

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>	7326 Roveen Trail, San Antonio, TX 78244	<b>Order ID</b>	6147977	<b>Property ID</b>	26380420
<b>Inspection Date</b>	04/23/2019	<b>Date of Report</b>	04/23/2019		
<b>Loan Number</b>	37565	<b>APN</b>	050806241270		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	CITL_BPO_04.22.19	<b>Tracking ID 1</b>	CITL_BPO_04.22.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	RILEY, JANET LEE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,782	SFR detached. No house numbers, uploaded tax data, street sign photo and verified with google maps. No prior mls found. No external influences found that would affect value of the subject, further notes to follow. Conforms to the direct neighborhood based on gla, lot size, style, age and quality however the subjects gla is showing larger than the average of 1850 sq ft. No encroachments noted. Located on a residential street. Views of other properties on the street. Backs to residential. *there are rail road tracks within .2 miles of the neighborhood, not affecting value of the subject. Retail/commercial within .2 miles of the neighborhood, not affecting value of the subject. There is retail/commercial within .1 mile, rail road tracks within .2 miles, city park within .3 miles, highway within 3 miles. There is a school present within the neighborhood, within .4 miles of the subject.	
<b>Assessed Value</b>	\$165,170		
<b>Zoning Classification</b>	sfr detached		
<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>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<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 consist of sfr detached. Similar quality builds. No new construction present in the neighborhood however there is new construction present in the market area, similar as well as superior quality builds. There are currently 17 listings in the neighborhood, 1 reo. 40 sales over the last 6 months, 2 reo. No board ups noted. Concessions of 1-6% are common with financed transactions. No HOA or amenities. There is retail/commercial within .1 mile, rail road tracks within .2 miles, city park within .3 miles, highway within 3 miles. There is a school present wit...	
<b>Sales Prices in this Neighborhood</b>	Low: \$65,000 High: \$205,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

The neighborhood consist of sfr detached. Similar quality builds. No new construction present in the neighborhood however there is new construction present in the market area, similar as well as superior quality builds. There are currently 17 listings in the neighborhood, 1 reo. 40 sales over the last 6 months, 2 reo. No board ups noted. Concessions of 1-6% are common with financed transactions. No HOA or amenities. There is retail/commercial within .1 mile, rail road tracks within .2 miles, city park within .3 miles, highway within 3 miles. There is a school present within the neighborhood, within .4 miles of the subject.

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7326 Roveen Trail	8252 Longhorn Ridge Dr	7449 Myrtle Trail	7918 Talkenhorn
City, State	San Antonio, TX	Converse, TX	San Antonio, TX	San Antonio, TX
Zip Code	78244	78109	78244	78244
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 <sup>1</sup>	0.47 <sup>1</sup>	0.35 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$169,950	\$178,000	\$183,000
List Price \$	--	\$169,950	\$178,000	\$183,000
Original List Date		03/19/2019	04/15/2019	04/05/2019
DOM · Cumulative DOM	-- · --	29 · 35	8 · 8	5 · 18
Age (# of years)	30	28	30	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Other	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories conv	2 Stories conv	1 Story ranch	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	2,521	2,380	2,115	2,558
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2	3 · 2 · 1
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.1 acres	.15 acres	.13 acres
Other	patio,porch,fireplace	fireplace,solar panels,porch,patio	porch,patio	porch,shed,fireplace,patio

\* Listing 3 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** smaller gla, smaller lot, 2.5 baths, 1 car garage, solar panels present, backs to a greenbelt, does have a fireplace. does have deferred maintenance to carpet however average condition

**Listing 2** smaller gla, similar lot size, 2 baths, 2 car garage is attached, does not have a fireplace present.

**Listing 3** does have a similar gla, similar lot size, 2.5 baths, 2 car garage is attached, fireplace present, storage shed present

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7326 Roveen Trail	7559 Foss Meadows	7506 Foss Meadows	8118 Bent Meadow
<b>City, State</b>	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78244	78244	78244	78244
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.66 <sup>1</sup>	0.64 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$189,000	\$169,999	\$172,000
<b>List Price \$</b>	--	\$179,900	\$154,999	\$172,000
<b>Sale Price \$</b>	--	\$168,500	\$155,000	\$171,000
<b>Type of Financing</b>	--	Conventional	Usda	Va
<b>Date of Sale</b>	--	11/19/2018	11/15/2018	11/26/2018
<b>DOM · Cumulative DOM</b>	-- · --	52 · 85	93 · 132	25 · 68
<b>Age (# of years)</b>	30	28	29	27
<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>	Neutral ; Residential	Beneficial ; Other	Beneficial ; Other	Neutral ; Residential
<b>Style/Design</b>	2 Stories conv	2 Stories conv	2 Stories conv	2 Stories conv
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,521	2,959	2,092	2,399
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 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>	--	--	--	--
<b>Lot Size</b>	.15 acres	.18 acres	.13 acres	.14 acres
<b>Other</b>	patio,porch,fireplace	porch,patio	5000 concessionscovd patio,porch	1500 concessions,extended covered patio,porch
<b>Net Adjustment</b>	--	-\$10,250	+\$4,700	-\$5,450
<b>Adjusted Price</b>	--	\$158,250	\$159,700	\$165,550

\* Sold 3 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** less than 15 dom after price change, does have a larger gla, larger lot size, 2.5 baths, 2 car garage is attached, no fireplace is present. greenbelt adjustments: 25.00 per sq ft for gla differences, -300 larger lot size, +1000 no fireplace -2000 greenbelt
- Sold 2** smaller gla, similar lot size, 2.5 baths, 2 car garage, covered patio, no fireplace, 5000 concessions. greenbelt lot. adjustments: 25.00 per sq ft for gla differences, -5000 concessions, +1000 no fireplace, -2000 greenbelt lot
- Sold 3** smaller gla, similar lot size, 2.5 baths, 2 car garage is attached, 1500 concessions given, extended covered patio, no fireplace. did have carpet replaced to areas to bring up to average condition however 1 bath was updated in past and counter tops replaced to other bath and adjusting for these items. adjustments: 25.00 per sq ft for gla differences, -1500 concessions, -2500 extended covered patio, 1000 no fireplace -5500 bath updated in past

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		no prior mls found					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$170,000	\$170,000
<b>Sales Price</b>	\$165,000	\$165,000
<b>30 Day Price</b>	\$160,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>No house numbers, uploaded tax data, street sign photo and verified with google maps. No external influences found to affect value, notes in subject comments. Limited comps and notes to follow to locate average conditions. *no information found to show property in good or fair condition or that updates have been performed and did avoid fair and good conditions that are present proximate to the subject ie: 7334 Roveen good condition, 7343 Roveen and 8028 Copper trail fair conditions. *no list to bracket lot however list 2 similar and did not expand further, *did search entire neighborhood for appropriate comps, neighborhood expands beyond .5 miles. **limited comps due to conditions, lg gla for neighborhood, Did expand gla's to 20%, back to 6 months, no limit on bed/baths, lot sizes, styles or ages. Ongoing limited comps due to conditions and subject lg gla and expanded gla's to 30% and out in .2 mile increments (direct neighborhood does expand beyond .5 miles also). Ongoing limited comps no appropriate list comps to bracket lot however list 2 is similar and did not expand out any further.</p>		

Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The reviewer notes that house numbers were not visible. The broker has provided a photo of the street sign for address verification.

## Subject Photos



Front



Address Verification



Street



## Listing Photos

**L1** 8252 Longhorn Ridge Dr  
Converse, TX 78109



Front

**L2** 7449 Myrtle Trail  
San Antonio, TX 78244



Front

**L3** 7918 Talkenhorn  
San Antonio, TX 78244



Front

## Sales Photos

**S1** 7559 foss meadows  
San Antonio, TX 78244



Front

**S2** 7506 foss meadows  
San Antonio, TX 78244



Front

**S3** 8118 bent meadow  
San Antonio, TX 78244



Front

### ClearMaps Addendum

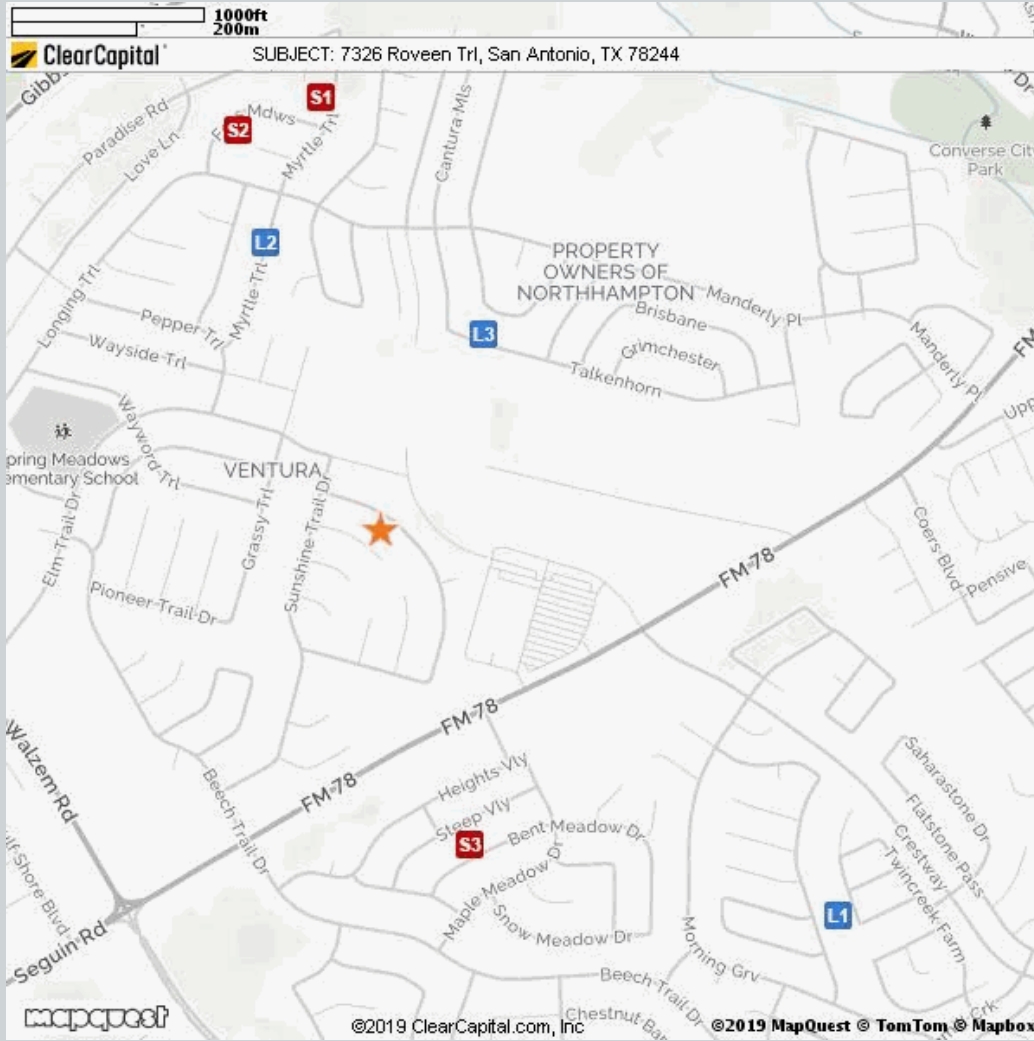
**Address** ★ 7326 Roveen Trail, San Antonio, TX 78244

**Loan Number** 37565

**Suggested List** \$170,000

**Suggested Repaired** \$170,000

**Sale** \$165,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7326 Roveen Trl, San Antonio, TX	--	Parcel Match
L1 Listing 1	8252 Longhorn Ridge Dr, Converse, TX	0.90 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7449 Myrtle Trail, San Antonio, TX	0.47 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7918 Talkenhorn, San Antonio, TX	0.35 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7559 Foss Meadows, San Antonio, TX	0.66 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7506 Foss Meadows, San Antonio, TX	0.64 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8118 Bent Meadow, San Antonio, TX	0.48 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>	Deidra Bruce	<b>Company/Brokerage</b>	Fidelity Realty
<b>License No</b>	503217	<b>Address</b>	401 Berkshire Ave San Antonio TX 78210
<b>License Expiration</b>	12/31/2019	<b>License State</b>	TX
<b>Phone</b>	2103177703	<b>Email</b>	dedeb100200@gmail.com
<b>Broker Distance to Subject</b>	11.28 miles	<b>Date Signed</b>	04/23/2019

*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.**