

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	220 Sorrel Trail, Keller, TX 76248	Order ID	9179308	Property ID	35126155
Inspection Date	02/24/2024	Date of Report	02/26/2024		
Loan Number	56674	APN	05812453		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	2.23_BPO	Tracking ID 1	2.23_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SILVIA ISABEL ROCHA	Condition Comments The property appears to be in average condition and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by inspection.
R. E. Taxes	\$5,042	
Assessed Value	\$269,628	
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	Urban	Neighborhood Comments The subject's subdivision consists of typical single story and two story homes and is an established neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$205,500 High: \$574,900	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	220 Sorrel Trail	8029 Lazy Brook Dr	8253 Meadowbrook Drive	1908 Stallion Ct
City, State	Keller, TX	Watauga, TX	Watauga, TX	Keller, TX
Zip Code	76248	76148	76148	76248
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.62 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$284,500	\$350,000
List Price \$	--	\$240,000	\$284,500	\$350,000
Original List Date		02/16/2024	02/08/2024	11/03/2023
DOM · Cumulative DOM	-- · --	10 · 10	3 · 18	96 · 115
Age (# of years)	38	41	39	37
Condition	Average	Average	Good	Good
Sales Type	--	Short Sale	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	1,311	1,332	1,363	1,739
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	0.09 acres	0.15 acres	0.22 acres	0.14 acres
Other	--	--	Patio, Rear Porch	Covered Patio, Porch, Rain Gutters

* Listing 1 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: This house is being sold under a court ordered receivership. It will be sold in an as-is condition with no repairs. The house was appraised in August 2023 for \$240k. Investors or cash buyer who is willing to rehab. Please contact the listing broker who is the court appointed receiver for more information.
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Beautifully updated one-story home nestled on a spacious corner lot in the desirable Foster Village community. This home features 3 bedrooms, 2 remodeled bathrooms with tiled showers, vaulted ceilings in the living room, a floor to ceiling brick fireplace and new Luxury Vinyl Plank flooring. No carpet in this home! The kitchen boasts new SS appliances including a new electric cooking range and vent hood, and brand-new white shaker cabinetry, complemented by sleek granite countertops. Outside you will find a quaint patio and yard with enough space to build your dream pool. Ideal location, in proximity to a plethora of dining and shopping options, and within the award-winning Keller ISD.
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: *LOCATED IN WEST BURSEY RANCH ON A CUL DE SAC LOT*SPLIT LEVEL DESIGN*50k SPENT ON MANY UPDATES*PERGOLA INSTALLED 2022*CEDAR STAINED FENCE, 2022*STEPPING STONES*PARTY LIGHTS*IRON GATE*LARGE YARD*COVERED PATIO*\$18,000 SPENT ON NEW WINDOWS IN 2021*PLANTATION SHUTTERS*NEW SLIDING PATIO DOOR TO BACKYARD*PRIMARY SUITE(15 X 14) W ENGINEERED FLOORING, BATH: 2 PENDULUM LIGHTS OVER OVAL TUB, SEP SHOWER W RAINHEAD SHOWER HEAD, HANDHELD WAND, WHITE TILE FLOORING, GRANITE COUNTERS, UNDERMOUNT OVAL SINKS, 2 CLOSETS, HUNG MIRRORS. LOCATED ON MAIN UPPER LEVEL*KITCHEN: GRANITE COUNTERS, WHITE CABINETS W GOLD PULLS, 5 BURNER ELECTRIC WHIRLPOOL RANGE, SAMSUNG MICROWAVE, NEW FAUCETS & APPLIANCES REPLACED IN 2018, ENGINEERED HARDWOODS, WHITE TILED BACKSPLASH, LARGE PICTURE GLASS WINDOW * LIGHTING,NEW C FANS, CAN LIGHTS TOO*FORMAL DINING ROOM W LOVELY CHANDELIER & PASS THRU TO KITCHEN*

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	220 Sorrel Trail	200 Sorrel Trl	7905 Lazy Brook Drive	201 Stallion Dr
City, State	Keller, TX	Keller, TX	Watauga, TX	Keller, TX
Zip Code	76248	76248	76148	76248
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	1.00 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$240,000	\$329,999
List Price \$	--	\$225,000	\$240,000	\$299,999
Sale Price \$	--	\$240,000	\$227,000	\$308,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	02/21/2024	02/09/2024	09/19/2023
DOM · Cumulative DOM	-- · --	3 · 12	17 · 35	28 · 53
Age (# of years)	38	38	41	39
Condition	Average	Average	Average	Good
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	1,311	1,604	1,660	1,497
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.14 acres	0.15 acres	0.14 acres
Other	--	Covered Patio, Porch	Deck	Rain Gutters
Net Adjustment	--	\$0	\$0	-\$65,000
Adjusted Price	--	\$240,000	\$227,000	\$243,000

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Calling all investors! Opportunity knocks on your next flip house or fixer upper rental property. 3 bedroom, 2 bathroom, 1.5 car garage with potential for 2 car garage if the converted bonus room is taken out. Soaring ceilings in family room. Dedicated laundry room. One bedroom downstairs and two bedrooms upstairs with a work-study loft area. ***cash only transaction*** MULTIPLE OFFERS RECEIVED. HIGHEST AND BEST DUE BY MON FEB 12 2024 NOON.
- Sold 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: KELLER ISD property with tons of potential, 3 bed 2 bath, 2 living areas, great layout in desired neighborhood close to shopping, restaurants, and more. Spilt Primary has dual vanity, separate shower and tub. Second living room can be a fourth bedroom, office space or game room. Home is in need of some TLC and would make a great fixer upper or investment property. Home being sold as is, no repairs will be made.
- Sold 3** -65000 due to superior condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Multiple offers received. Please submit highest and best before Monday 08-21-23 at noon. Welcome to this beautifully updated 3 bed, 2 bath home located in the highly sought-after Keller Independent School District. This charming home has recently undergone a transformation, featuring fresh paint and new flooring throughout, giving it a modern and inviting feel. The kitchen boasts stunning quartz countertops and a stylish subway tile backsplash, providing a sleek and contemporary look. With ample counter space and storage, this kitchen is a dream for both casual meals and entertaining guests. The addition of a bonus sunroom creates a versatile area that can be used as a playroom, home office, or a relaxing retreat. With its prime location within the Keller ISD and its tasteful updates, this home presents an incredible opportunity to live comfortably and stylishly. Don't miss out on making this wonderful property your new home!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Sold 02/20/2024 \$215,000			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/09/2024	\$225,000	02/20/2024	\$215,000	Sold	02/20/2024	\$215,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$230,900	\$230,900
Sales Price	\$230,000	\$230,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in the subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 8029 Lazy Brook Dr
Watauga, TX 76148



Front

L2 8253 Meadowbrook Drive
Watauga, TX 76148



Front

L3 1908 Stallion Ct
Keller, TX 76248



Front

Sales Photos

S1 200 Sorrel Trl
Keller, TX 76248



Front

S2 7905 Lazy Brook Drive
Watauga, TX 76148



Front

S3 201 Stallion Dr
Keller, TX 76248



Front

ClearMaps Addendum

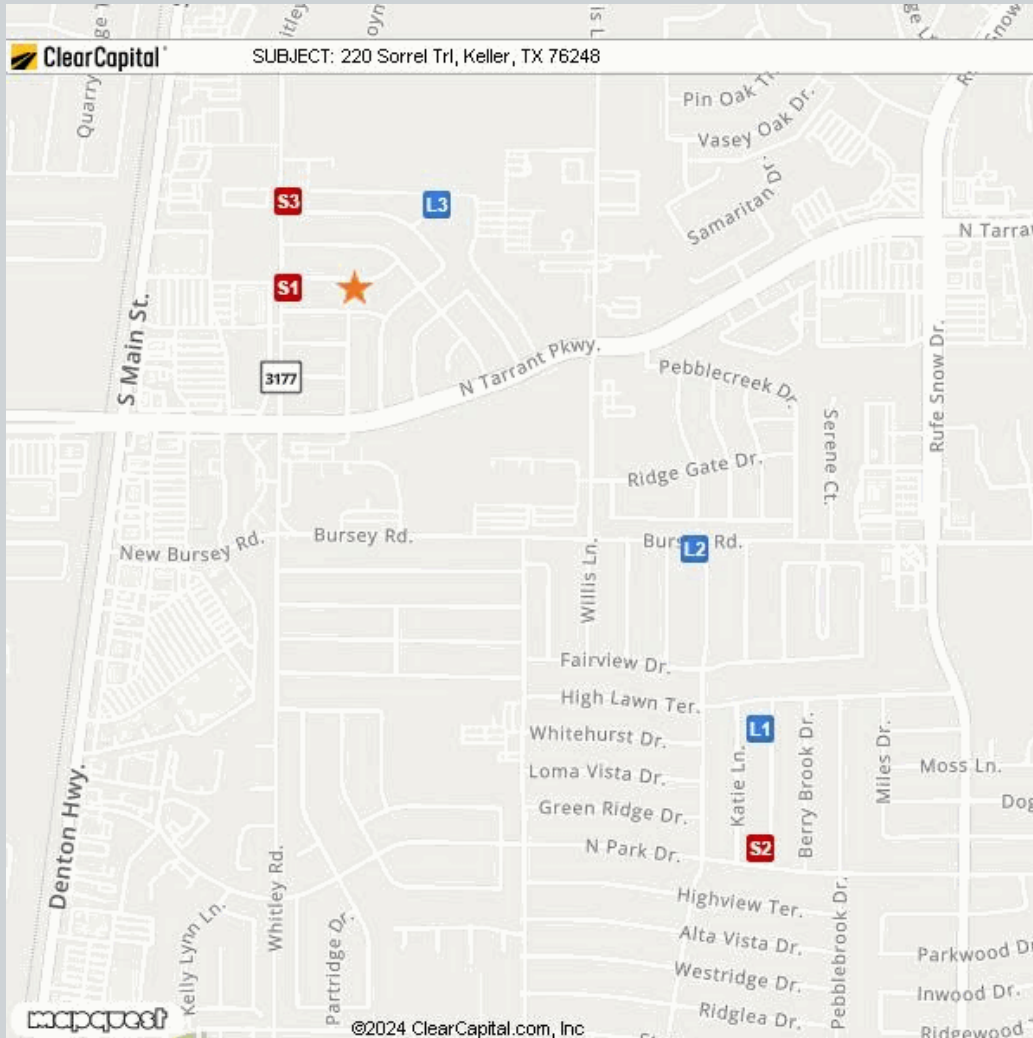
Address ★ 220 Sorrel Trail, Keller, TX 76248

Loan Number 56674

Suggested List \$230,900

Suggested Repaired \$230,900

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	220 Sorrel Trail, Keller, TX 76248	--	Parcel Match
L1 Listing 1	8029 Lazy Brook Dr, Fort Worth, TX 76148	0.86 Miles ¹	Parcel Match
L2 Listing 2	8253 Meadowbrook Drive, Fort Worth, TX 76148	0.62 Miles ¹	Parcel Match
L3 Listing 3	1908 Stallion Ct, Keller, TX 76248	0.17 Miles ¹	Parcel Match
S1 Sold 1	200 Sorrel Trl, Keller, TX 76248	0.10 Miles ¹	Parcel Match
S2 Sold 2	7905 Lazy Brook Drive, Fort Worth, TX 76148	1.00 Miles ¹	Parcel Match
S3 Sold 3	201 Stallion Dr, Keller, TX 76248	0.16 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2026	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	13.27 miles	Date Signed	02/26/2024

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.