

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>	6348 Robertson Road, Fort Worth, TX 76179	<b>Order ID</b>	9093581	<b>Property ID</b>	34948559
<b>Inspection Date</b>	01/04/2024	<b>Date of Report</b>	01/04/2024		
<b>Loan Number</b>	56242	<b>APN</b>	42338296		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tarrant		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1.3_BPO	<b>Tracking ID 1</b>	1.3_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	LAWRENCE ROBERTSON	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$7,732	Property appears well maintained at this time. Good front appeal. No obvious repairs were observed. Property was built in the average range of the surrounding homes. It is brick exterior with composition roof. The area is majority brick construction with some wood exteriors. It is in better condition than some of the homes in the area. It is similar style and quality of the surrounding homes.	
<b>Assessed Value</b>	\$350,185		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Villages Eagle Mountain		
<b>Association Fees</b>	\$400 / Year (Pool,Other: Playground)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Located in North Fort Worth. There is a mixture of single and two-story homes. The immediate area is developed with single family dwellings that are similar in age and design, but vary with regard to condition, size and price. Located near freeway for easy commuting to Downtown Fort Worth, Alliance, Lockheed Martin and NAS JRB, Burlington Northern Santa Fe RR corporate offices in the area. This is an older fully built out area with no land available for development. Located in the Eagle Mt/Saginaw ISD which is a preferred district. No foreclosure or short sale activity known at this time.	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$455,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6348 Robertson Road	6300 Sails Street	7125 Mohegan Drive	6159 Baggins Street
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76179	76179	76179	76179
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.25 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$320,000	\$339,900	\$330,000
<b>List Price \$</b>	--	\$295,999	\$335,000	\$309,995
<b>Original List Date</b>		09/30/2023	04/14/2023	10/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	83 · 96	264 · 265	69 · 73
<b>Age (# of years)</b>	6	7	8	5
<b>Condition</b>	Good	Good	Good	Good
<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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,802	1,797	2,031	1,651
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	7	8	7
<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>	.126 acres	.138 acres	.141 acres	.136 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Same neighborhood, beds, baths and garage spaces. Similar age, quality of construction and style. NEW FLOORING! NEW PAINT! Beautiful 1 story 4-bedroom, 2-bathroom, 2 car garage, and laundry room in the Villages of Eagle Mountain community. Open Floor Plan! Home has a spacious living room that opens to the Kitchen with a granite center island and pantry. New laminate flooring just added along with new paint. Off the kitchen is a covered patio that overlooks a private and fenced backyard on a corner lot.
- Listing 2** Same neighborhood, beds, baths and garage spaces. Similar age, quality of construction and style. This stunning one-owner 4 bedroom, 2 bathroom gem boasts over 2,000 square feet of luxurious living space and is situated in the highly sought-after EMS ISD. Built in 2016, this home has been lovingly maintained by its current owner. From the moment you step inside, you'll be impressed by the open and spacious floor plan that's perfect for both relaxing and entertaining. One of the standout features of this home is the solar panels that have been installed on the roof, providing you with significant energy savings and helping to reduce your carbon footprint. With no HOA, you'll enjoy the freedom and flexibility to truly make this home your own. The backyard is a blank canvas waiting for your personal touch and creativity. All bedrooms are generously sized and offer plenty of closet space, ensuring everyone in your family has their own private retreat.
- Listing 3** Similar age, neighborhood, quality and style. Same baths and garage spaces. Inferior bedrooms. Beautiful well-kept Lillian Custom Green Built Home in a well-established neighborhood. Desirable Eagle Mountain School District. Open concept floor plan with a large kitchen island for entertaining that opens into spacious living room with lots of natural light, three bedrooms split with master to the back, separate shower in master, two full baths, spacious closets, gas fireplace with logs, ceramic tile throughout home. Energy efficient appliances, covered patio, smart home, large two car garage, Ulrich Built 10x12 Barn in backyard on a 0.136-acre lot. Automatic water sprinkler. Built in Pest Control System. Central heat with air. Fire pit in the backyard for family gatherings.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6348 Robertson Road	7321 Wavcrest Way	6396 Sails Street	6045 Dunnlevy Drive
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76179	76179	76179	76179
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	0.23 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$299,000	\$315,000	\$354,000
<b>List Price \$</b>	--	\$299,000	\$315,000	\$354,000
<b>Sale Price \$</b>	--	\$300,000	\$305,000	\$348,850
<b>Type of Financing</b>	--	Fha	Conv	Cash
<b>Date of Sale</b>	--	11/13/2023	11/15/2023	08/21/2023
<b>DOM · Cumulative DOM</b>	-- · --	15 · 40	21 · 55	6 · 20
<b>Age (# of years)</b>	6	5	5	6
<b>Condition</b>	Good	Good	Good	Good
<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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,802	1,604	1,792	1,895
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<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>	.126 acres	.164 acres	.151 acres	.150 acres
<b>Other</b>	--	--	\$1000 closing costs	--
<b>Net Adjustment</b>	--	+\$7,920	-\$1,000	\$0
<b>Adjusted Price</b>	--	\$307,920	\$304,000	\$348,850

\* 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** Same neighborhood, beds, baths and garage spaces. Similar age, quality of construction and style. Welcome to this delightful family home located at 7321 Wavecrest Way, Fort Worth, Texas 76179. This meticulously maintained property offers both comfort and style, making it the perfect place to call home. Nestled in a tranquil neighborhood in Fort Worth, this home provides a peaceful retreat while still being conveniently close to shopping, dining, schools, and major highways for easy commuting. Enjoy the spacious living areas that are perfect for entertaining family and friends. The open concept design flows seamlessly from the living room to the kitchen, creating a warm and inviting atmosphere.
- Sold 2** Same neighborhood, beds, baths and garage spaces. Similar age, quality of construction and style. Welcome to this stunning single-story home, constructed in 2019. Featuring 4 spacious bedrooms, this move-in ready home is what you are looking for!! One of the best backyards in the entire neighborhood offering ample space for play and entertaining. It is accompanied by a unique level of privacy with no neighbors behind or on one side, plus a covered patio for all your BBQ needs! On warm summer days, enjoy the convenience of the community pool and park just steps from your front door. As you step inside, you'll be captivated by the spaciousness and attention to detail that define this home. Inviting open floor plan that fosters a great environment for conversation and family time. The spacious kitchen boasts a gas stove, sleek granite countertops, stainless steel appliances, and an oversized dining area, ideal for family meals or hosting guests
- Sold 3** Similar age, neighborhood, quality and style. Same baths and garage spaces. Inferior bedrooms. This immaculate single-family residence exudes a pristine, new-like allure. 3 bed 2 bath and a versatile bonus room perfect for an office, or whatever suits your needs. Indulge in the luxury of a gourmet kitchen furnished with stainless steel appliances. Feel the warmth of the cozy fireplace in the living room, creating the perfect ambiance for relaxation. Unwind in the lavish primary suite, complete with a spa like bathroom and a spacious walk-in closet. Step outside to discover a meticulously maintained yard, complete with a covered back patio, offering a serene oasis for your enjoyment.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property has not been in the MLS			
<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>	\$325,000	\$325,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$309,900	--
<b>Comments Regarding Pricing Strategy</b>		
I had to use one sold comparable that is over the 90 days to find a property that is larger GLA. The value is determined by the adjusted sold prices.		

## 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



Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 6300 Sails Street  
Fort Worth, TX 76179



Front

**L2** 7125 Mohegan Drive  
Fort Worth, TX 76179



Front

**L3** 6159 Baggins Street  
Fort Worth, TX 76179



Front

## Sales Photos

**S1** 7321 Wavecrest Way  
Fort Worth, TX 76179



Front

**S2** 6396 Sails Street  
Fort Worth, TX 76179



Front

**S3** 6045 Dunnlevy Drive  
Fort Worth, TX 76179



Front

### ClearMaps Addendum

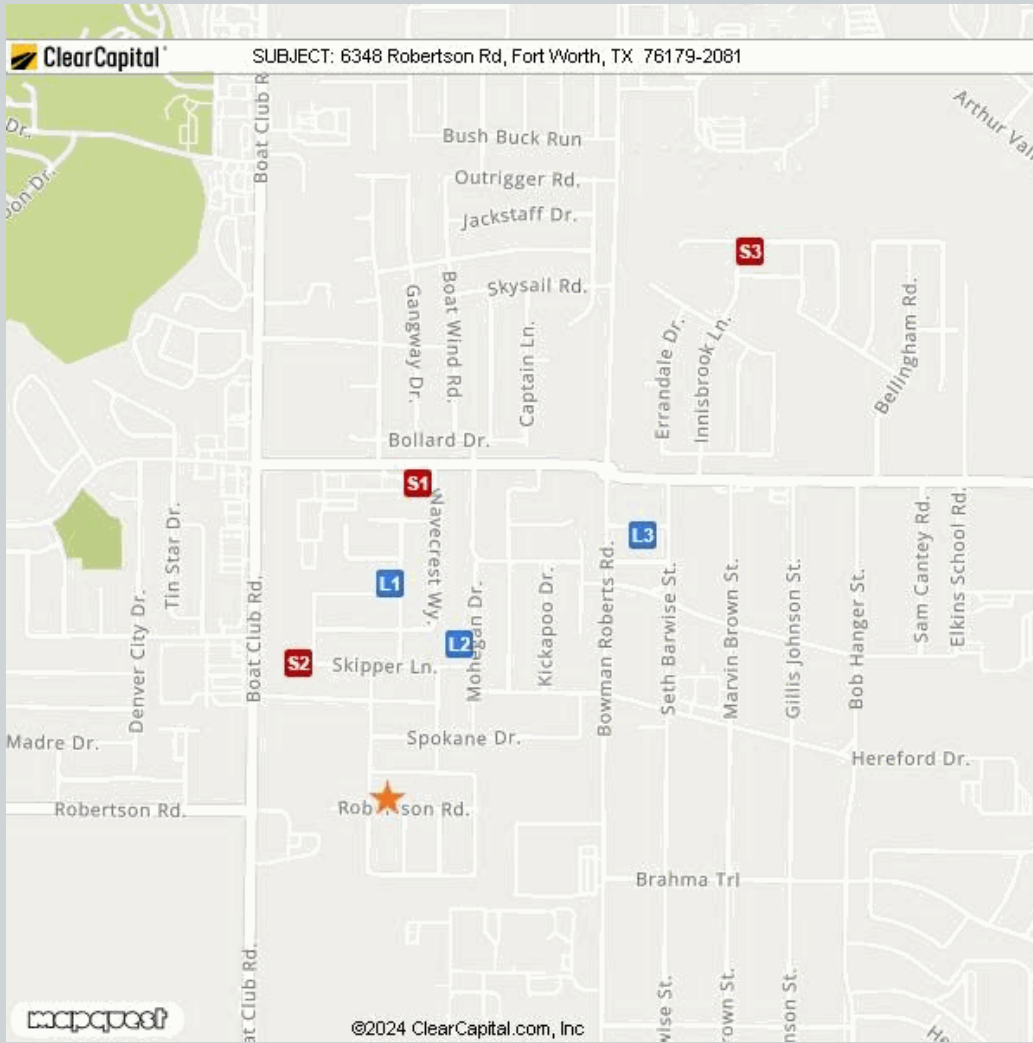
**Address** ★ 6348 Robertson Road, Fort Worth, TX 76179

**Loan Number** 56242

**Suggested List** \$325,000

**Suggested Repaired** \$325,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6348 Robertson Road, Fort Worth, TX 76179	--	Parcel Match
L1 Listing 1	6300 Sails Street, Fort Worth, TX 76179	0.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7125 Mohegan Drive, Fort Worth, TX 76179	0.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6159 Baggins Street, Fort Worth, TX 76179	0.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7321 Wavecrest Way, Fort Worth, TX 76179	0.46 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6396 Sails Street, Fort Worth, TX 76179	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6045 Dunnlevy Drive, Fort Worth, TX 76179	0.94 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>	Jerry Hayden	<b>Company/Brokerage</b>	Hayden Group, Inc.
<b>License No</b>	0454586	<b>Address</b>	2813 S Hulen St, Ste 150 Fort Worth TX 76109
<b>License Expiration</b>	05/31/2024	<b>License State</b>	TX
<b>Phone</b>	8174755911	<b>Email</b>	jhaydenrealestate@gmail.com
<b>Broker Distance to Subject</b>	10.76 miles	<b>Date Signed</b>	01/04/2024

*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.**