

Property ID 35163191

Exterior-Only Inspection Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 6863 Valley Brook Dr City Frisco State TX Zip Code 75035
 Borrower Catamount Properties 2018 LLC Owner of Public Record Gloria Elston County Collin
 Legal Description Lot 20, Blk G, Hunters Creek, Phase 2 (CFR)
 Assessor's Parcel # R472100G02001 Tax Year 2023 R.E. Taxes \$ 10,859
 Neighborhood Name Hunters Creek Map Reference Carrier Route: R112 Census Tract 0305.12
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 880 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offerings price(s), and date(s). NTREIS

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	83 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> OverSupply	\$ (000)	(yrs)	2-4 Unit	0 %	
Growth	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6mths	492	Low	0	Multi-Family	0 %
Neighborhood Boundaries	FM-3537 to the north, FM-2478 to the east, Lebanon Rd to the south, and Coit Rd to the west.						1,850	High	23		Commercial	5 %
Neighborhood Description	See Comments - NEIGHBORHOOD DESCRIPTION						864	Pred.	11		Other *	12 %

Market Conditions (including support for the above conclusions) See Comments - MARKET CONDITIONS

Dimensions 64' x 116.47' x 64.06' x 115' Area 7411 sf Shape Rectangular View N;Res;
 Specific Zoning Classification State Code A1 Zoning Description Single-Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.
 See Comments - Highest And Best Use

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street -- Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley -- Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48085C0265J FEMA Map Date 06/02/2009
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 The subject site is located proximate to a school. No significant (measurable) effect on value/marketability of the subject in that proximity to the school is considered to affect the neighborhood as a whole except properties that abut the school.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner Other (describe)

General Description		General Description		Heating / Cooling		Amenities		Car Storage	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> OnewithAccessoryUnit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Radiant	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Woodstove(s) # 0	<input type="checkbox"/> Driveway # of Cars 2	<input type="checkbox"/> None
# of Stories	2	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input type="checkbox"/> Fuel gas	<input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Covd	<input type="checkbox"/> Driveway Surface concrete	<input type="checkbox"/> None
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Exterior Walls brick,stone,sgd/avg	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Covd	<input checked="" type="checkbox"/> Garage # of Cars 2	<input type="checkbox"/> None
Design (Style)	Trad	Roof Surface composition/avg	<input type="checkbox"/> Other	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Carport # of Cars 0	<input type="checkbox"/> None
Year Built	2001	Gutters & Downspouts metal/avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> None
Effective Age (Yrs)	15	Window Type dbl-hung/avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> None	<input type="checkbox"/> Built-in	<input type="checkbox"/> None

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8 Rooms 4 Bedrooms 3.0 Bath(s) 3,039 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Ceiling fans, insulated windows

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;Subject is maintained in C4 condition with limited physical depreciation based on the Age/Life Method and visual observations the street. Effective age lower than actual due to assumed effective past maintenance. No necessary repairs readily observable from the street.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

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There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 605,000 to \$ 1,050,000		There are 48 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 614,000 to \$ 1,010,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	6863 Valley Brook Dr Frisco, TX 75035	6838 Valley Brook Dr Frisco, TX 75035	7008 Branch Trl Frisco, TX 75035	6417 Dewberry Dr Frisco, TX 75035			
Proximity to Subject		0.04 miles SE	0.12 miles NE	0.55 miles SW			
Sale Price	\$	\$ 855,000	\$ 670,000	\$ 660,000			
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 274.65 sq. ft.	\$ 228.75 sq. ft.	\$ 216.46 sq. ft.			
Data Source(s)		NTREIS#20531261;DOM 1	NTREIS#20396225;DOM 91	NTREIS#20402814;DOM 46			
Verification Source(s)		Tax Rolls/Realist®	Tax Rolls/Realist®	Tax Rolls/Realist®			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Cash;0		Conv;1250	0	Conv;10000	0
Date of Sale/Time		s03/24;c02/24		s12/23;c11/23		s10/23;c10/23	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7411 sf	7260 sf	0	7328 sf	0	7605 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Trad	DT2;Trad		DT2;Trad		DT2;Trad	
Quality of Construction	Q3	Q3	-25,000	Q3		Q3	
Actual Age	23	23		22	0	19	0
Condition	C4	C3	-65,000	C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 4 3.0	9 4 3.1	-9,000	9 4 3.0	0	10 4 3.1	-9,000
Gross Living Area	3,039 sq. ft.	3,113 sq. ft.	-9,300	2,929 sq. ft.	+13,800	3,049 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Standard	Standard		Standard		Standard	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	ClgFans,InsWins	ClgFans,InsWins		ClgFans,InsWins		ClgFans,InsWins	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplaces	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Pool	None	Pool	-35,000	None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -143,300	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,000
Adjusted Sale Price of Comparables		Net Adj: -16.76%		Net Adj: 2.06%		Net Adj: -1.36%	
		Gross Adj: 16.76%	\$ 711,700	Gross Adj: 2.06%	\$ 683,800	Gross Adj: 1.36%	\$ 651,000

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) NTREIS, Tax Rolls

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) NTREIS, Tax Rolls

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NTREIS, Tax Rolls	NTREIS, Tax Rolls	NTREIS, Tax Rolls	NTREIS, Tax Rolls
Effective Date of Data Source(s)	03/06/2024	03/06/2024	03/06/2024	03/06/2024

Analysis of prior sale or transfer history of the subject property and comparable sales No known prior sale of the subject has occurred within the past twelve months prior to the effective date of this report per NTREIS and tax rolls. No known prior sale of the comparable sales used in this report have occurred within the past three years prior to the effective date of this report per NTREIS and tax rolls.

Summary of Sales Comparison Approach See Comments - SUMMARY OF SALES COMPARISON APPROACH

Indicated Value by Sales Comparison Approach \$ 676,000

Indicated Value by: Sales Comparison Approach \$ 676,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

See Comments - RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 676,000 , as of 03/07/2024 , which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON ANALYSIS

RECONCILIATION

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ADDITIONAL COMMENTS

See Additional Comments Addendum.

See Requirements - Condition and Quality Ratings Usage and Requirements - Abbreviations Used in Data Standardization Text for explanations of abbreviations and their definitions used in this report.

The Uniform Appraisal Dataset (UAD) mandates classification of property characteristics for the subject and comparables using a standard response and rating system. The UAD is not flexible and employs a "best fit methodology" from limited choices as opposed to user defined terms. In some cases, the appraiser's rating from the UAD list may be different from another appraiser's opinion of the same attribute.

Fee: \$220.00

AMC Registration No. TX-2000100

ANSI Declaration: A 2-story DETACHED single-family house with 3,039 above-grade finished square feet per tax records and 0 below-grade finished square feet and 0 below-grade unfinished square feet. The first level includes the staircase square footage. In addition, the property includes a patio. A 2-car garage is also present.

Appraiser's experience in the subject's market area: 24± years

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value estimated from recent sales, by allocation, and/or through discussion with brokers & developers familiar with the market area. Tax records analyzed for additional data.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$ 147,500
Source of cost data	Dwelling 3,039 Sq. Ft. @ \$	=\$
Quality rating from cost service	Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
	Garage/Carport Sq. Ft. @ \$	=\$
	Total Estimate of Cost-new	=\$
	Less Physical Functional External	Depreciation = \$ ()
	Depreciated Cost of Improvements	=\$
	"As-is" Value of Site Improvements	=\$
Estimated Remaining Economic Life (HUD and VA only) 50 Years	Indicated Value By Cost Approach	=\$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach

Summary of Income (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data source.

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

John C. Rogers Company
EXTRA COMPARABLES 4-5-6

File No. 24-0042
Loan No. 56854

Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr

City	Frisco	County	Collin	State	TX	Zip Code	75035
Lender/Client	Wedgewood Inc		Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278				

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	6863 Valley Brook Dr Frisco, TX 75035	6850 Redcreek Trl Frisco, TX 75035								
Proximity to Subject		0.03 miles W								
Sale Price	\$	\$ 685,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 252.58	sq. ft.		\$	sq. ft.		\$	sq. ft.	
Data Source(s)		NTREIS#;DOM 22								
Verification Source(s)		Tax Rolls/Realist®								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sale or Financing		ArmLth								
Concessions		Conv;0								
Date of Sale/Time		s09/23;c09/23								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	7411 sf	9831 sf			-2,400					
View	N;Res;	N;Res;								
Design (Style)	DT2;Trad	DT2;Trad								
Quality of Construction	Q3	Q3			-25,000					
Actual Age	23	21			0					
Condition	C4	C4								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 4 3.0	10 4 2.1		+9,000						
Gross Living Area	3,039 sq. ft.	2,712 sq. ft.		+40,900		sq. ft.			sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf								
Functional Utility	Standard	Standard								
Heating/Cooling	FWA/Central	FWA/Central								
Energy Efficient Items	ClgFans,InsWins	ClgFans,InsWins								
Garage/Carport	2ga2dw	3ga3dw			-12,500					
Porch/Patio/Deck	Porch/Patio	Porch/Patio								
Fireplaces	1 Fireplace	1 Fireplace								
Pool	None	Pool			-35,000					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -25,000	<input type="checkbox"/> + <input type="checkbox"/> -		\$	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables		Net Adj: -3.65%			Net Adj: 0.00%			Net Adj: 0.00%		
		Gross Adj: 18.22%			Gross Adj: 0.00%			Gross Adj: 0.00%		
		\$ 660,000			\$			\$		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	NTREIS, Tax Rolls	NTREIS, Tax Rolls								
Effective Date of Data Source(s)	03/06/2024	03/06/2024								

Analysis of prior sale or transfer history of the subject property and comparable sales No known prior sale of the subject has occurred within the past twelve months prior to the effective date of this report per NTREIS and tax rolls. No known prior sale of the comparable sales used in this report have occurred within the past three years prior to the effective date of this report per NTREIS and tax rolls.

Summary of Sales Comparison Approach See Comments - SUMMARY OF SALES COMPARISON APPROACH

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature John C. Rogers, Jr.
 Name John C. Rogers, Jr.
 Company Name John C. Rogers Company
 Company Address 5701 Turner Street
The Colony, TX 75056
 Telephone Number 2146010646
 Email Address johncrogersco@aol.com
 Date of Signature and Report 03/08/2024
 Effective Date of Appraisal 03/07/2024
 State Certification # TX 1331717 R
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 12/31/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

6863 Valley Brook Dr
Frisco, TX 75035

APPRAISED VALUE OF SUBJECT PROPERTY \$ 676,000

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
 Email Address _____

SUBJECT PROPERTY

- Did not inspect exterior of subject property
 - Did inspect exterior of subject property from street
- Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 - Did inspect exterior of comparable sales from street
- Date of Inspection _____

John C. Rogers Company
COMMENT ADDENDUM

File No. 24-0042
Loan No. 56854

Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr

City Frisco County Collin State TX Zip Code 75035

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

NEIGHBORHOOD DESCRIPTION

The subject is located in a market of primarily Q3 and Q4 homes, with access to schools, shopping, entertainment, and employment centers within 5-20 miles. US-75, SH-121, SH-289, FM-2478, and Dallas North Tlwy provide adequate ingress/egress to the subject market area. The subject competes with other market areas in the subject's region. There is commercial development in the area and traffic during peak commute times. However, this development is typically found along through streets and/or at major intersections, buffered from the single-family properties. No adverse neighborhood conditions were noted being a typical suburban location with a thoroughfare and through streets. Present land usage indicated as "Other" is parks/green areas, public schools, and vacant land; no adverse impact on the subject's marketability.

MARKET CONDITIONS

Market conditions are considered to be typical of the Dallas/Arlington/Fort Worth metropolitan area with a balance in supply of homes on the market currently for sale. Financing is typically through conventional and FHA mortgages. Market conditions require no unusual seller participation regarding loan discounts, interest buydowns, or concessions. The appraised value of the subject is less than the neighborhood predominant value as stated on Page 1. Similarly, a number of single-family homes in the subject's price range have recently sold in the subject neighborhood; no negative effect on value/marketability.

HIGHEST AND BEST USE

Based on the subject's Single Family Residential zoning the existing use type is legally permissible. Based on its presence onsite the existing use is physically possible. Based on the fact that the value of the existing use exceeds the value of the site as is vacant it is a financially feasible use. In lieu of any legally permissible alternative that would economically justify redevelopment of this site the existing use can therefore be considered a reasonable expression of the concept of highest and best use of the property in its "as is" condition.

SUMMARY OF SALES COMPARISON APPROACH

The subject market area was researched for comparable sales that are considered to be the most similar and proximate to the subject and that have occurred within approximately the past twelve months. The comparable sales utilized in this report are considered to be among the best available in determining the estimated market value of the subject. No locational adjustments were warranted. Adjustments rounded to the nearest one hundred increment.

Adjustments account for market reaction to significant variations between the subject and the comparables in terms of site size, quality of construction as it pertains to finish-out, materials, & workmanship (The subject was built by Landstar Homes whereas Comparable Sale Nos. 1 & 4 were constructed by Highland Homes and are considered to be superior to the subject in this regard.), condition (The subject is assumed to be in C4 condition whereas Comparable Sale No. 1 has been recently remodeled primarily in the primary bath along with various other short-lived components warranting a downward adjustment for this factor.), bath count, gross living area, car storage, and amenities based on cross-pair analyses between the subject and the comparables along with analysis of recent sales of single-family dwellings in the subject market area. Each of the sales is given consideration in the final analysis. GLA adjustment: \$125.00/ft² based on cross-pair analyses between the subject and the comparables along with the principle of substitution and analysis of recent sales of single-family dwellings in the subject market area.

Site adjustments based on cross-pair analyses between the subject and the comparables along with analysis of recent land sales in the subject market area. The utility of sites varies, which in many cases, site size equalizes site utility. The comparable sales may be situated across what may be considered a significant geographic boundary with no negative effect on the valuation of the subject.

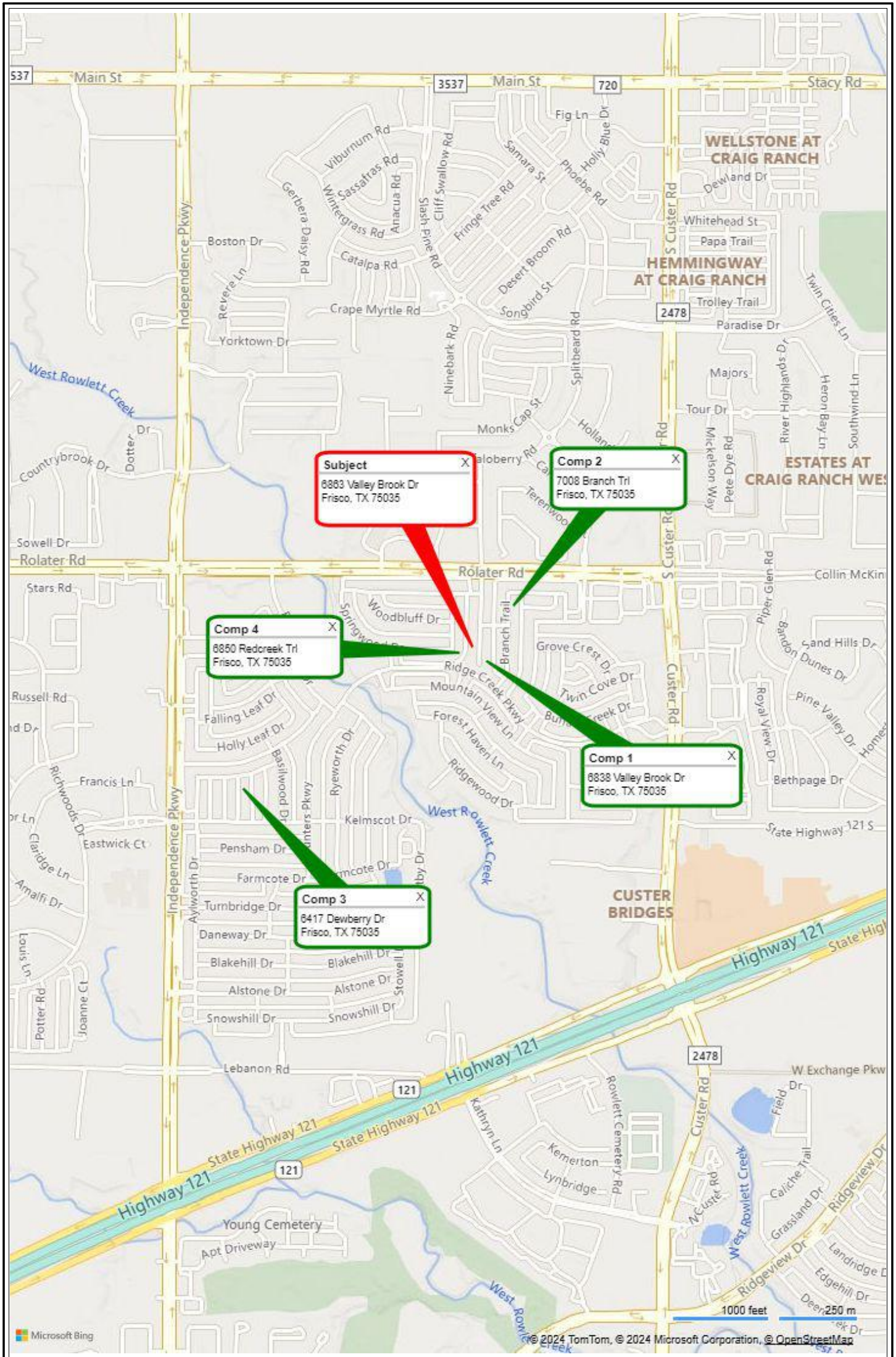
RECONCILIATION

The final value estimate is based on the Sales Comparison Approach, as that is a reasonable and supportable method to determine market value for this type of property. Each of the sales is given consideration in the final analysis. Primary weight in determining the estimated market value of the subject is placed upon Comparable Sale Nos. 1 being the most recent comparable sale used in this report and Comparable Sale No. 3 requiring the least adjustment. The remaining comparable sales are considered secondarily. The Cost Approach has not been included as it is deemed not practicable given the age of the subject albeit data for a Cost Approach was gathered which determined that the approach does not produce tenable results. The Income Approach was not utilized, as properties of this type are not typically bought and sold for their income-producing capabilities. Appraised value of the subject is less than the predominant value stated on Page 1. Similarly, a number of single-family homes in the subject's value range have recently sold in the subject neighborhood; no negative effect on value/marketability. No personal property was included in the valuation of the subject property.

John C. Rogers Company
LOCATION MAP ADDENDUM

File No. 24-0042
Loan No. 56854

Borrower Catamount Properties 2018 LLC
Property Address 6863 Valley Brook Dr
City Frisco County Collin State TX Zip Code 75035
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



John C. Rogers Company
SUBJECT PHOTO ADDENDUM

File No. 24-0042
Loan No. 56854

Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr

City Frisco County Collin State TX Zip Code 75035

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



SUBJECT
Front View



SUBJECT
Street Scene

Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr

City Frisco County Collin State TX Zip Code 75035

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



COMPARABLE SALE # 1
6838 Valley Brook Dr
Frisco, TX 75035



COMPARABLE SALE # 2
7008 Branch Trl
Frisco, TX 75035



COMPARABLE SALE # 3
6417 Dewberry Dr
Frisco, TX 75035

Borrower Catamount Properties 2018 LLC

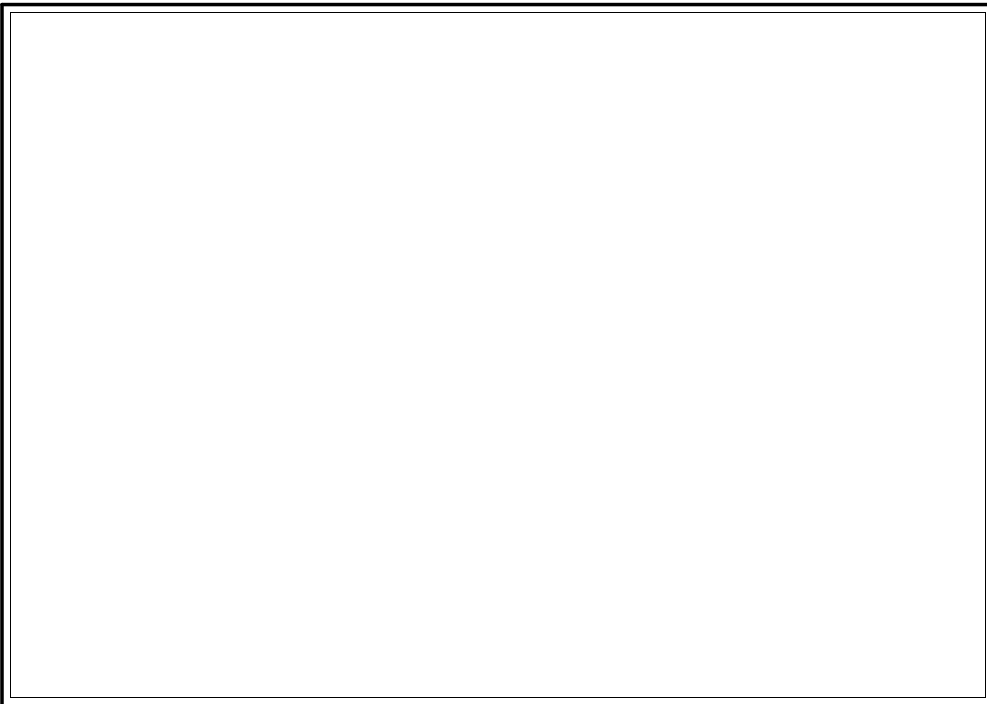
Property Address 6863 Valley Brook Dr

City Frisco County Collin State TX Zip Code 75035

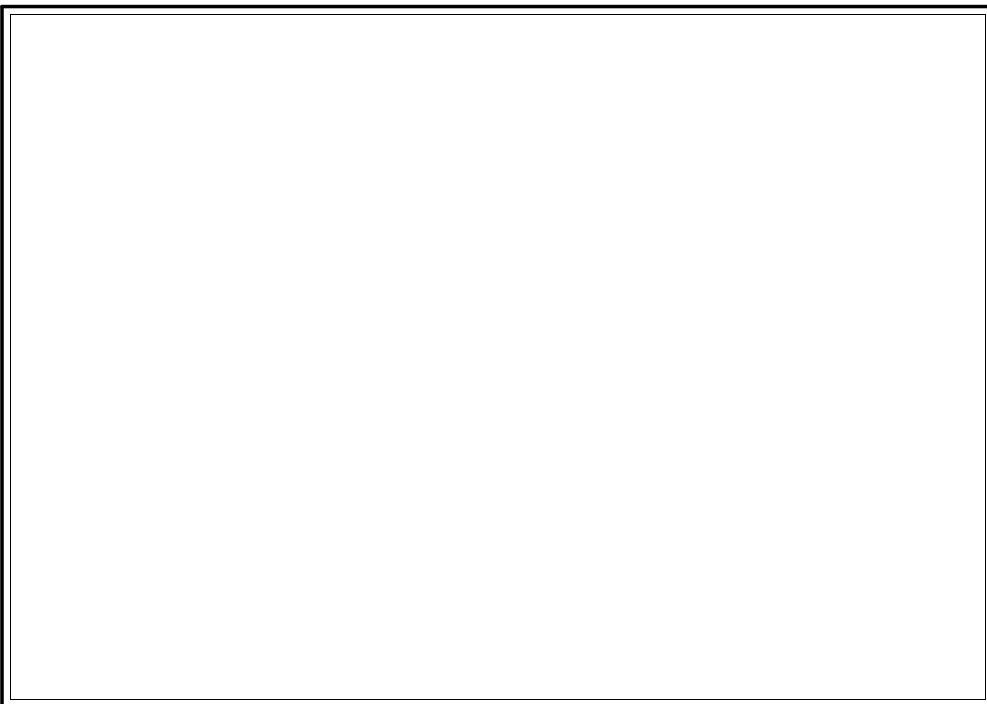
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



COMPARABLE SALE # 4
6850 Redcreek Trl
Frisco, TX 75035



COMPARABLE SALE # 5



COMPARABLE SALE # 6

John C. Rogers Company
AERIAL MAP ADDENDUM

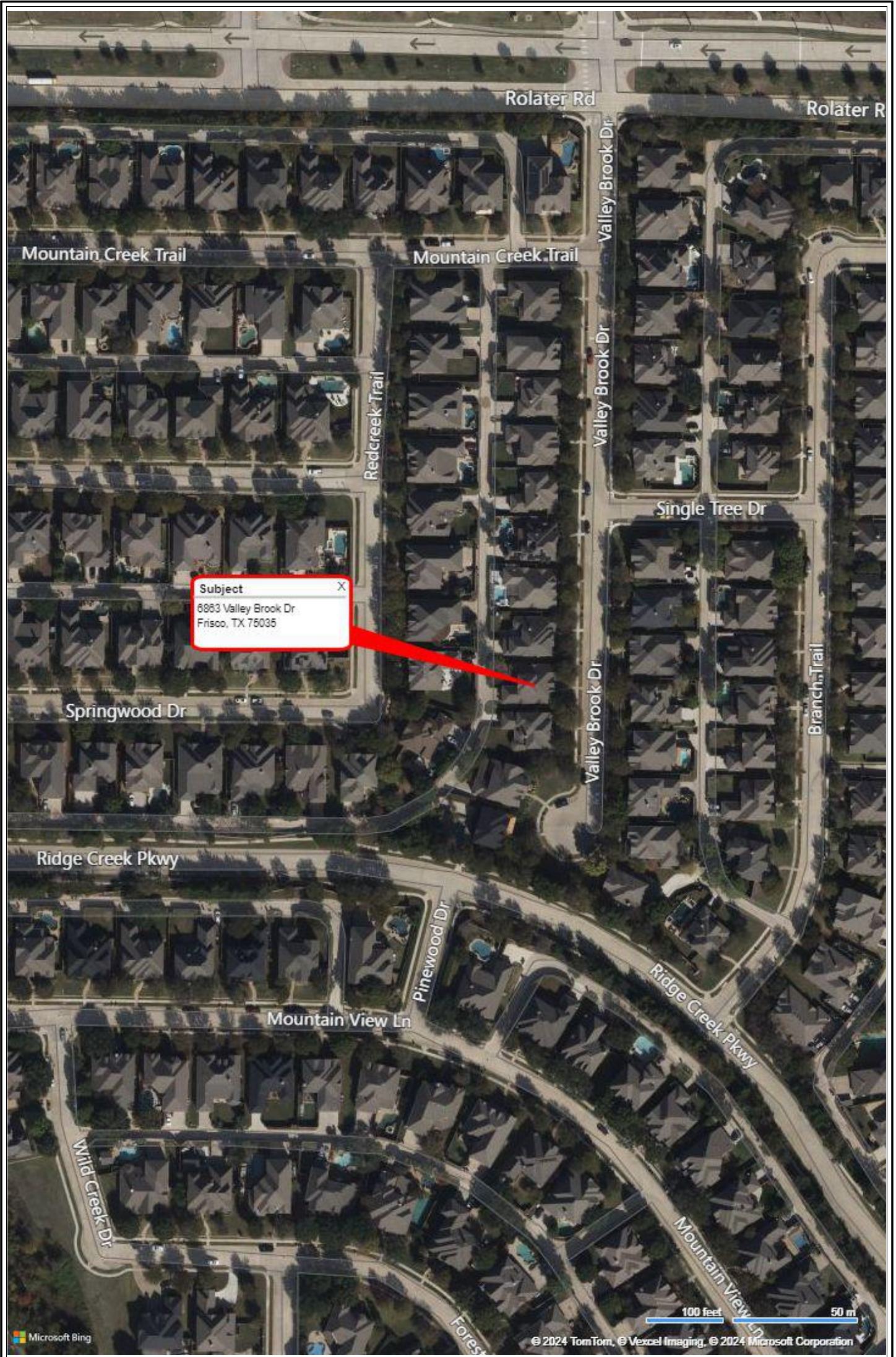
File No. 24-0042
Loan No. 56854

Borrower Catamount Properties 2018 LLC

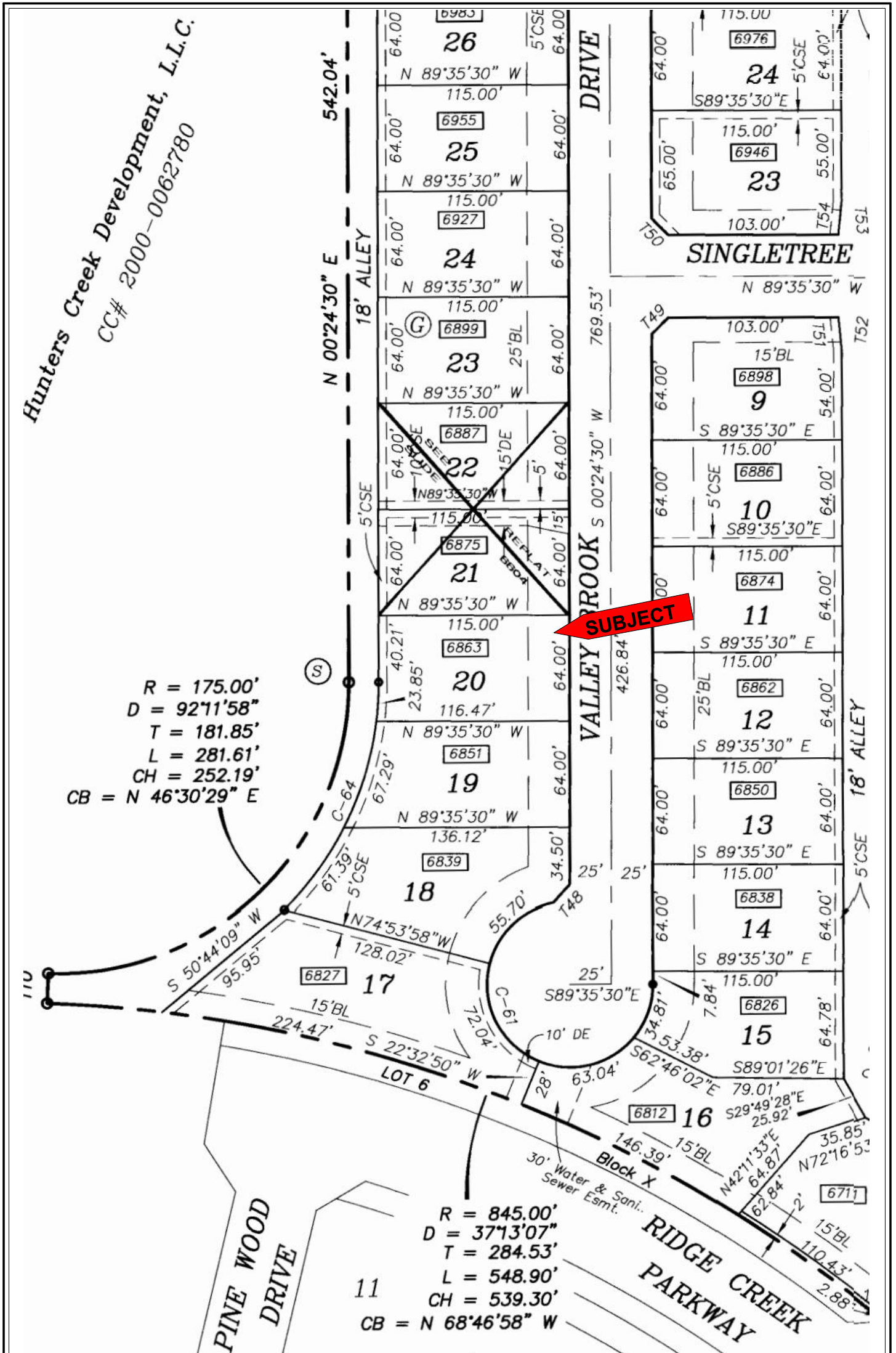
Property Address 6863 Valley Brook Dr

City Frisco County Collin State TX Zip Code 75035

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Borrower Catamount Properties 2018 LLC
 Property Address 6863 Valley Brook Dr
 City Frisco County Collin State TX Zip Code 75035
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278



Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 6863 Valley Brook Dr City Frisco State TX ZIP Code 75035

Borrower Catamount Properties 2018 LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form.

Inventory Analysis table with columns: Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend (Increasing, Stable, Declining). Rows include Total # of Comparable Sales, Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply.

Median Sales & List Price, DOM, Sale/List % table with columns: Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Median Comparable Sales Price, Median Comparable Sales Days on Market, Median Comparable List Price, Median Comparable Listings Days on Market, Median Sale Price as % of List Price.

Seller-(developer, builder, etc.) paid financial assistance prevalent? Yes No

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Financing is typically through conventional and FHA mortgages. Market conditions require no unusual seller participation regarding loan discounts, interest buydowns, or concessions.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information.

NTREIS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Market considered basically stable based on the above information which is an analysis of sales considered comparable to the subject whereas data in the Neighborhood section addresses the subject's market area as a whole.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Table for Condo/Co-op Projects with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

Are foreclosures sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature John C. Rogers, Jr. Appraiser Name John C. Rogers, Jr. Company Name John C. Rogers Company Company Address 5701 Turner Street, The Colony, TX 75056 State License/Certification # TX 1331717 R State TX Email Address johncrogersco@aol.com

Signature Supervisor Name Company Name Company Address State License/Certification # State Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO.OP PROJECTS

APPRAISER

APPRAISAL COMPLIANCE

File No. 24-0042
Loan No. 56854

Borrower/Client <u>Catamount Properties 2018 LLC</u>		Unit No. _____
Address <u>6863 Valley Brook Dr</u>		Zip Code <u>75035</u>
City <u>Frisco</u>	County <u>Collin</u>	State <u>TX</u>
Lender/Client <u>Wedgewood Inc</u>		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I **HAVE** made a personal inspection of the property that is the subject of this report.
- I have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: _____

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 32 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 10-70 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature *John C. Rogers, Jr.*
 Name John C. Rogers, Jr.
 Date of Signature 03/08/2024
 State Certification # TX 1331717 R
 or State License # _____
 State TX
 Expiration Date of Certification or License 12/31/2024
 Effective Date of Appraisal 03/07/2024

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior Only from street Interior and Exterior

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 24-0042
Loan No. 56854

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 24-0042
Loan No. 56854

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

**UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report**

File No. 24-0042
Loan No. 56854

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr


City Frisco County Collin State TX Zip Code 75035

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

Property Search

Property ID: 2129469 - Tax Year: 2024

General Information

Property ID	2129469
Property Status	Active
Geographic ID	R-4721-00G-0200-1
Property Type	Real
Property Address	6863 Valley Brook Dr Frisco, TX 75035
Total Land Area	n/a
Total Improvement Main Area	3,039 sq. ft.
Abstract/Subdivision	 Hunters Creek Phase 2
Primary State Code	A (Residential Single-family)
Legal Description	HUNTERS CREEK PHASE 2, BLK G, LOT 20

Owner Information

Owner ID	516426
Owner Name(s)	 Elston Gloria
Exemptions	None
Percent Ownership	100.00%
Mailing Address	6863 Valley Brook Dr Frisco, TX 75035-6847

2024 Value Information

Value information for Property ID 2129469 in the 2024 tax year is unavailable. Value information for prior years may be available in the Value History section below.

Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.432205 (2023 Rate)	Collin County Tax Office
GCN (Collin County)	0.149343 (2023 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2023 Rate)	Collin County Tax Office
SFR (Frisco ISD)	1.027500 (2023 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential		
State Code	A (Residential Single-family)		
Homesite	Yes		
Market Value			
Total Main Area	n/a		
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2001	2,571
2	AG - Attached Garage	2001	430
3	CP - Covered Porch/patio	2001	27
4	CP - Covered Porch/patio	2001	81
5	MA2 - Main Area 2nd Floor	2001	468

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single-family)
Homesite	Yes
Market Value	
Ag Use Value	n/a
Land Size	n/a

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$495,186	\$147,250	\$642,436	\$0	\$642,436	\$0	\$642,436
2022	\$439,603	\$133,000	\$572,603	\$0	\$572,603	\$110,117	\$462,486
2021	\$311,192	\$109,250	\$420,442	\$0	\$420,442	\$0	\$420,442
2020	\$312,376	\$95,000	\$407,376	\$0	\$407,376	\$0	\$407,376
2019	\$314,057	\$95,000	\$409,057	\$0	\$409,057	\$0	\$409,057

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
05/20/2002	ELSTON GLORIA	ELSTON GLORIA	124937	5244/7644
05/20/2002	LANDSTAR HOMES DALLAS LTD	ELSTON GLORIA		02-0082304/5185-5351
12/19/2001	HUNTERS CREEK DEVELOPMENT LLC	LANDSTAR HOMES DALLAS LTD		01-0168987/5075-0055

Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr

City Frisco

County

Collin

State TX

Zip Code

75035

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

Market Overview - 75035 - Frisco, TX

Closed Sales
135
5 years December average: 205 sales

Average Sales Price
\$619,373
5 years December average: \$527,900

Active listings
60
5 years January average: 142 listings

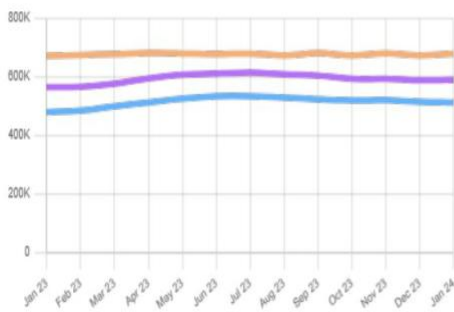
Days On Market
41 Avg
5 years January average: 53 days

Average sale \$/Sqft
\$170
5 years December average: \$149

Sale price to list price
98% Ratio
5 years January average: 98.2%

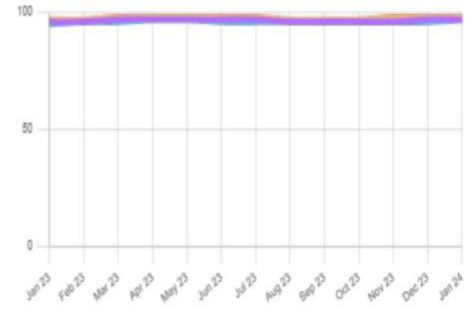
Average Sales Price

MLS Tax



Actual Current month - Jan 24
\$680,562
Actual Prior month - Dec 23
\$674,552 ↗ 0.9%
Same month prior year
\$673,654 ↗ 1.0%

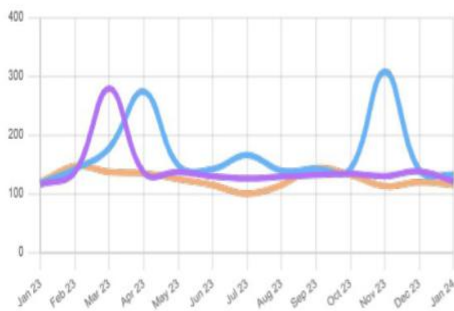
Average Sale to Original List Price Ratio



Actual Current month - Jan 24
98%
Actual Prior month - Dec 23
100% ↘ 2.04%
Same month prior year
98.2% ↘ 0.2%

Average Price per Square Foot

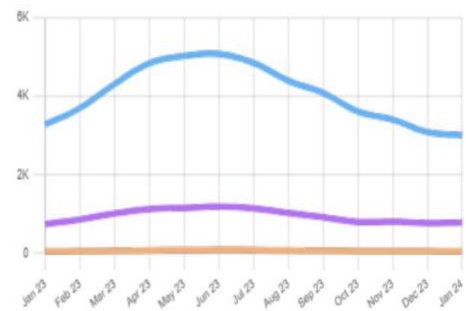
MLS Tax



Actual Current month - Jan 24
\$116
Actual Prior month - Dec 23
\$121 ↘ 4.3%
Same month prior year
\$121 ↘ 4.3%

Number of sales

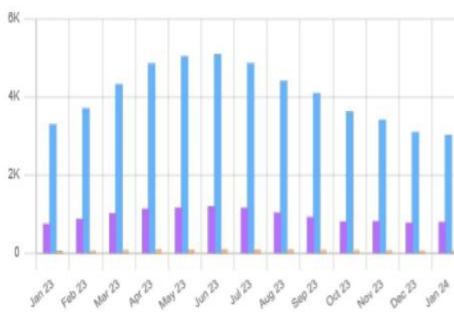
MLS Tax



Actual Current month - Jan 24
52
Actual Prior month - Dec 23
53.0 ↘ 1.9%
Same month prior year
47.0 ↗ 9.6%

Change in Sales Activity

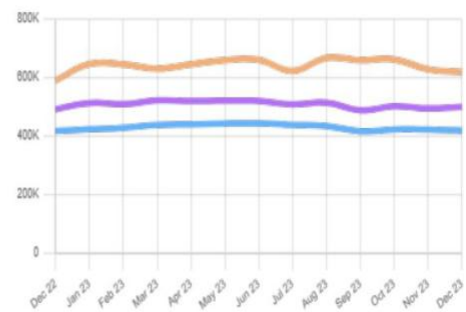
MLS Tax



Actual Current month - Jan 24
52
Actual Prior month - Dec 23
53.0 ↘ 1.9%
Same month prior year
47.0 ↗ 9.6%

Average Sales Price

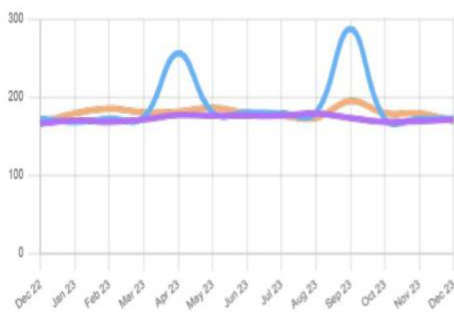
MLS Tax



Actual Current month - Dec 23
\$619,373
Actual Prior month - Nov 23
\$629,212 ↘ 1.6%
Same month prior year
\$590,841 ↗ 4.6%

Average Price per Square Foot

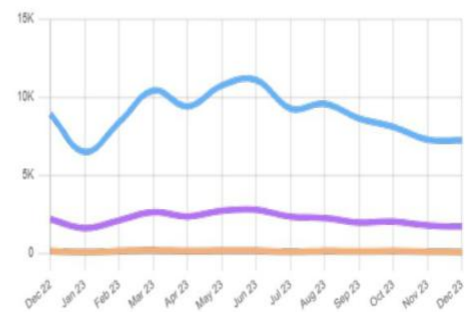
MLS Tax



Actual Current month - Dec 23
\$170
Actual Prior month - Nov 23
\$180 ↘ 6.4%
Same month prior year
\$167 ↗ 1.7%

Number of sales

MLS Tax



Actual Current month - Dec 23
135
Actual Prior month - Nov 23
163.0 ↘ 20.7%
Same month prior year
190.0 ↘ 40.7%

Borrower Catamount Properties 2018 LLC

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City Frisco

County

Collin

State TX

Zip Code

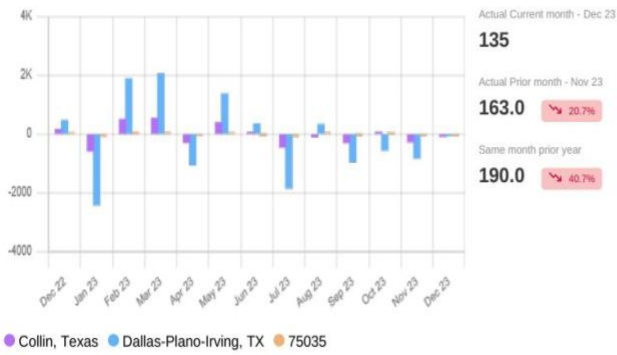
75035

Lender/Client Wedgewood Inc

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Change in Sales Activity

MLS Tax



Borrower Catamount Properties 2018 LLC

Property Address 6863 Valley Brook Dr

City Frisco

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Zip Code

75035

Lender/Client Wedgewood Inc

Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278

Accelerant National Insurance Company

(A Stock Company)

400 Northridge Road, Suite 800

Sandy Springs, GA 30350

**REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL105670-00

Renewal of: New

1. Named Insured: John C Rogers

2. Address: 5701 Turner St
The Colony, TX 75056

3. Policy Period: From: November 1, 2023 To: November 1, 2024
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

4. Limit of Liability:	Each Claim	Policy Aggregate
Damages Limit of Liability	4A. \$ 1,000,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 1,000,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. Policy Premium: \$ 714

7. Retroactive Date: November 1, 2022

8. Notice to Company: Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC – appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: October 13, 2023

By:



Authorized Representative

Appraiser License Certificate



Certified Residential Real Estate Appraiser

Appraiser: **John Crawford Rogers JR**

License #: **TX 1331717 R**

License Expires: **12/31/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Chelsea Buchholtz
Commissioner