

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	2122 S Fountain Valley Dr, Missouri City, TX 77459	<b>Order ID</b>	9353291	<b>Property ID</b>	35426341
<b>Inspection Date</b>	05/23/2024	<b>Date of Report</b>	05/23/2024		
<b>Loan Number</b>	57569	<b>APN</b>	5907000391300907		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fort Bend		

Tracking IDs					
<b>Order Tracking ID</b>	5.20_BPO	<b>Tracking ID 1</b>	5.20_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	JOHN M STURROCK	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,321	The subject appears in average condition from the exterior. There are no negative external circumstances observed that may affect the subject marketability or value.	
<b>Assessed Value</b>	\$307,560		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Quail Valley Fund 281-499-8371		
<b>Association Fees</b>	\$452 / Year (Pool,Landscaping)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The Neighborhood Boundaries are bounded on the North by Turtle Creek Dr, on the South by Glenn Lakes Ln, on the East by Mission Valley Dr, and on the West by Kiamesha Dr. The neighborhood market remained stable for the last six months. Demand and supply are in balance and seller concessions are typical in the neighborhood market. REO listings and REO sales have been decreased for the last six months in the neighborhood market.	
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$520,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2122 S Fountain Valley Dr	4007 W Valley Drive	2934 Cypress Point Drive	2203 Heatherwood Drive
<b>City, State</b>	Missouri City, TX	Missouri City, TX	Missouri City, TX	Missouri City, TX
<b>Zip Code</b>	77459	77459	77459	77489
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	0.60 <sup>1</sup>	2.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,990	\$280,000	\$309,500
<b>List Price \$</b>	--	\$279,990	\$280,000	\$309,500
<b>Original List Date</b>		05/20/2024	03/31/2024	03/17/2024
<b>DOM · Cumulative DOM</b>	-- · --	1 · 3	8 · 53	65 · 67
<b>Age (# of years)</b>	49	44	51	25
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Golf Course	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
<b>View</b>	Beneficial ; Golf Course	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,166	2,848	2,570	2,788
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.22 acres	.31 acres	.24 acres	.17 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

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

- Listing 1** L1 living square footage is smaller than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Listing 2** L2 living square footage is smaller than the subject. It appears in average condition from the exterior. The property is option pending. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Listing 3** L3 is extended more than 1 mile to the subject. It is more than 5 years difference to the subject. It is used due to lack of inventory in the area. Its living square footage is smaller than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2122 S Fountain Valley Dr	3315 Point Clear Drive	2218 Mountshire Drive	1247 Mountain Lake Drive
<b>City, State</b>	Missouri City, TX	Missouri City, TX	Missouri City, TX	Missouri City, TX
<b>Zip Code</b>	77459	77459	77489	77459
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	2.17 <sup>1</sup>	2.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$249,900	\$299,999	\$390,000
<b>List Price \$</b>	--	\$249,900	\$290,000	\$369,000
<b>Sale Price \$</b>	--	\$220,000	\$282,500	\$320,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	01/13/2024	04/15/2024	02/26/2024
<b>DOM · Cumulative DOM</b>	-- · --	0 · 22	122 · 109	125 · 181
<b>Age (# of years)</b>	49	49	24	34
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,166	2,829	2,802	3,237
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	Spa - Yes
<b>Lot Size</b>	0.22 acres	.20 acres	.17 acres	.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$3,707	-\$12,996	-\$9,781
<b>Adjusted Price</b>	--	\$223,707	\$269,504	\$310,219

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** S1 closed date is extended more than 3 months attributable to lack of recent similar sales in the area. Its living square footage is smaller than the subject. It appears in average condition from the exterior.
- Sold 2** S2 is extended more than 1 mile to subject. It is more than 5 years difference to the subject. It is used to lack of recent similar sales in the area. Its living square footage is smaller than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Sold 3** S3 is extended more than 1 mile to subject. It is more than 5 years difference to the subject. It is used due to lack of recent similar sales in the area. Its living square footage is larger than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The property was sold once in the last 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		0					
<b># of Sales in Previous 12 Months</b>		1					
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
04/19/2024	\$315,000	05/06/2024	\$300,000	Sold	05/17/2024	\$275,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$285,000	\$285,000
<b>Sales Price</b>	\$280,000	\$280,000
<b>30 Day Price</b>	\$275,000	--
<b>Comments Regarding Pricing Strategy</b>		
The value as of today is \$280,000. The typical marketing time is 78 days. The subject is within 2 miles of Highway Six. In the subject market, home value ranges from \$90,000 to \$520,000. The median home value in the subject neighborhood is \$225,000. The subject is conforming to the neighborhood. There are no comparable listings in the subject same immediate subdivision.		

## 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



Street



## Listing Photos

**L1** 4007 W Valley Drive  
Missouri City, TX 77459



Front

**L2** 2934 Cypress Point Drive  
Missouri City, TX 77459



Front

**L3** 2203 Heatherwood Drive  
Missouri City, TX 77489



Front

## Sales Photos

**S1** 3315 Point Clear Drive  
Missouri City, TX 77459



Front

**S2** 2218 Mountshire Drive  
Missouri City, TX 77489



Front

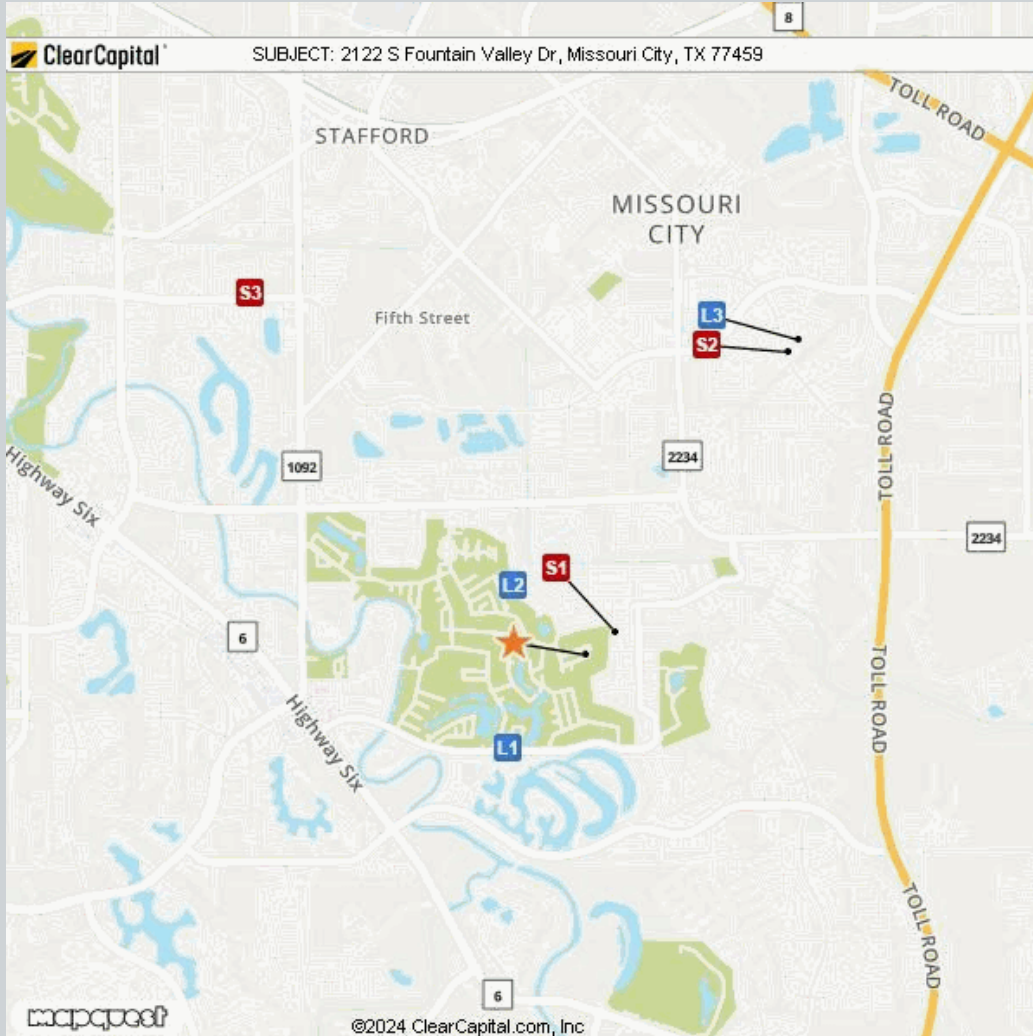
**S3** 1247 Mountain Lake Drive  
Missouri City, TX 77459



Front

## ClearMaps Addendum

**Address** ★ 2122 S Fountain Valley Dr, Missouri City, TX 77459  
**Loan Number** 57569      **Suggested List** \$285,000      **Suggested Repaired** \$285,000      **Sale** \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2122 S Fountain Valley Dr, Missouri City, TX 77459	--	Parcel Match
L1 Listing 1	4007 W Valley Drive, Missouri City, TX 77459	0.73 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2934 Cypress Point Drive, Missouri City, TX 77459	0.60 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2203 Heatherwood Drive, Missouri City, TX 77489	2.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3315 Point Clear Drive, Missouri City, TX 77459	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2218 Mountshire Drive, Missouri City, TX 77489	2.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1247 Mountain Lake Drive, Missouri City, TX 77459	2.94 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.



## Broker Information

<b>Broker Name</b>	Larry Nguyen	<b>Company/Brokerage</b>	N/A
<b>License No</b>	451788	<b>Address</b>	16443 Beewood Glen Dr Sugar Land TX 77498
<b>License Expiration</b>	04/30/2026	<b>License State</b>	TX
<b>Phone</b>	7135039444	<b>Email</b>	2005.larry@gmail.com
<b>Broker Distance to Subject</b>	9.71 miles	<b>Date Signed</b>	05/23/2024

*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.**