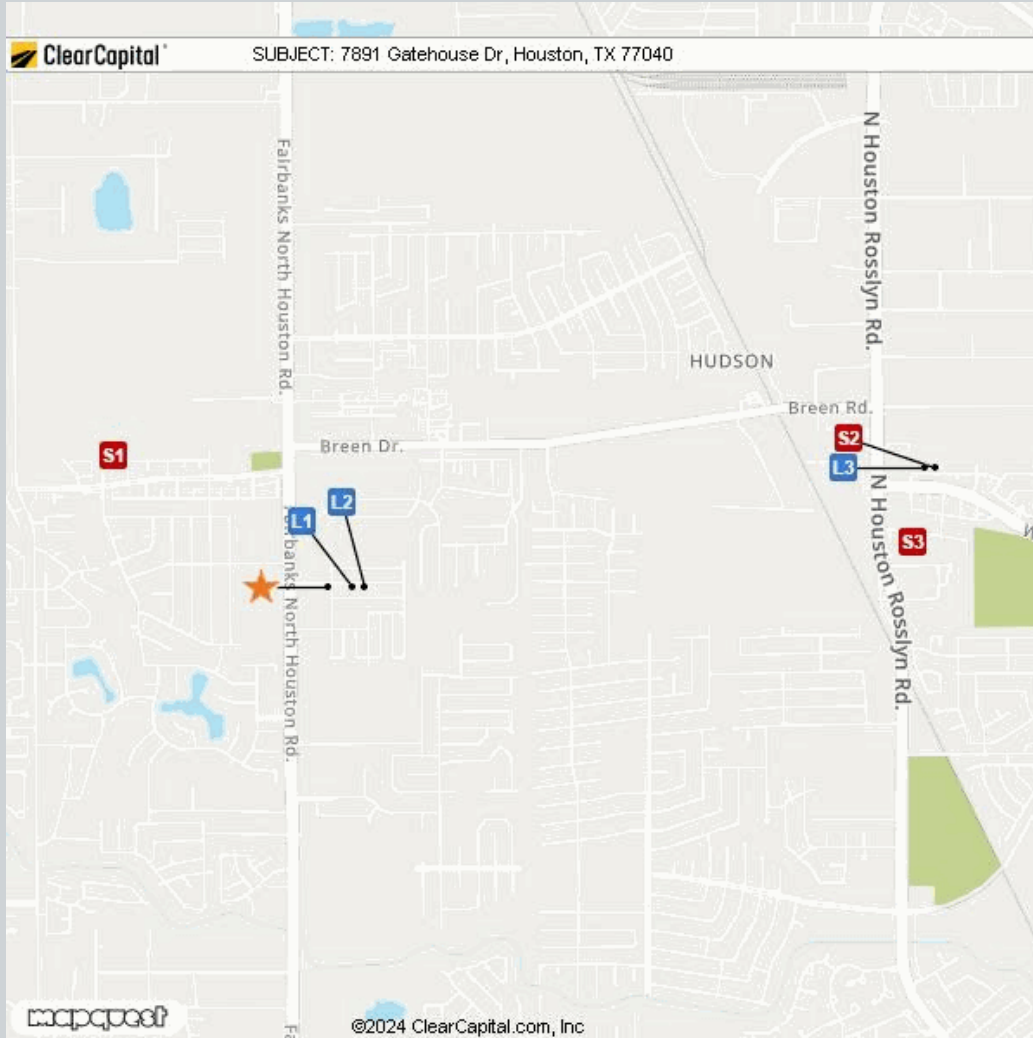
Address ★ 7891 Gatehouse Drive, Houston, TX 77040

Loan Number 56049

Suggested List \$253,000

Suggested Repaired \$253,000

Sale \$244,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7891 Gatehouse Drive, Houston, TX 77040	--	Parcel Match
L1 Listing 1	8411 Summertree Dr, Houston, TX 77040	0.07 Miles ¹	Parcel Match
L2 Listing 2	8327 Summertree Dr, Houston, TX 77040	0.11 Miles ¹	Parcel Match
L3 Listing 3	7106 Bayou Crest Dr, Houston, TX 77040	1.81 Miles ¹	Parcel Match
S1 Sold 1	9022 Fairbloom Ln, Houston, TX 77040	0.75 Miles ¹	Parcel Match
S2 Sold 2	7014 Bayou Crest Dr, Houston, TX 77088	1.84 Miles ¹	Parcel Match
S3 Sold 3	8810 Willow Quill Ct, Houston, TX 77088	1.75 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	Michael Bourriague	Company/Brokerage	Ultima
License No	661471	Address	21722 Tatton Crest Ct Spring TX 77388
License Expiration	09/30/2025	License State	TX
Phone	3462689201	Email	steve6708@aol.com
Broker Distance to Subject	12.95 miles	Date Signed	06/06/2024

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.