

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	4201 Buckeye Street, Fort Worth, TEXAS 76137	Order ID	9234118	Property ID	35232598
Inspection Date	03/26/2024	Date of Report	03/26/2024		
Loan Number	56876	APN	02994674		
Borrower Name	Catamount Properties 2018 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	3.25_BPO	Tracking ID 1	3.25_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	JAMES ROBERT MAXWELL	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	\$1,930	
Assessed Value	\$302,103	
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: \$217,000 High: \$429,500	
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	4201 Buckeye Street	4009 Longstraw Dr	3913 Longstraw Dr	4008 Buckwheat St
City, State	Fort Worth, TEXAS	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.67 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$249,900	\$339,000
List Price \$	--	\$260,000	\$239,900	\$339,000
Original List Date		08/30/2023	02/02/2024	12/07/2023
DOM · Cumulative DOM	-- · --	175 · 209	53 · 53	110 · 110
Age (# of years)	44	47	41	46
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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,057	1,808	1,907	1,950
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Carport 1 Car	None	Carport 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	0.23 acres	0.20 acres	0.18 acres	0.17 acres
Other	--	--	--	Covered Patio, Porch

* 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: Welcome Home! Nestled in a well-established neighborhood within the highly sought-after Keller ISD, this charming home offers three bedrooms and two bathrooms on a single level, accentuated by an inviting open floor plan. The neutral color palette throughout creates a versatile canvas for your personal touch. The modern eat-in kitchen boasts painted cabinets, a subway tile backsplash, and sleek stainless steel appliances, seamlessly connected to the living room featuring an enchanting brick fireplace. The primary bedroom is a retreat, complete with a private ensuite adorned with stylish gray accents. Outside, the spacious backyard provides ample room for both entertaining and leisure activities, making it a perfect setting for your enjoyment. Some notable updates include New HVAC 2022, Water Softening System 2022, Shed 2022, Windows and Sliding Back Door 2022.
- 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 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: BRING ALL CASH OFFERS! PRICE REDUCTION! Blank canvas to make this the perfect lease home or multi-generational home. Former builder's model, the garage area was never converted to a garage, but kept as over 400 sq ft of flex space. Perfect space for a tenant as it has it's own entry from the outside and is heated and cooled. Three spacious bedrooms and split master suite. Open concept kitchen overlooking the large living and dining. Full brick fireplace and amazing retro blue carpet! Recently gutted attic and new insulation installed along with roof vents and duct work. Corner lot with side driveway to carport. Offer instructions, foundation pier diagram and survey in the transaction desk for your review. Sprinkler system included. Buyer to verify all information. Listing Broker is also part owner of the property. Walking distance to the newly rebuilt Parkview Elementary. Looking for Cash buyer as home has evidence of foundation settling. As-Is sale.
- 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: Charming home with great design. This one-story home is perfect for family who enjoy outdoor. Cozy, contemporary design, with freshly new paint, granite counter, brand new bathrooms, and vaulted living room with spacious space, 4-bedroom, 2 bath, 2 car garage, and oversized covered patio. Good back yard with covered patio to enjoy the summer BBQ and kids play in the backyard.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4201 Buckeye Street	7013 Silver Sage Drive	4009 Juneberry Street	7317 Catbrier Ct
City, State	Fort Worth, TEXAS	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.42 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$244,900	\$379,900
List Price \$	--	\$280,000	\$239,900	\$310,000
Sale Price \$	--	\$260,000	\$230,000	\$310,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	02/08/2024	12/14/2023	01/29/2024
DOM · Cumulative DOM	-- · --	69 · 90	10 · 24	96 · 127
Age (# of years)	44	41	46	45
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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,057	1,914	1,739	2,031
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2 · 1
Total Room #	7	8	7	8
Garage (Style/Stalls)	Carport 1 Car	None	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	0.23 acres	0.19 acres	0.13 acres	0.16 acres
Other	--	Covered Patio, Porch, Rain Gutters, RV, Boat P	Storage	Patio
Net Adjustment	--	\$0	\$0	-\$45,000
Adjusted Price	--	\$260,000	\$230,000	\$265,000

* 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: Discover the charm of this home with 1,914 square feet of living space, built in 1983 and priced at \$300,000. This inviting single-story residence occupies a generous corner lot in Fort Worth. The converted garage adds a spacious 4th bedroom, compensating for the lack of a garage with ample driveway parking and a gated secondary pad perfect for boats, RVs, or extra vehicles. The main living room boasts a brick wood-burning fireplace and vaulted ceilings, complemented by bright tile flooring throughout. The primary bedroom features an en suite, and the large kitchen is equipped with a breakfast bar, granite countertops, and a sizable casual dining area. Step outside to an expansive covered back patio, an ideal venue for entertaining or enjoying outdoor meals. The fully fenced backyard ensures privacy for both humans and pets, along with a storage shed completes this lovely package. Embrace comfort and practicality in this Fort Worth gem
- 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: Ready for your next project? This house needs a little of everything to bring it back to life, but the bones are great. Ideal for investors looking for their next buy and hold. Will make a great investment property. Sellers are investors and have never seen the property. Property is priced below market to reflect needed updates. Buyers to perform their own due diligence. Sold AS-IS.
- Sold 3** -45000 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: Beautiful four bedroom two and half bath in cul-da-sac. Home features nice open floorplan with great entertaining space. Home has wet bar, dry bar, two living areas, two dining areas, new appliances, new granite counter tops, new carpet, new floors, new paint, new lighting fixtures etc. Home has been completely remodeled and gorgeous inside. Area where home is located is close to shopping and plenty of entertainment.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the subject property.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,900	\$260,900
Sales Price	\$260,000	\$260,000
30 Day Price	\$255,000	--
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 Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 4009 Longstraw Dr
Fort Worth, TX 76137



Front

L2 3913 Longstraw Dr
Fort Worth, TX 76137



Front

L3 4008 Buckwheat St
Fort Worth, TX 76137



Front

Sales Photos

S1 7013 Silver Sage Drive
Fort Worth, TX 76137



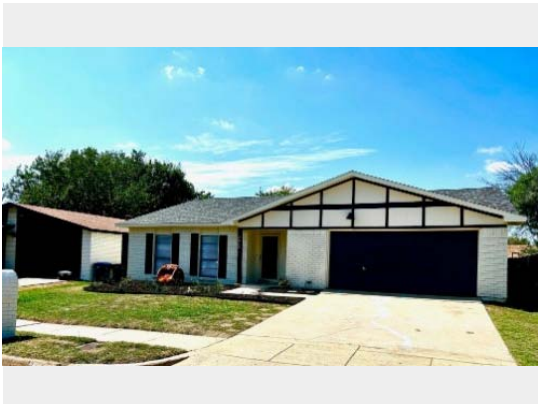
Front

S2 4009 Juneberry Street
Fort Worth, TX 76137



Front

S3 7317 Catbrier Ct
Fort Worth, TX 76137



Front

ClearMaps Addendum

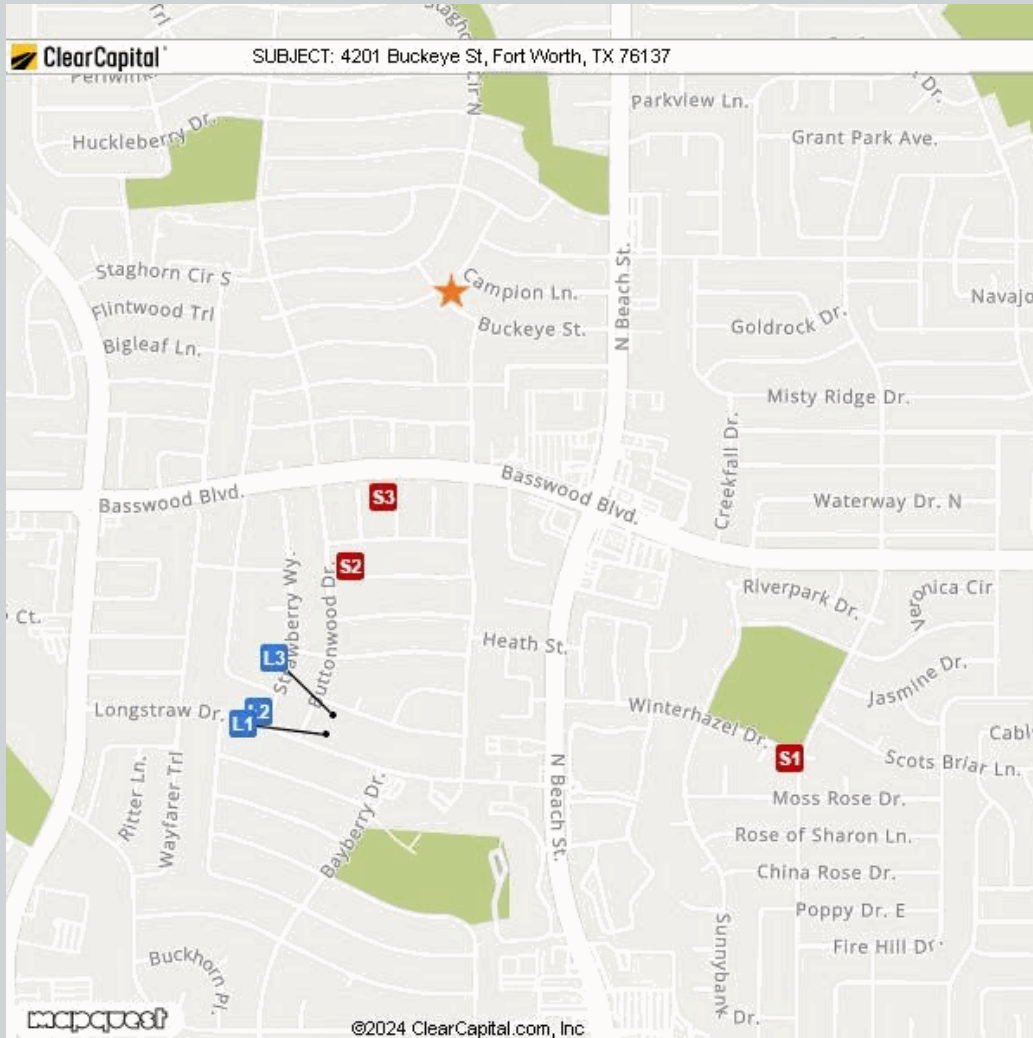
Address ★ 4201 Buckeye Street, Fort Worth, TEXAS 76137

Loan Number 56876

Suggested List \$260,900

Suggested Repaired \$260,900

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4201 Buckeye Street, Fort Worth, Texas 76137	--	Parcel Match
L1 Listing 1	4009 Longstraw Dr, Fort Worth, TX 76137	0.66 Miles ¹	Parcel Match
L2 Listing 2	3913 Longstraw Dr, Fort Worth, TX 76137	0.67 Miles ¹	Parcel Match
L3 Listing 3	4008 Buckwheat St, Fort Worth, TX 76137	0.63 Miles ¹	Parcel Match
S1 Sold 1	7013 Silver Sage Drive, Fort Worth, TX 76137	0.83 Miles ¹	Parcel Match
S2 Sold 2	4009 Juneberry Street, Fort Worth, TX 76137	0.42 Miles ¹	Parcel Match
S3 Sold 3	7317 Catbrier Ct, Fort Worth, TX 76137	0.31 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	13.16 miles	Date Signed	03/26/2024

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.