

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

Address	6149 Cloudy Ridge Street, San Antonio, TX 78247	Order ID	6216577	Property ID	26700073
Inspection Date	06/20/2019	Date of Report	06/20/2019		
Loan Number	38012	APN	180030530180		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	CITL_BPO_06.19.19	Tracking ID 1	CITL_BPO_06.19.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ORTEGA, MARIA E	Condition Comments	
R. E. Taxes	\$4,909	SFR detached. No prior mls found. Conforms to the neighborhood based on gla, lot size, style, age, quality of build however the subjects gla is showing larger than the average of 1450 sq ft and lot size is smaller than the average of .25 acres Do note an area of damage to the siding. Discoloration noted to the roof shingles however no damage noted to the roof shingles recommend roof inspection to determine true condition, no further damages or deferred maintenance noted from street view. Limited cost to repair vs valve. Average condition for neighborhood. No encroachments noted. Located on a residential street. Views of other properties on the street. Backs to residential. There is a school present within .2 miles, not affecting value. Train tracks within .5 miles, not affecting value. There is a city park adjacent to the neighborhood, within .3 miles of the subject, not affecting value.	
Assessed Value	\$184,000		
Zoning Classification	sfr detached		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$750		
Estimated Interior Repair Cost			
Total Estimated Repair	\$750		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood consist of sfr detached. Similar quality builds. No new construction present. There is however new construction in the market area, similar and superior quality builds. There are currently 12 listings in the neighborhood, none reo. 18 sales over the last 6 months, none reo. There is a city park and a school adjacent to the neighborhood, within .3 miles of the subject, not affecting value. Retail/commercial within .3 miles, not affecting value of the subject. Highway within .7 miles. No board ups noted. No HOA or amenities present.	
Sales Prices in this Neighborhood	Low: \$127,900 High: \$221,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6149 Cloudy Ridge Street	5819 Pineway	16303 Boulder Pass	6410 Prime Time
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78247	78247	78247	78233
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.46 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$224,900	\$220,000	\$190,000
List Price \$	--	\$224,900	\$214,500	\$190,000
Original List Date		06/05/2019	03/28/2019	06/10/2019
DOM · Cumulative DOM	-- · --	15 · 15	84 · 84	10 · 10
Age (# of years)	35	42	39	35
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	1,863	2,032	1,502	1,749
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.2 acres	.25 acres	.32 acres	.11 acres
Other	covd patio,porch,fireplace	porch,covered patio	carport,2 covd patios,fireplace	deck,shed,porch,

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

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

Listing 1 does have a larger gla, larger lot size, has 2 full baths, 2 car garage is also attached, does not have a fireplace.22000

Listing 2 smaller gla, larger lot (did not limit search based on lot size in order to provide average condition comps in neighborhood), 2 covered patio, 2 car garage and carport, fireplace present.

Listing 3 forced to expand out for 1 listing to bracket or similar lot size in average condition, style not affecting value, smaller gla, smaller lot, 2.5 baths, 2 car garage, does have an above ground pool however personal property and not affecting value, decking, shed, no fireplace.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6149 Cloudy Ridge Street	16246 Bear Run St	6300 Fox Head St	5807 Echoway
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78247	78247	78247	78247
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.19 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$210,000	\$205,000
List Price \$	--	\$205,000	\$210,000	\$199,900
Sale Price \$	--	\$205,000	\$218,000	\$199,900
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	03/19/2019	12/21/2018	04/10/2019
DOM · Cumulative DOM	-- · --	15 · 35	28 · 44	50 · 63
Age (# of years)	35	36	35	43
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	1,863	1,581	1,989	2,033
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--
Lot Size	.2 acres	.34 acres	.31 acres	.21 acres
Other	covd patio,porch,fireplace	covd patio,fireplace,workshop	covd patio,6540 concessions,porch,fireplace	5000 concessions,porchcovd patio
Net Adjustment	--	-\$12,440	-\$29,420	-\$10,100
Adjusted Price	--	\$192,560	\$188,580	\$189,800

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** does have a smaller gla, larger lot, 2 baths, 2 car garage is attached, covered patio, workshop present, fireplace present, in ground pool and spa. adjustments: 30.00 per sq ft for gla differences, -1400 larger lot, -1500 workshop -18000 pool and spa
- Sold 2** larger gla, larger lot, 2 baths, 2 car garage, fireplace, covered patio, in ground pool and spa, 6540 concessions given. adjustments: 30.00 per sq ft for gla differences, -1100 larger lot, -6540 concessions. -18000 pool and spa
- Sold 3** does have a larger gla, similar lot size, has 2 baths, 2 car garage, covered patio to rear, fireplace, 5000 concessions given, fireplace. adjustments: 30.00 per sq ft for gla differences, -5000 concessions

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		no prior mls found					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$195,000	\$196,000
Sales Price	\$191,000	\$192,000
30 Day Price	\$187,000	--
Comments Regarding Pricing Strategy		
<p>*value is based on current comps, market data in direct neighborhood. No external influences affecting value,see subject comments for further info. Limited comps due to the presence of properties showing superior condition/updated, subject gla larger than average and few fair conditions. Expanded gla's to 20%, back to 6 months, no limit on bed/baths, lot sizes (subject lot size is showing smaller than the average of .25 acres in the neighborhood) or style. Ongoing limited comps due to conditions and *no sales to bracket lot size found however sale 3 is similar lot size and did not expand out any further in distance outside of neighborhood for sales. Listing comps remained limited due to conditions and did expand out in .2 mile increments for average condition listing to bracket lot size. No further listing comp due to new construction present outside of neighborhood and expanded out in total to 1 mile for final list comp.</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 5819 pineway
San Antonio, TX 78247



Front

L2 16303 boulder pass
San Antonio, TX 78247



Front

L3 6410 Prime Time
San Antonio, TX 78233



Front

Sales Photos

S1 16246 Bear Run St
San Antonio, TX 78247



Front

S2 6300 Fox Head St
San Antonio, TX 78247



Front

S3 5807 Echoway
San Antonio, TX 78247



Front

ClearMaps Addendum

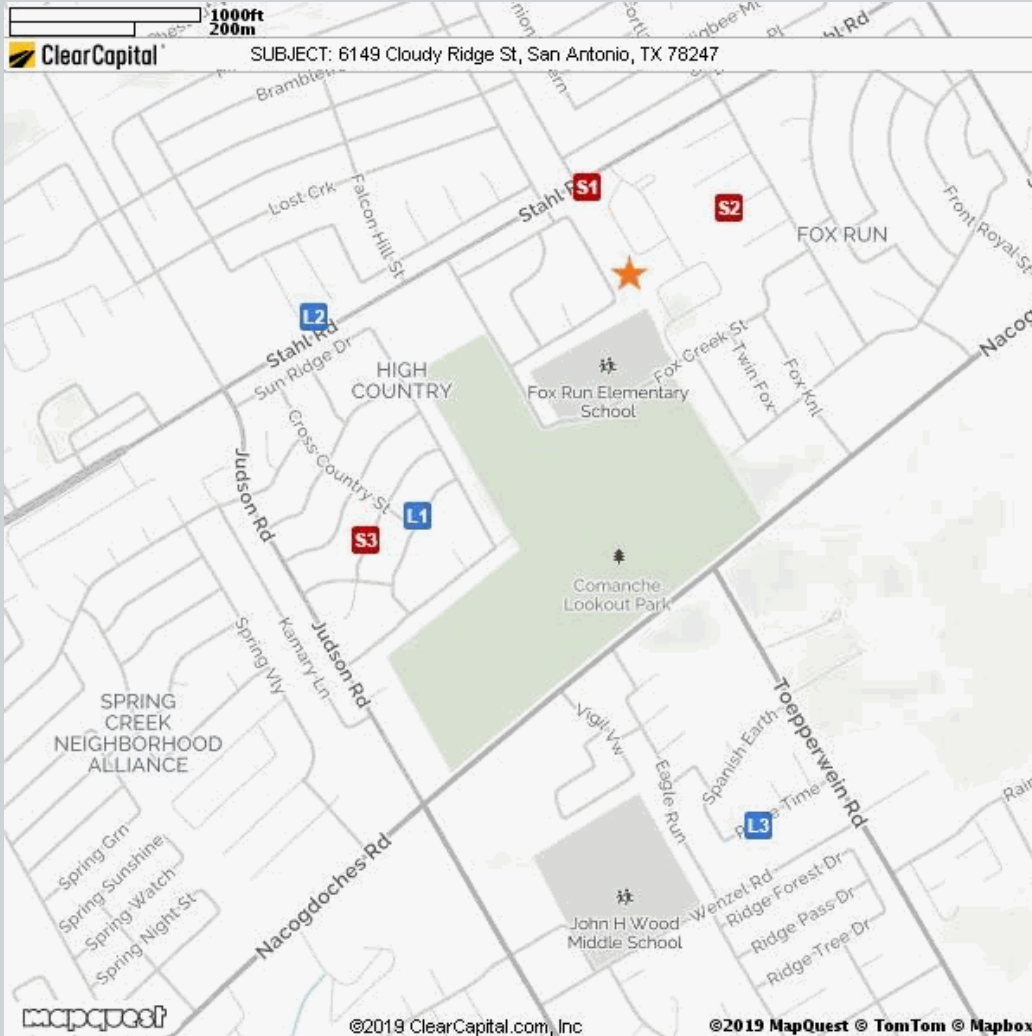
Address ★ 6149 Cloudy Ridge Street, San Antonio, TX 78247

Loan Number 38012

Suggested List \$195,000

Suggested Repaired \$196,000

Sale \$191,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6149 Cloudy Ridge St, San Antonio, TX	--	Parcel Match
L1 Listing 1	5819 Pineway, San Antonio, TX	0.46 Miles ¹	Parcel Match
L2 Listing 2	16303 Boulder Pass, San Antonio, TX	0.46 Miles ¹	Parcel Match
L3 Listing 3	6410 Prime Time, San Antonio, TX	0.84 Miles ¹	Parcel Match
S1 Sold 1	16246 Bear Run St, San Antonio, TX	0.15 Miles ¹	Parcel Match
S2 Sold 2	6300 Fox Head St, San Antonio, TX	0.19 Miles ¹	Parcel Match
S3 Sold 3	5807 Echoway, San Antonio, TX	0.54 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

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

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

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

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

Broker Information

Broker Name	Deidra Bruce	Company/Brokerage	Fidelity Realty
License No	503217	Address	401 Berkshire Ave San Antonio TX 78210
License Expiration	12/31/2019	License State	TX
Phone	2103177703	Email	dedeb100200@gmail.com
Broker Distance to Subject	14.66 miles	Date Signed	06/20/2019

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.