APPRAISAL OF REAL PROPERTY



LOCATED AT

6015 Yellow Rock Trl Dallas, TX 75248 PRESTONWOOD BLK 24/8189 LOT 14

FOR

Wedgewood Inc 2015 Manhatten Beach Blvd, Suite 100 Redondo Beach, CA 75248

OPINION OF VALUE

525,000

AS OF

06/08/2024

BY

Richard Alan Benefiel CR Appraisals 1301 Salado Pass Mckinney, TX 75072-3152 (765) 278-1410 crappraisalstexas@gmail.com

> Kand Jo Casfil Serial# BCFA1A50 esign.alamode.com/verify

		File No	^{).} 35513635
ower Catamount Properties 2	018 LLC		
6015 Yellow Rock Trl			
Dallas	County Dallas	State TX	Zip Code 75248
der Wedgewood Inc			
This report was prepared under the following	USPAP reporting option:		
		(0)	
Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-20	(d).	
Restricted Appraisal Report	This report was prepared in accordance with USPAP Standards Rule 2-2	(b).	
Reasonable Exposure Time			
-	ubject property at the market value stated in this report is:	60 days.	
		<u>00 days.</u>	
Additional Certifications			
I certify that, to the best of my knowledge and belie	i:		
I have NOT performed services, as an apprais	er or in any other capacity, regarding the property that is the subject of this re	eport within the	
three-year period immediately preceding acce			
	· •		
	r in another capacity, regarding the property that is the subject of this report \mathbf{v}	within the three-year	
period immediately preceding acceptance of t	his assignment. Those services are described in the comments below.		
- The statements of fact contained in this rep	ort are true and correct.		
•	sions are limited only by the reported assumptions and limiting cond	itions and are my personal, im	partial, and unbiased
professional analyses, opinions, and conclusion		, , ,	
	t or prospective interest in the property that is the subject of this repo	ort and no personal interest w	ith respect to the parties
involved.			
	nat is the subject of this report or the parties involved with this assigr	nment	
	contingent upon developing or reporting predetermined results.	intont.	
	ment is not contingent upon the development or reporting of a prede	termined value or direction in a	value that favore the equipe of
	attainment of a stipulated result, or the occurrence of a subsequent e		
	e developed, and this report has been prepared, in conformity with the	•	
		IE UTITUTITI Statiuarus UI FTUTE	ssiuliai Applaisai Flauliue liial
were in effect at the time this report was prepa			
,	ersonal inspection of the property that is the subject of this report.		
	significant real property appraisal assistance to the person(s) signin	g this certification (if there are	exceptions, the name of each
individual providing significant real property ap	praisal assistance is stated elsewhere in this report).		
Additional Comments			
The purpose of this appraisal is to p	ovide an opinion of market value as of the effective da	te for use of the client na	amed including internal
asset review and/or loan servicing (in	cluding default) by the client.		
The Scope of Work for this appraisa	l is defined per the scope of work statement included o	n Page 4 of the 2055 Fo	orm used for this
report.		5	
The appraiser has performed a visual	al exterior inspection of the subject, has viewed all the	comparable sales from t	he street.
	subject, the market area, and the comparable sales from		
services.			
The appraisal is prepared for the sol	e and exclusive use of the appraiser's client to assist w	vith internal asset review	and/or loan servicing
	re authorized to rely upon this report without the expres		-
(including deladit). No third parties a	e autionzed to rely upon this report without the expres	sseu whilen consent of t	ne applaisel.
The digital signatures in this report a	re duplicates of the original signature (s) and have not b	acon altered or abongod	in any way
	re duplicates of the original signature(s) and have not by	-	lli aliy way.
All photos in this report were taken b	y the appraiser unless specifically noted on the photo p	Jages.	
	day and experience to complete this security of	ity with the server ter	provision of LICDAD
	edge and experience to complete this report in conform		
	Received the requirements of Table XI § 323.4 Minimum a		e Financial Institution
Recovery and Enforcement	Act of 1989, (12 U.S.C.3331 et seq.), and any implement	enung regulations.	
PPRAISER:	SUPERVISORY APP	PRAISER: (only if required)	
$G \downarrow A$			
gnature: Kichad	Cont Del Hull		
gnature:			
me: Richard Alan Benefiel	Name:		
te Signed: 06/10/2024	Date Signed:		
ate Certification #:	State Certification #:		
State License #: 1350533	or State License #:		
ate: TX	State:		
	/31/2025 Expiration Date of Certificat	ion or License:	
fective Date of Appraisal: 06/08/2024	Supervisory Appraiser Insp	extion of Subject Property:	
30/00/2024		Exterior-only from Street	Reiner Abortal fil or
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Form ID14AP - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Appraisals SP

erior–Only Inspection Residential Appraisal Rep	ial Appraisal Report	Residential	/Inspection	rior-Only	۱
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57654

	Exterior-Only	y Inspection	Residential Apprais	sal Report	File #	57654 355136	35	
The purpose of this summary appraisal rep	oort is to provide the len	nder/client with an	accurate, and adequately	supported, opin	nion of the ma	000100	of the subj	ect property.
Property Address 6015 Yellow Rock T			^{City} Dallas		State	TX Z	ip Code 75	5248
Borrower Catamount Properties 2018		mer of Public Record	Reyes Ernest Li	iving Trust	County	/ Dallas		
	BLK 24/8189 LOT 14							
Assessor's Parcel # 00000820440260 Neighborhood Name Prestonwood	0000		Tax Year 2023 Map Reference 10		R.E. Ta	14	2,000	
Neighborhood Name Prestonwood Occupant Owner Tenant X Val	cant Sor	ecial Assessments \$	0	9124			136.06 per year	per month
Property Rights Appraised Fee Simple		ther (describe)	0					P.0.00000
Assignment Type Purchase Transaction	Refinance Transaction	X Other	(describe) Servicing					
Lender/Client Wedgewood Inc			Manhatten Beach B	lvd, Suite 10	0, Redondo B	each, CA		
Is the subject property currently offered for sale or has it b							es 🗙 No	
Report data source(s) used, offering price(s), and date(s).	Per Pul	blic Record an	d local MLS the subje	ect has not be	een listed or o	offered for	r sale in th	e prior
12 months.	for the subject purchase transaction	. Explain the results of	the analysis of the contract for sal	le or why the analysi	s was not			
performed.								
Contract Price \$ Date of Cont Is there any financial assistance (loan charges, sale conce If Yes, report the total dollar amount and describe the item			owner of public record?	Yes	No Data Sou	urce(s)		
Is there any financial assistance (loan charges, sale conce		tance, etc.) to be paid b	y any party on behalf of the borrov	wer?			Y Y	es 🗌 No
If Yes, report the total dollar amount and describe the item	is to be paid.							
Note: Race and the racial composition of the neighbor	hood are not appraisal factors.							
Neighborhood Characteristics		One-l	Jnit Housing Trends		One-Unit Ho	using	Present L	and Use %
Location Urban 🔀 Suburban	Rural Property Values			Declining	PRICE	-	One-Unit	65 %
Built-Up X Over 75% 25-75%	Under 25% Demand/Supply	· _ ·	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%
Growth 🗌 Rapid 🗙 Stable 🗌	Slow Marketing Time	e 🗙 Under 3 n	nths 3-6 mths	Over 6 mths	350 Low	24	Multi-Family	20 %
	n the North by Arapaho	o Rd, the East	by Hillcrest Rd, the S	South by	2,000 High		Commercial	10 %
Belt Line Rd, and the West by Prest					685 Pred.		Other	5 %
	t is located on the far n							
event centers, shopping, and recrea				acant and/or	developing la	nd with n	o adverse	effect
on the subject's value or marketabilit Market Conditions (including support for the above conclu		ee attached a						
	3	ee allacheu al						
Dimensions 69 X 112 X 64 X 112		Area 7436 sf	Shape	Mostly Rec	tangular	View N;F	Res;	
Specific Zoning Classification R-7.5(A)	7	Zoning Description	Single Family Resid					
			Single Family Resid	ucinital				
	conforming (Grandfathered Use)	No Zoi	ning 🔄 Illegal (describe)					
Zoning Compliance Kala Legal Legal Non Is the highest and best use of subject property as improve			ning 🔄 Illegal (describe)		Yes No	lf No, describ	e See	attached
Is the highest and best use of subject property as improve addenda.		pecifications) the preser	ning Illegal (describe) nt use?	X		lf No, describ	000	
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Form 2055 March 2005 Rendedbortastfil

Exterior-Only Inspection Residential Appraisal Report

57654

					,	spection neside					File #	3551	3635		
There are 15 comparable		currently		for sale		he subject neighborhoo			price	000,000		to \$		75,00	
There are 52 comparable		ie subje	ct neighb			he past twelve months	s rangi	-	ale pri		0			1,300,	
FEATURE	SUBJ	ECT				LE SALE # 1				LE SALE # 2				LE SALE	# 3
Address 6015 Yellow Rock				2 Hunte		•		Coppe				5 Yello			
Dallas, TX 75248 Proximity to Subject	}			as, TX 7		3		is, TX I		3		as, TX 		3	
Sale Price	\$		0.57	miles E	=	\$ 545,000		miles \$	5E	\$ 505.000	0.06 miles E		E	S	E05 000
Sale Price/Gross Liv. Area	\$	SQ.	.ft. \$	259.77	sa.ft.	\$		246.34	sa.ft.	\$ 505,000	s	265.39	a sa.ft.	*	595,000
Data Source(s)		- 1								97·DOM 4					OM 17
Verification Source(s)				NTREIS#20544503;DOM 43 NTREIS#20355497;DOM 4 NotYetRecorded/TexasPrmrTitle Realist/Doc#144992		,	NTREIS#			,					
VALUE ADJUSTMENTS	DESCRI	PTION		DESCRIPTION				ESCRIPTIO		+(-) \$ Adjustment		DESCRIPTI) \$ Adjustment
Sales or Financing			Arm	ArmLth			Arml	th			Arml	Lth			
Concessions			Con				Conv					v:3500			
Date of Sale/Time			s06/2	24;c05/	24		s07/2	23;c06/	23		s11/	23;c10	/23		
Location	N;Res;		N;Re	es;			N;Re	es;			N;Re	es;			
Leasehold/Fee Simple	Fee Sim	ole	Fee	Simple			Fee	Simple			Fee	Simple)		
Site	7436 sf		1011	5 sf		-2,679	7501	sf		0	9095	5 sf			0
View	N;Res;		N;Re	es;			N;Re	es;			N;Re	es;			
Design (Style)	DT1;Rar	ch		Ranch				Ranch				;Ranch	1		
Quality of Construction	Q4		Q4			-	Q4			-	Q4				
Actual Age Condition	46		53				44			0	46				00 750
Above Grade	C3 Total Bdrm	is. Bath	C3 s Total	Bdrms.	Baths	-13,620	C3 Total	Bdrms.	Baths		C3 Total	Bdrms.	Baths		-29,750
Room Count	6 3	-		3	2.0	0		3	2.0	0	-	3	2.0	-	
Gross Living Area	2,2			2,098		+5,670		2.050		+7,686		2,242			0
Basement & Finished	0sf	50 1	0sf	2,000		10,070	0sf	2,000		17,000	0sf	£,272		1	0
Rooms Below Grade															
Functional Utility	Average		Aver	age			Aver	age			Aver	age			
Heating/Cooling	FA/CA		FA/C				FA/C				FA/C				
Energy Efficient Items	Zoned		Zone				Zone				Zone				
Garage/Carport	2ga2dw		2ga2	2dw			2ga2	2dw			2ga2	2dw			
Porch/Patio/Deck	Prch/Pat	/Deck	CvP	ch/Stp		+1,500	CvPo	ch/CvP	at	0	CvP	ch/Pat			0
Fireplace/Fence	1FP/Fen	се	1FP/	Fence			1FP/	Fence				Fence			
Pool	None		None	е			None	9			None	e			
Net Adjustment (Total)			-	1. 5		¢	N			¢	-	1. •	_	¢	
Net Adjustment (Total) Adjusted Sale Price			Not A di] + 🔰	₹ -	\$\$		+		\$ 7,686			X -	¢	-29,750
			Net Adj Gross A	Vdi	1.7 [%] 4.3 [%]		Net Adj.		1.5 [%] 1.5 [%]	\$ 512,686	Net Adj		5.0 [%]	\$	565,250
of Comparables															
or comparableo	sale or transfer	history of t						uj.	1.5 ″	* 512,000	010337	Adj.	5.0 %	φ	303,230
or comparableo	sale or transfer	nistory of t				<u>535,871</u> rable sales. If not, explain	01055 P	iuj.	1.5 ~	* 512,000	010337	Adj.	5.0 %	Ψ	505,250
or comparableo	sale or transfer	nistory of t					01055 P	iuj.	1.3 ~	° 512,000		Adj.	5.0 %	φ	303,230
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		E	-	spection Reside			-	File #	35513635	
FEATURE		SUBJECT	COMPARAE	ILE SALE # 4	CO	MPARABLE	SALE # 5		COMPARABLE	SALE # 6
Address 6015 Yellow Roc	k Trl		15712 Wing Poi	nt Dr	15603 Rar	nchita D	r			
Dallas, TX 75248			Dallas, TX 7524	8	Dallas, TX	75248				
Proximity to Subject			0.23 miles N	1.	0.12 miles	N				
Sale Price	\$		A (1)	\$ 492,000		\$	565,000	•		\$
Sale Price/Gross Liv. Area	\$	sq.ft.	220.00		\$ 262.5			\$	sq.ft.	
Data Source(s)			NTREIS#20404		NTREIS#2		4;DOM 40			
Verification Source(s) VALUE ADJUSTMENTS		DESCRIPTION	Realist/Doc#691 DESCRIPTION		Realist/Pul DESCRIPTI		() C Adjustment	D	ESCRIPTION	· () C Adjustment
Sales or Financing		JESCRIPTION		+ (-) \$ Adjustment		IUN	+(-) \$ Adjustment	DI	ESURIPTION	+ (-) \$ Adjustment
Concessions			ArmLth		Listing					
Date of Sale/Time			Conv;0		A 11					
Location			s11/23;c10/23	. 20.000	Active					
Leasehold/Fee Simple	N;R		A;BsyRd;Comm	+30,000	Fee Simple					
Site	743	Simple	Fee Simple 5763 sf	0	6643 sf	e	0			
View	N;R		N;Res;	0	N;Res;		0			
Design (Style)		;Ranch	DT1;Ranch		DT1;Rancl	h				
Quality of Construction	Q4	,i tanon	Q4		Q4			Q4		
Actual Age	46		44	0	44		0	Q.I		
Condition	C3		C3		C3		-28,250			
Above Grade	Total	Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total	Bdrms. Baths	
Room Count	6	3 2.0	6 3 2.0		6 3	3.0	-10,000			
Gross Living Area		2,233 sq.ft.	2,177 ^{sq.ft}	. 0		-	0		sq.ft.	
Basement & Finished	0sf		0sf		0sf					
Rooms Below Grade										
Functional Utility	Ave	rage	Average		Average					
Heating/Cooling	FA/0		FA/CA		FA/CA					
Energy Efficient Items	Zon	ed	Zoned		Zoned					
Garage/Carport	2ga	2dw	2ga2dw		2ga2dw					
Porch/Patio/Deck	Prch	/Pat/Deck	CvPch/Pat	0	CvPch/Pat	t	0			
Fireplace/Fence	1FP	/Fence	2FP/Fence	-3,000	1FP/Fence	9				
Pool	Non	e	None		None					
						_		_		•
Net Adjustment (Total)			× + □ -	\$ 27,000		X - \$	-38,250			\$
Adjusted Sale Price			Net Adj. 5.5 %		Net Adj. Graes Adj	6.8 %		Net Adj.	* *	¢
of Comparables	voie -f	ha prior cela t	Gross Adj. 6.7 %			6.8 % \$		Gross A	dj. %	\$
Report the results of the research and anal	IYSIS OF									
ITEM		61				0			COMDAD	
ITEM		SL	JBJECT	COMPARABLE SAL	E# 4		OMPARABLE SALE # E	;	COMPAR	ABLE SALE # 6
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Freddie Mac Form 2055 March 2005

Form 2055UAD.(AC) - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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	E (not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and calculations.				wiow of colo	s of similar
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Freddie Mac Form 2055 March 2005

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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 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 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 OF 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 approximate the market'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 prosence 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 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 a newformental 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.

Form 2055 March 2005 Review Now Eastfil

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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 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.

Serial# BCFA1A50

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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 mortgage 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 factorial descentive the second vertices appraisal series appraisal se

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature KICHAO KON QUIMU	Signature
Name Richard Alan Benefiel	Name
Company Name CR Appraisals	Company Name
Company Address 1301 Salado Pass	Company Address
Mckinney, TX 75072-3152	
Telephone Number (765) 278-1410	Telephone Number
Email Address crappraisalstexas@gmail.com	Email Address
Date of Signature and Report 06/10/2024	Date of Signature
Effective Date of Appraisal 06/08/2024	State Certification #
State Certification #	or State License #
or State License # 1350533	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License <u>12/31/2025</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
6015 Yellow Rock Trl	Did inspect exterior of subject property from street
Dallas, TX 75248	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 525,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhatten Beach Blvd, Suite 100,	Date of Inspection
Redondo Beach, CA 75248	
Email Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 6 of 6

- ··· Form 2055 March 2005 Revnet How Gasyfil

Serial# BCFA1A50

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Borrower	Catamount Properties 2018 LLC							
Property Address	6015 Yellow Rock Trl							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							

AIR Certification:

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner in behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower or designated contact to make to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to vendor management.

Neighborhood Comments:

The subject is located in the development known as Prestonwood on the far north side of the city of Dallas. The neighborhood is made up of various style one and two story single family residential properties built between 1950 and 2000. The subject is compatible with other homes in the neighborhood. No negative influences were noted.

The subject is not located in a PUD and there are no mandatory HOA fees.

The subject is located less than a half mile from major thoroughfares providing easy access to major employment centers, educational facilities, event centers, shopping, and recreational facilities. There are no known or anticipated negative external factors effecting values or marketability in the described neighborhood.

· Exterior-Only: Neighborhood - Market Conditions

As noted on the attached 1004MC, market conditions are indicating mostly stable values over the prior 24 months. Marketing times for homes most similar to the subject are generally less than 60 days. Most homes in the market area are selling at or slightly below listing prices. Based on a review of MLS sales in the described neighborhood boundaries, the median sale price over the prior 12 months was \$685,000 (52 sales) and over the prior 12-24 months was \$686,500 (55 sales) indicating a stable market.

Exterior-Only: Site - Highest and Best Use

The highest and best use of the subject is determined as appropriate for the zoning as this is most appropriately supported, most financially feasible, and results on the highest value consideration of the subject.

Additional Features:

According to the appraiser's observation, old MLS listing, and public records, the subject has a covered front porch, rear wood deck, rear wood fence, rear alley, three bedrooms, two full baths and a two car attached garage with rear alley entry. The GLA found in public records and/or other available sources has been used and the condition of the interior of the home has been described per interior photos found in prior MLS and on-line. Equipment/Appliances noted are per the photos reviewed, prior MLS or other available source. The appraiser reserves the right to amend the report should any of this information be found to be inaccurate enough to have an effect on the outcome of the report.

NOTE: Extraordinary assumptions invoked in this report might have affected the assignment results. The appraiser reserves the right to amend the report if an extraordinary assumption is found to be false and could alter the appraiser's opinions or conclusions.

Sales Comparison Analysis - Summary of Sales Comparison Approach:

The appraiser's comparable search included all sales from within the described neighborhood boundaries and was narrowed to choose sales for comparison from the subject's immediate development and those sales that are most similar to the subject in overall market appeal. The appraisal contains 4 confirmed sales and one current active listing.

Time of sale adjustments are not warranted on sales with contract dates within 12 months prior to the appraisal date based on data noted in the Market Conditions comments.

Comp 4 is located between a busy road and commercial property. Review of similar sales in the market area going back 36 months indicates this to have an adverse affect on the market and marketability, therefore, an adjustment is made for inferior location based on matched paired sales analysis.

Based on MLS descriptions and photos as well as data available on other online sites, Comp 1 has had recent bath and interior paint updates and is adjusted .25% of the sale price for superior condition; Comps 3 and 5 have had recent updates to include kitchen, baths and flooring and are adjusted 10% of the sale price for superior condition. Condition adjustments are based on matched paired sales analysis of sales in the market area.

Other adjustments are based on group sales and matched paired sales analysis with site adjustments taken at \$1 per square foot for differences over 2000 square feet, bath count adjustments taken at \$10000 per full bath, and GLA adjustments taken at \$42 per square foot for differences over 100 square feet.

Comp 5 is the only active listing in the market area deemed appropriate for comparison on the grid, however, it shows current market activity, potential value, and supports the value conclusion.

Comp 1, the most recent closed sale, and Comp 2, requiring the least adjustment, are given the greatest weight in the conclusion of value with consideration given all the comparables.

Reconciliation and Final Value Conclusion:

The Sales Comparison Approach is the most relevant approach to determining value for this property. The Cost Approach and Income Approach have not been developed. The subject is 46 years old and the development of the Cost Approach would not provide accurate or reliable information. Rental properties are not predominant in the area, therefore, the Income Approach would not provide an accurate and relevant conclusion. The Sales Comparison Approach is deemed the most reliable and accurate approach for determining market value for the subject as of the effective date.

Predominant Value:

The subject's value is below the predominant values in the neighborhood due to mostly to age and GLA.



The purpose of this addendum is to provide the lender/client with a	rket Conditions Ad	aonaan to the rep	praiourrioport		File No.	35	513635		
	clear and accurate understanding	of the market trends and condition	ns prevalent in the subject		The No.	30	013035		
neighborhood. This is a required addendum for all appraisal reports	with an effective date on or after A	April 1, 2009.							
Property Address 6015 Yellow Rock Trl		^{City} Dallas		S	itate TX		ZIP Code 75	248	
Borrower Catamount Properties 2018 LLC									
Instructions: The appraiser must use the information required on thi			-	-					
housing trends and overall market conditions as reported in the Neig				xtent					
it is available and reliable and must provide analysis as indicated be									
explanation. It is recognized that not all data sources will be able to									
in the analysis. If data sources provide the required information as a	in average instead of the median, t	the appraiser should report the av	ailable figure and identify it as a	n					
average. Sales and listings must be properties that compete with the	e subject property, determined by	applying the criteria that would b	e used by a prospective buyer of	the					
subject property. The appraiser must explain any anomalies in the d		w construction, foreclosures, etc							
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			0)verall Trend		
Total # of Comparable Sales (Settled)	30	5	17		Increasing	X	Stable		Declining
Absorption Rate (Total Sales/Months)	5.00	1.67	5.67		Increasing	X	Stable		Declining
Total # of Comparable Active Listings	5	4	16		Declining		Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.0	2.4	2.8		Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			C)verall Trend		
Median Comparable Sale Price	613,250	735,000	685,000		Increasing	X	Stable		Declining
Median Comparable Sales Days on Market	10	53	6		Declining	X	Stable		Increasing
Median Comparable List Price	899,000	797,475	699,900		Increasing		Stable	X	Declining
Median Comparable Listings Days on Market	85	195	36		Declining	X	Stable		Increasing
Median Sale Price as % of List Price	98.99%	91.99%	97.87%		Increasing	X			Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	No No			Declining	X	Stable	T	Increasing
Explain in detail the seller concessions trends for the past 12 month	s (e.g., seller contributions increas	sed from 3% to 5%, increasing u	se of buydowns, closing costs, o	condo					
fees, options, etc.). Seller concessions are	e currently not a maic	or factor in the subied	ct's market area. The	ere ha	as been lit	tle to	o no char	nge i	n the
trends of seller contributions over the past									
Are foreclosure sales (REO sales) a factor in the market?	Yes 🗙 No	If yes, explain (including t	he trends in listings and sales of	foreclos	ed properties).				
REO sales are not a definitive factor in thi					. ,				
Cite data sources for above information.		- 4 - 1 4			D 1 E - + -	4 - 1 -	£		- +)
The	above information was			exas	Real Esta	te ir	normatio	n Sy	stem).
As Texas is a non-disclosure state, compl	ete sales information	is not available thro	ugn county records.						
Summarize the above information as support for your conclusions in	n the Neighborhood section of the	appraisal report form. If you use	d any additional information, suc	h ac					
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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

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 any 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. Its 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 is 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.

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 of 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 residence 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.

UAD Version 9/2011 (Updated 4/2012)

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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 to 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.

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Α	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
С	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
		-
BsyRd	Busy Road	Location Basement & Finished Rooms Below Grade
0	Other	
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
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
S	Settlement Date	Date of Sale/Time
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
W0	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ADDIEVIATION	Full Name	Fields where this Abbreviation way Appear

UAD Version 9/2011 (Updated 4/2012)

Round Abs Castfil Serial# BCFA1A50 esign.alamode.com/verify

Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	6015 Yellow Rock Trl							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Subject Front

6015 Yellow Rock Trl						
Sales Price						
Gross Living Area	2,233					
Total Rooms	6					
Total Bedrooms	3					
Total Bathrooms	2.0					
Location	N;Res;					
View	N;Res;					
Site	7436 sf					
Quality	Q4					
Age	46					





Subject Rear

Subject Street

Rend Aba Casiful Serial# BCFA1A50 esign.alamode.com/verify

Form PICPIX.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Photograph Addendum

Borrower	Catamount Properties 2018 LLC							
Property Address	6015 Yellow Rock Trl							
City	Dallas	County	Dallas	State	ТΧ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Additional Street View

Front Side View 1



Front Side View 2

Address Verification

Form PICSIX2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	6015 Yellow Rock Trl							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Comparable 1

6662 Hunters Ridge Dr						
Prox. to Subject	0.57 miles E					
Sale Price	545,000					
Gross Living Area	2,098					
Total Rooms	5					
Total Bedrooms	3					
Total Bathrooms	2.0					
Location	N;Res;					
View	N;Res;					
Site	10115 sf					
Quality	Q4					
Age	53					



Comparable 2

6220 Copperhill E)r
Prox. to Subject	0.29 miles SE
Sale Price	505,000
Gross Living Area	2,050
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7501 sf
Quality	Q4
Age	44



Comparable 3

6035 Yellow Rock Trl						
Prox. to Subject	0.06 miles E					
Sale Price	595,000					
Gross Living Area	2,242					
Total Rooms	6					
Total Bedrooms	3					
Total Bathrooms	2.0					
Location	N;Res;					
View	N;Res;					
Site	9095 sf					
Quality	Q4					
Age	46					

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	6015 Yellow Rock Trl							
City	Dallas	County	Dallas	State	ТΧ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Comparable 4

15712 Wing Poir	nt Dr
Prox. to Subject	0.23 miles N
Sale Price	492,000
Gross Living Area	2,177
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	A;BsyRd;Comm
View	N;Res;
Site	5763 sf
Quality	Q4
Age	44



Comparable 5

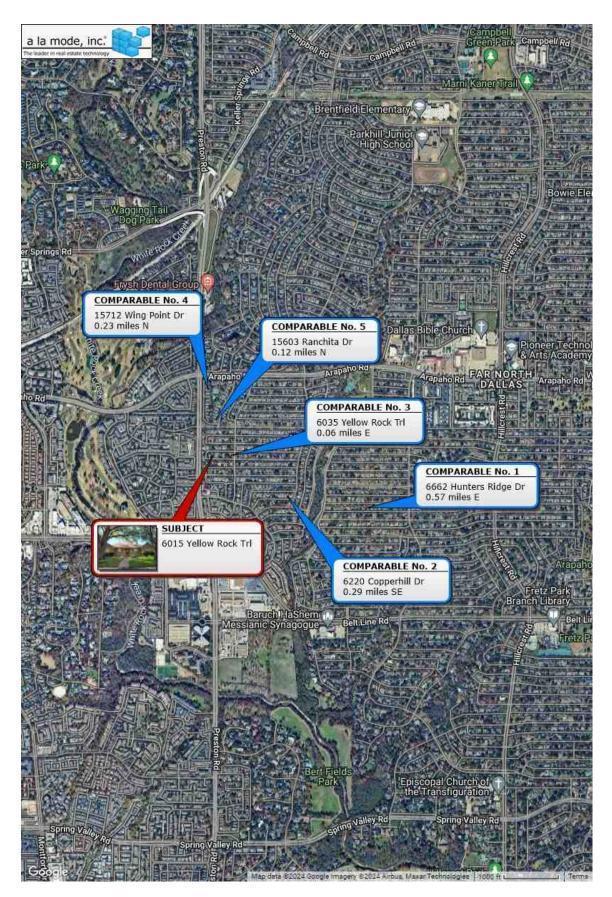
15603 Ranchita E	Dr
Prox. to Subject	0.12 miles N
Sale Price	565,000
Gross Living Area	2,152
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	6643 sf
Quality	Q4
Age	44

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	Q4
Age	

Location Map

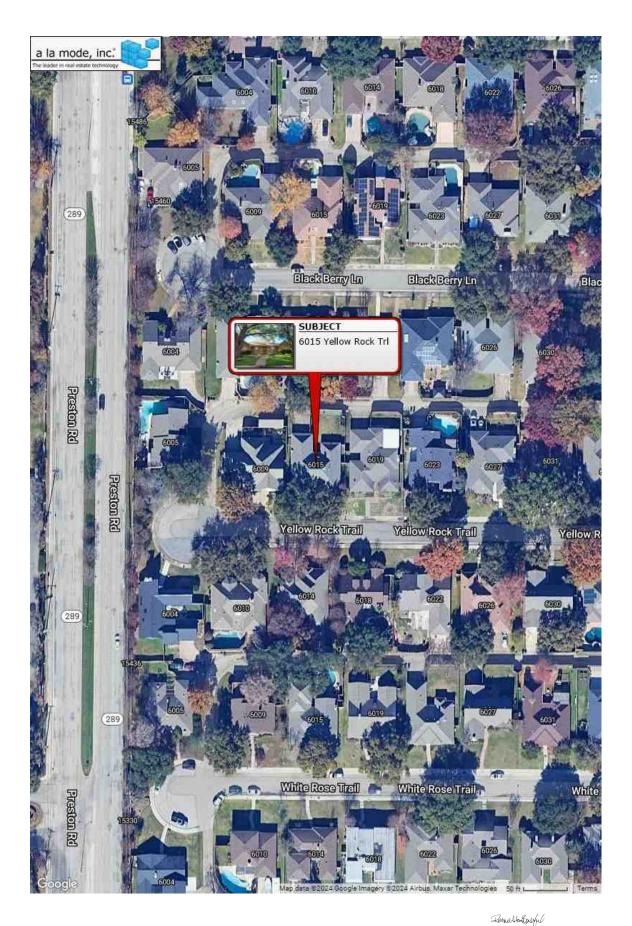
Borrower	Catamount Properties 2018 LLC							
Property Address	6015 Yellow Rock Trl							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



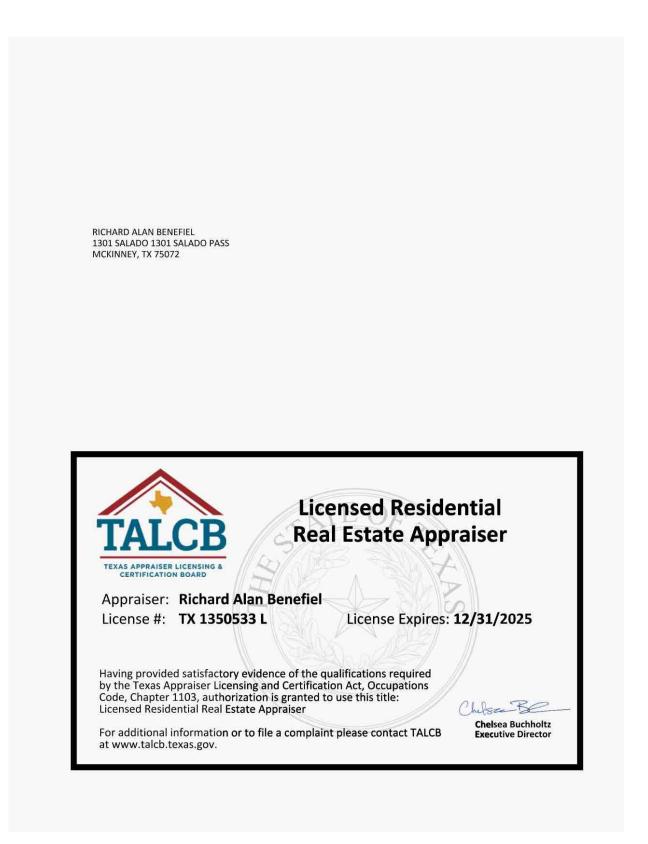
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Aerial Map

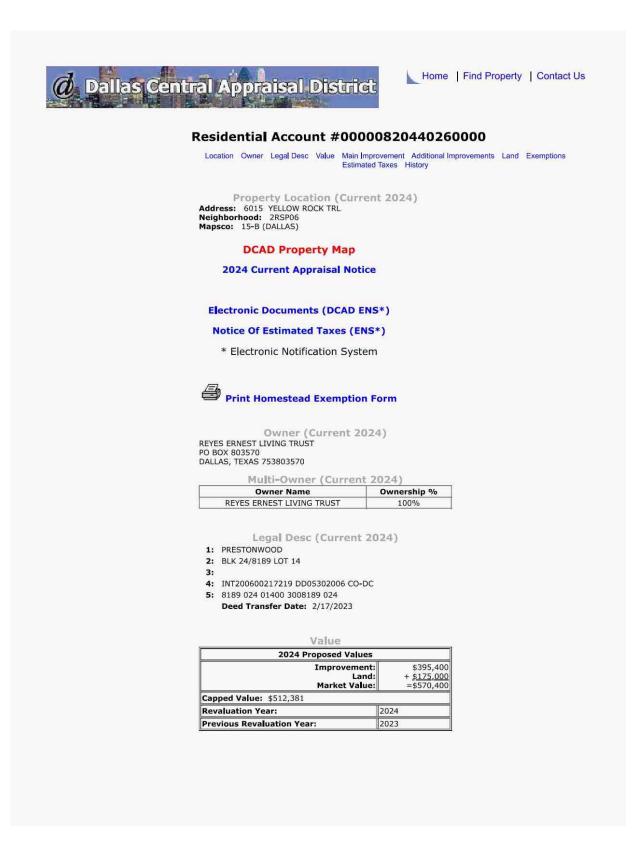
Borrower	Catamount Properties 2018 LLC						
Property Address	6015 Yellow Rock Trl						
City	Dallas	County	Dallas	State	ТΧ	Zip Code	75248
Lender/Client	Wedgewood Inc						



License



CEF BEL	S CERTIFICATE IS ISSUED AS A RTIFICATE DOES NOT AFFIRMAT LOW, THIS CERTIFICATE OF INS RESENTATIVE OR PRODUCER, AI	MAT	TER Y OF	R NEGATIVELY AMEND, DOES NOT CONSTITU	Y AND C	ONFERS	ER THE CO	UPON THE CERTIFICA	TE HO BY TH	E POLICIE
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RODU	and a second state of the		114(0)	2	CONTACT NAME:	Isaac Peck	ć			
REP	Insurance Services, LLC				PHONE	(xt): 888-34	7_5273	FAX (A/C, No):	619-70	4-0793
353	El Cajon Blvd, Suite 124-605				E-MAIL ADDRESS:	Info@orep		1.0.001.000	0.10.1.0	
an D	liego, CA 92115				PRODUCE	R				
							URER(S) AFFOR	DING COVERAGE		NAIC #
SURE					INSURER A	A: Acceler	ant National I	nsurance Company		10220
	CR Appraisals				INSURER E	в:				
	1301 Salado Pass				INSURER O	C :				
	McKinney, TX 75072				INSURER D	D :				
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1000	ERAGES CER		1000000	NUMBER:	INSURER F	E:		REVISION NUMBER:		
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6								EACH OCCURRENCE DAMAGE TO RENTED	S	
-	COMMERCIAL GENERAL LIABILITY							PREMISES (Ea occurrence)	s	
+	CLAIMS-MADE OCCUR							MED EXP (Any one person)	S	
+								PERSONAL & ADV INJURY	S	
								GENERAL AGGREGATE	\$	
9	SEN'L AGGREGATE LIMIT APPLIES PER:							PRODUCTS - COMP/OP AGG	S S	
+		<u> </u>	<u> </u>					COMBINED SINGLE LIMIT	2	
1		_	_					(Ea accident)	s	
-	ANY AUTO	<u> </u>						BODILY INJURY (Per person)	s	
-	ALL OWNED AUTOS SCHEDULED AUTOS							BODILY INJURY (Per accident)	S	
F	HIRED AUTOS							PROPERTY DAMAGE (Per accident)	s	
F	NON-OWNED AUTOS							() or addressing	s	
	- NON-OWNED ACTOS								s	
	UMBRELLA LIAB OCCUR	r						EACH OCCURRENCE	s	
+	- OCCOR	-						AGGREGATE	s	
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Building Class	18	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1978	Foundation	SLAB	# Kitchens	1
Effective Year Built	1978	Roof Type	HIP	# Bedrooms	3
Actual Age	46 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	2,233 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	Y
Total Area	2,233 sqft	Basement	NONE	Deck (Y/N)	Y
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	35%			Sauna (Y/N)	N

Main Improvement (Current 2024)

Additional Improvements (Current 2024) # Improvement Type Construction Floor Exterior Wall Area (sqft) 1 ATTACHED GARAGE BK-BRICK CONCRETE UNASSIGNED 399

			L	and (2	024 Propos	ed Value	s)			
#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY 7500 SQFT	67	112	7,435.0000 SQUARE FEET	FLAT PRICE	\$175,000.00	0%	\$175,000	N

* All Exemption information reflects 2024 Proposed Values, *

	Exemptions	(2024)	Proposed	Val	ues)
--	------------	--------	----------	-----	------

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$102,476	\$151,238	\$102,476	\$102,476	\$102,476	\$0
OTHER EXEMPTION	\$139,400	\$10,000	\$100,000	\$100,000	\$100,000	\$0
Taxable Value	\$270,505	\$351,143	\$309,905	\$309,905	\$309,905	\$0

Exemption Details

Estimated Taxes (2024 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Specia District		
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED		
Tax Rate per \$100	\$0.7357	\$1.1431	\$0.215718	\$0.110028	\$0.2195	N/A		
Taxable Value	\$270,505	\$351,143	\$309,905	\$309,905	\$309,905	\$0		
Estimated Taxes	\$1,990.11	\$4,013.92	\$668.52	\$340.98	\$680.24	N/A		
Tax Ceiling	N/A	\$2,643.60	\$544.72	N/A	N/A	N/A		
	Total Estimated Taxes:							

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

History

History

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