

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>	1250 Cedar Circle, Cedar Hill, TX 75104	<b>Order ID</b>	9384086	<b>Property ID</b>	35495631
<b>Inspection Date</b>	06/04/2024	<b>Date of Report</b>	06/05/2024		
<b>Loan Number</b>	57603	<b>APN</b>	16043500000130000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Dallas		

Tracking IDs					
<b>Order Tracking ID</b>	6.4_bpo	<b>Tracking ID 1</b>	6.4_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	HELEN N SHIPMAN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$7,305	Condition could not be determined; subject was not visible from the street.	
<b>Assessed Value</b>	\$314,260		
<b>Zoning Classification</b>	Residential AA1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Unknown, subject is not visible from the street.)			
<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>	No		
<b>Visible From Street</b>	Not Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The general appearance of the neighborhood is good, the typical home appears to be adequately maintained. No boarded up or abandoned homes were observed. Schools, shopping, medical facilities and other neighborhood amenities are nearby. No adverse external conditions are known that may or may not impact the values. REO activity is not a factor.	
<b>Sales Prices in this Neighborhood</b>	Low: \$215,000 High: \$460,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1250 Cedar Circle	418 Willowbrook Drive	1516 Shields Avenue	1211 Rock Springs Road
<b>City, State</b>	Cedar Hill, TX	Duncanville, TX	Cedar Hill, TX	Duncanville, TX
<b>Zip Code</b>	75104	75116	75104	75137
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.47 <sup>1</sup>	0.89 <sup>1</sup>	1.66 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$390,000	\$569,000	\$550,000
<b>List Price \$</b>	--	\$390,000	\$499,900	\$550,000
<b>Original List Date</b>		05/28/2024	04/11/2024	03/30/2024
<b>DOM · Cumulative DOM</b>	-- · --	7 · 8	54 · 55	65 · 67
<b>Age (# of years)</b>	51	46	64	51
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Woods	Neutral ; Residential	Neutral ; Woods	Neutral ; Residential
<b>Style/Design</b>	1 Story Detached	1 Story Detached	1 Story Detached	1 Story Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,013	2,992	2,743	3,799
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 3 · 1	4 · 2 · 1	5 · 3
<b>Total Room #</b>	8	9	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 3 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	--	--
<b>Lot Size</b>	0.996 acres	1.074 acres	2.46 acres	1.254 acres
<b>Other</b>	Central HVAC, Fireplace	Central HVAC, Fireplace	Central HVAC, Fireplace, Fence	Central , Fireplace, Fence Patio, Porch

\* Listing 1 is the most comparable listing to the subject.

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

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

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

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

**Listing 1** Although this listing is a more recent vintage and larger GLA, it is most aligned to the subject with regards to the price conclusion. Per the MLS it is active.

**Listing 2** This listing is different from the subject with regards to the vintage and GLA but is similar with regards to the style, construction type and other physical attributes. Per the MLS it is active option.

**Listing 3** This listing is different from the subject with regards to the vintage and GLA but is similar with regards to the style, construction type and other physical attributes. Per the MLS it is pending, contract date 05/22/2024

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1250 Cedar Circle	931 Brookside Drive	1233 N Cedar Hill Road	1416 Horton Drive
<b>City, State</b>	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX
<b>Zip Code</b>	75104	75104	75104	75104
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.44 <sup>1</sup>	0.28 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$300,000	\$450,000	\$345,000
<b>List Price \$</b>	--	\$300,000	\$450,000	\$345,000
<b>Sale Price \$</b>	--	\$300,000	\$450,000	\$345,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	02/23/2024	02/16/2024	01/10/2024
<b>DOM · Cumulative DOM</b>	-- · --	13 · 43	4 · 31	30 · 62
<b>Age (# of years)</b>	51	35	45	38
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Residential
<b>View</b>	Beneficial ; Woods	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Detached	1 Story Detached	1 Story Detached	1 Story Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,013	1,779	2,052	2,358
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	7	7	87
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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
<b>Lot Size</b>	0.996 acres	0.290 acres	2.020 acres	0.226 acres
<b>Other</b>	Central HVAC, Fireplace	Central HVAC, Fireplace	Central HVAC, Fireplace, Patio, Porch	Central HVAC, Fireplace, Fence, Porch, Patio
<b>Net Adjustment</b>	--	+\$14,507	-\$44,500	-\$14,937
<b>Adjusted Price</b>	--	\$314,507	\$405,500	\$330,063

\* Sold 2 is the most comparable sale to the subject.

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

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

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

## Recent Sales - Cont.

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

- Sold 1** This comp is different from the subject with regards to the vintage and GLA but is similar with regards to the style, construction type and other physical attributes. Adjustments made for vintage -\$16,000; GLA + 9,828; lot size +\$20,678
- Sold 2** Overall, this comp is most aligned to the subject with regards to the vintage and GLA but most importantly the location and price conclusion. Adjustments made for vintage -\$6,000; garage stall -\$5,000; half bath -\$3,500; lot size -\$30,000
- Sold 3** This comp is different from the subject with regards to the vintage and GLA but is similar with regards to the style, construction type and other physical attributes. Adjustments made for -\$13,000; pool -\$10,000; GLA -\$14,490; lot size +\$22,553

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent listing history was found in the local MLS.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$397,000	\$397,000
<b>Sales Price</b>	\$397,000	\$397,000
<b>30 Day Price</b>	\$388,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Prices are based on the MLS Market Analysis Summary of sales and listings of similar properties in the search area within the previous 180-day period, due to the lack of turnover in the area the search area was expanded. Adjustments were made to compensate for the difference between the subject and comparable sales. All are the most recent and closet comparables that were found, all are similar to the subject with regards to the stye and construction type.</p>		

### Clear Capital Quality Assurance Comments Addendum

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

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 418 Willowbrook Drive  
Duncanville, TX 75116



Front

**L2** 1516 Shields Avenue  
Cedar Hill, TX 75104



Front

**L3** 1211 Rock Springs Road  
Duncanville, TX 75137



Front



## Sales Photos

**S1** 931 Brookside Drive  
Cedar Hill, TX 75104



Front

**S2** 1233 N Cedar Hill Road  
Cedar Hill, TX 75104



Front

**S3** 1416 Horton Drive  
Cedar Hill, TX 75104



Front

### ClearMaps Addendum

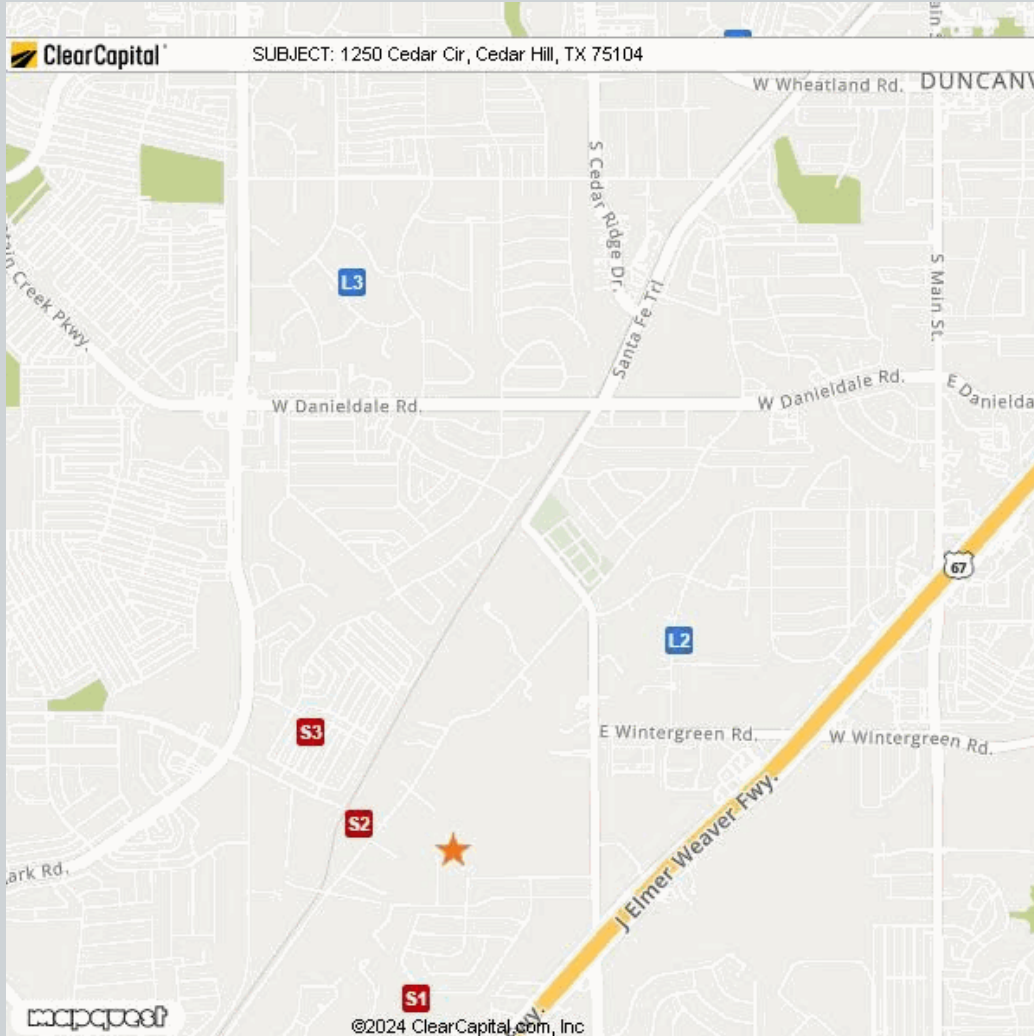
**Address** ★ 1250 Cedar Circle, Cedar Hill, TX 75104

**Loan Number** 57603

**Suggested List** \$397,000

**Suggested Repaired** \$397,000

**Sale** \$397,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1250 Cedar Circle, Cedar Hill, TX 75104	--	Parcel Match
L1 Listing 1	418 Willowbrook Drive, Duncanville, TX 75137	2.47 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1516 Shields Avenue, Cedar Hill, TX 75104	0.89 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1211 Rock Springs Road, Duncanville, TX 75137	1.66 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	931 Brookside Drive, Cedar Hill, TX 75104	0.44 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1233 N Cedar Hill Road, Cedar Hill, TX 75104	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1416 Horton Drive, Cedar Hill, TX 75104	0.53 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.

\*\*\* 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

<b>Broker Name</b>	Carl Marsh	<b>Company/Brokerage</b>	Mersal Realty
<b>License No</b>	462534	<b>Address</b>	447 McKinley Street Cedar Hill TX 75104
<b>License Expiration</b>	08/31/2024	<b>License State</b>	TX
<b>Phone</b>	4698433744	<b>Email</b>	hylus131@gmail.com
<b>Broker Distance to Subject</b>	1.81 miles	<b>Date Signed</b>	06/05/2024

*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.**