

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>	17624 Shadow Valley Dr, Spring, TX 77379	<b>Order ID</b>	9537150	<b>Property ID</b>	35799579
<b>Inspection Date</b>	08/09/2024	<b>Date of Report</b>	08/15/2024		
<b>Loan Number</b>	56352	<b>APN</b>	1170080010011		
<b>Borrower Name</b>	Catamount Properties 2018LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	8.8_CitiAgedBPO	<b>Tracking ID 1</b>	8.8_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> This property is in average condition. This property conforms to the neighborhood. This property has good curb appeal.
<b>R. E. Taxes</b>	\$5,385	
<b>Assessed Value</b>	\$399,632	
<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>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Memorial Northwest HOA 713-932-1122	
<b>Association Fees</b>	\$760 / Year (Pool,Landscaping)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> This neighborhood is zoned to Klein ISD. This neighborhood has a HOA to maintain deed restrictions. There is a community pool that is shared with all residents.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$242750 High: \$564900	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	17624 Shadow Valley Dr	17311 Rothko Lane	7902 Twining Oaks Lane	9227 Memorial Hills Drive
City, State	Spring, TX	Spring, TX	Spring, TX	Spring, TX
Zip Code	77379	77379	77379	77379
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 <sup>1</sup>	0.91 <sup>1</sup>	0.70 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$498,900	\$505,000	\$450,000
List Price \$	--	\$485,000	\$505,000	\$440,000
Original List Date		03/11/2024	05/06/2024	06/08/2024
DOM · Cumulative DOM	-- · --	134 · 157	96 · 101	63 · 68
Age (# of years)	29	35	53	25
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,849	4,090	3,591	3,662
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	6 · 4 · 1	5 · 3 · 1
Total Room #	10	10	12	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Detached 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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.22 acres	.183 acres	.331 acres	.192 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** This property is superior in GLA size to the subject property by 241 sq ft. This property is inferior in lot size to the subject property by .037 acres. This property is proximate to the subject property by 1 sq mile or less.

**Listing 2** This property is inferior in GLA size to the subject property by 258 sq ft. This property is superior in lot size to the subject property by .111 acres. This property is proximate to the subject property by 1 sq mile or less.

**Listing 3** This property is inferior in GLA size to the subject property by 187 sq ft. This property is inferior in lot size to the subject property by .028 acres. This property is proximate to the subject property by 1 sq mile or less.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	17624 Shadow Valley Dr	17902 Russwood Court	7706 Shelburne Cir	7714 Northbridge Drive
<b>City, State</b>	Spring, TX	Spring, TX	Spring, TX	Spring, TX
<b>Zip Code</b>	77379	77379	77379	77379
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	0.94 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$499,900	\$500,000	\$499,900
<b>List Price \$</b>	--	\$499,900	\$500,000	\$499,900
<b>Sale Price \$</b>	--	\$525,000	\$485,000	\$496,900
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	04/15/2024	05/20/2024	03/08/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 31	9 · 42	1 · 14
<b>Age (# of years)</b>	29	33	37	40
<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>	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,849	3,959	3,828	3,688
<b>Bdrm · Bths · ½ Bths</b>	5 · 3 · 1	5 · 3 · 1	4 · 3 · 1	4 · 3 · 1
<b>Total Room #</b>	10	10	10	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 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>	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.22 acres	.176 acres	.233 acres	.22 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$5,390	+\$1,960	+\$9,855
<b>Adjusted Price</b>	--	\$519,610	\$486,960	\$506,755

\* 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 property is superior in GLA size to the subject property by 110 sq ft. This property is inferior in lot size to the subject property by .044 acres. This property is proximate to the subject property by 1 sq mile or less.
- Sold 2** This property is inferior in GLA size to the subject property by 21 sq ft. This property is superior in lot size to the subject property by .013 acres. This property is proximate to the subject property by 1 sq mile or less.
- Sold 3** This property is inferior in GLA size to the subject property by 161 sq ft. This property is equal in lot size to the subject property. This property is proximate to the subject property by 1 sq mile or less.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This property has no listing information on file			
<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>		1					
<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>
01/03/2024	\$400,000	01/13/2024	\$400,000	Sold	02/15/2024	\$390,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$486,960	\$486,960
<b>Sales Price</b>	\$486,960	\$486,960
<b>30 Day Price</b>	\$486,900	--
<b>Comments Regarding Pricing Strategy</b>		
This marketing strategy is based on sold comparables in the past 180 days. The properties on this report all have similar GLA and lot sizes to the subject property. All of the properties are proximate to the subject property by 1 sq mile or less.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate. The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion.



## Subject Photos



Front



Front



Address Verification



Side



Side



Side



### Subject Photos



Side



Side



Side



Street



Street



Street

## Listing Photos

**L1** 17311 Rothko Lane  
Spring, TX 77379



Front

**L2** 7902 Twining Oaks Lane  
Spring, TX 77379



Front

**L3** 9227 Memorial Hills Drive  
Spring, TX 77379



Front



## Sales Photos

**S1** 17902 Russwood Court  
Spring, TX 77379



Front

**S2** 7706 Shelburne Cir  
Spring, TX 77379



Front

**S3** 7714 Northbridge Drive  
Spring, TX 77379



Front

### ClearMaps Addendum

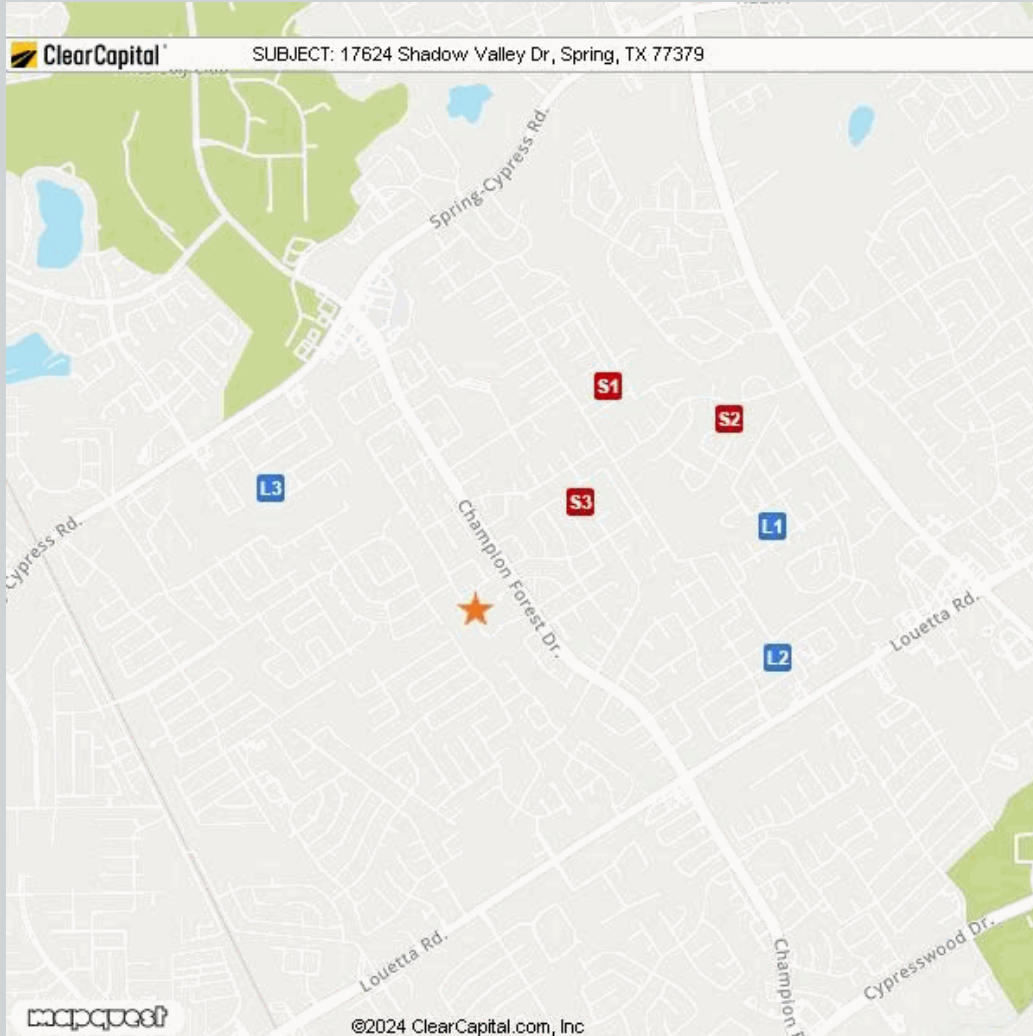
**Address** ★ 17624 Shadow Valley Dr, Spring, TX 77379

**Loan Number** 56352

**Suggested List** \$486,960

**Suggested Repaired** \$486,960

**Sale** \$486,960



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17624 Shadow Valley Dr, Spring, TX 77379	--	Parcel Match
L1 Listing 1	17311 Rothko Lane, Spring, TX 77379	0.92 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7902 Twining Oaks Lane, Spring, TX 77379	0.91 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9227 Memorial Hills Drive, Spring, TX 77379	0.70 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	17902 Russwood Court, Spring, TX 77379	0.77 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7706 Shelburne Cir, Spring, TX 77379	0.94 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7714 Northbridge Drive, Spring, TX 77379	0.44 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: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiprotider@clearcapital.com](mailto:uiprotider@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138



## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	Stephanie Downing	<b>Company/Brokerage</b>	Walzel Properties
<b>License No</b>	576726	<b>Address</b>	13423 Northspring Bend Ln Cypress TX 77429
<b>License Expiration</b>	08/31/2025	<b>License State</b>	TX
<b>Phone</b>	8327230537	<b>Email</b>	sr.downing@yahoo.com
<b>Broker Distance to Subject</b>	4.73 miles	<b>Date Signed</b>	08/10/2024

*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.**