

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>	7018 River Elms, San Antonio, TX 78240	<b>Order ID</b>	6269942	<b>Property ID</b>	26982504
<b>Inspection Date</b>	07/31/2019	<b>Date of Report</b>	08/01/2019		
<b>Loan Number</b>	38172	<b>APN</b>	169390090450		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

**Tracking IDs**

<b>Order Tracking ID</b>	CITL_BPO_07.31.19	<b>Tracking ID 1</b>	CITL_BPO_07.31.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	SKILLING, MARY ANN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,188	Limited view of house numbers, uploaded tax data, street sign photo and verified with google maps. **info based on tax data, uploaded. No external influences affecting value negatively. SFR detached. Conforms to the neighborhood based on gla, lot size, style, age, quality. No damage or deferred maintenance noted. No encroachments noted. Located on a residential street. Views of other properties on the street, backs to residential.	
<b>Assessed Value</b>	\$193,300		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Westfield 210-545-1888		
<b>Association Fees</b>	\$220 / Year (Other: playground)		
<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 however there is new construction present in the market area, similar and superior quality builds. There is currently 1 listing in the neighborhood, not reo. 3 sales over the last 6 months, none reo. No board ups present. HOA present with playground present. There are city parks present within .1 mile of the neighborhood, retail/commercial within .2 miles, not affecting value of the subject. Schools present within .5 miles, highway within 3 miles.	
<b>Sales Prices in this Neighborhood</b>	Low: \$189,900 High: \$422,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7018 River Elms	6919 Barrington Ct	7603 Parkwood Way	10542 Arbor Bluff
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78240	78249	78249	78240
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 <sup>1</sup>	0.64 <sup>1</sup>	0.51 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$222,000	\$218,000	\$220,000
List Price \$	--	\$222,000	\$218,000	\$220,000
Original List Date		07/19/2019	07/30/2019	07/22/2019
DOM · Cumulative DOM	-- · --	12 · 13	2 · 2	10 · 10
Age (# of years)	21	19	18	27
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	2 Stories conv	2 Stories conv	2 Stories conv	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	2,332	2,689	2,224	2,959
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	8	7	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	.15 acres	.25 acres	.13 acres	.26 acres
Other	porch,patio	porch,patio	porch,patio, decking	porch, patio

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

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

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

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

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

**Listing 1** larger gla, larger lot, 2.5 baths, 2 car garage, did have interior paint completed to some rooms and flooring updates however not renovated an is average condition.

**Listing 2** smaller gla, similar lot size, 2.5 baths, 2 car garage is attached and does also have decking to rear.

**Listing 3** larger gla, \*\*expanded gla' s to 30% to locate comps in 1 mile in average condition and in competing neigh/market, 2 car garage, 2.5 baths, siding replaced due to hail damage.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7018 River Elms	6911 Rosefield	7018 Western Skies	7703 Allison Blf
<b>City, State</b>	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78240	78240	78240	78240
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.06 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$231,000	\$209,900	\$220,000
<b>List Price \$</b>	--	\$209,000	\$209,900	\$217,000
<b>Sale Price \$</b>	--	\$205,000	\$200,000	\$205,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	07/05/2019	08/27/2018	06/12/2019
<b>DOM · Cumulative DOM</b>	-- · --	88 · 112	47 · 62	34 · 61
<b>Age (# of years)</b>	21	19	21	28
<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	Neutral ; Residential	Neutral ; Residential	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>	2,332	2,575	2,571	2,300
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	7	6	6	7
<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	.19 acres	.16 acres	.17 acres
<b>Other</b>	porch,patio	porch,patio,5000 concessions	porch,patio	fireplace, porch,patio
<b>Net Adjustment</b>	--	-\$8,190	-\$7,170	-\$5,000
<b>Adjusted Price</b>	--	\$196,810	\$192,830	\$200,000

\* 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** does have a larger gla, larger lot, 5000 concessions given, 2.5 baths, 2 car garage is attached. adjustments: 30.00 per sq ft for gla differences, -5000 concessions, -400 larger lot
- Sold 2** \*\*very limited comps and did expand back to 12 months in neighborhood for additional sale, larger gla, similar lot, 2.5 baths, 2 car garage adjustment: 30.00 per sq ft for gla differences
- Sold 3** similar gla, similar lot size, 2.5 baths, 2 car garage is attached, fireplace present, did have deferred maintenance completed including carpet to some rooms and interior paint however is average condition however adjusting for added value. adjustments: -1500 fireplace, -3500 added value of paint, flooring

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				listed 7/6/2012 154,999 fair market, sold after 55 dom, 158,000 on 9/22/2012.... listed 7/20/2004 fair market, withdrawn after 17 dom..... listed 9/15/2003 128,000 sold after 46 dom, 128,500 fair market on 11/13/2003			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$204,000	\$204,000
<b>Sales Price</b>	\$200,000	\$200,000
<b>30 Day Price</b>	\$195,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>*value based on current comps, market data.no sales to bracket lot,sale2 , 3 similar and d did not expand out further.*limited market activity in neigh, 3 sales last 6 months,1 listing,expanded gla's to 20%, back to 6 months, no limit on bed/baths, lot sizes, styles or ages. 1 sale of competing gla, no listings. Expanded gla's to 30%. back to 12 months. *no listings regardless of conditions, 2 total sales,none to bracket gla, forced to expand out in .2 mile increments for remainder of comps. *comps remained limited due to non competing neighborhoods/markets as well as superior conditions and few fair conditions and total search out to 1 mile for appropriate comps. **no sales to bracket lot however sale 2 and 3 are similar lot sizes and did not expand out any further in distance.</p>		

## Clear Capital Quality Assurance Comments Addendum

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

## Subject Photos



Front



Address Verification



Address Verification



Street

## Listing Photos

**L1** 6919 Barrington Ct  
San Antonio, TX 78249



Front

**L2** 7603 Parkwood Way  
San Antonio, TX 78249



Front

**L3** 10542 Arbor Bluff  
San Antonio, TX 78240



Front



## Sales Photos

**S1** 6911 Rosefield  
San Antonio, TX 78240



Front

**S2** 7018 Western Skies  
San Antonio, TX 78240



Front

**S3** 7703 Allison Blf  
San Antonio, TX 78240



Front

## ClearMaps Addendum

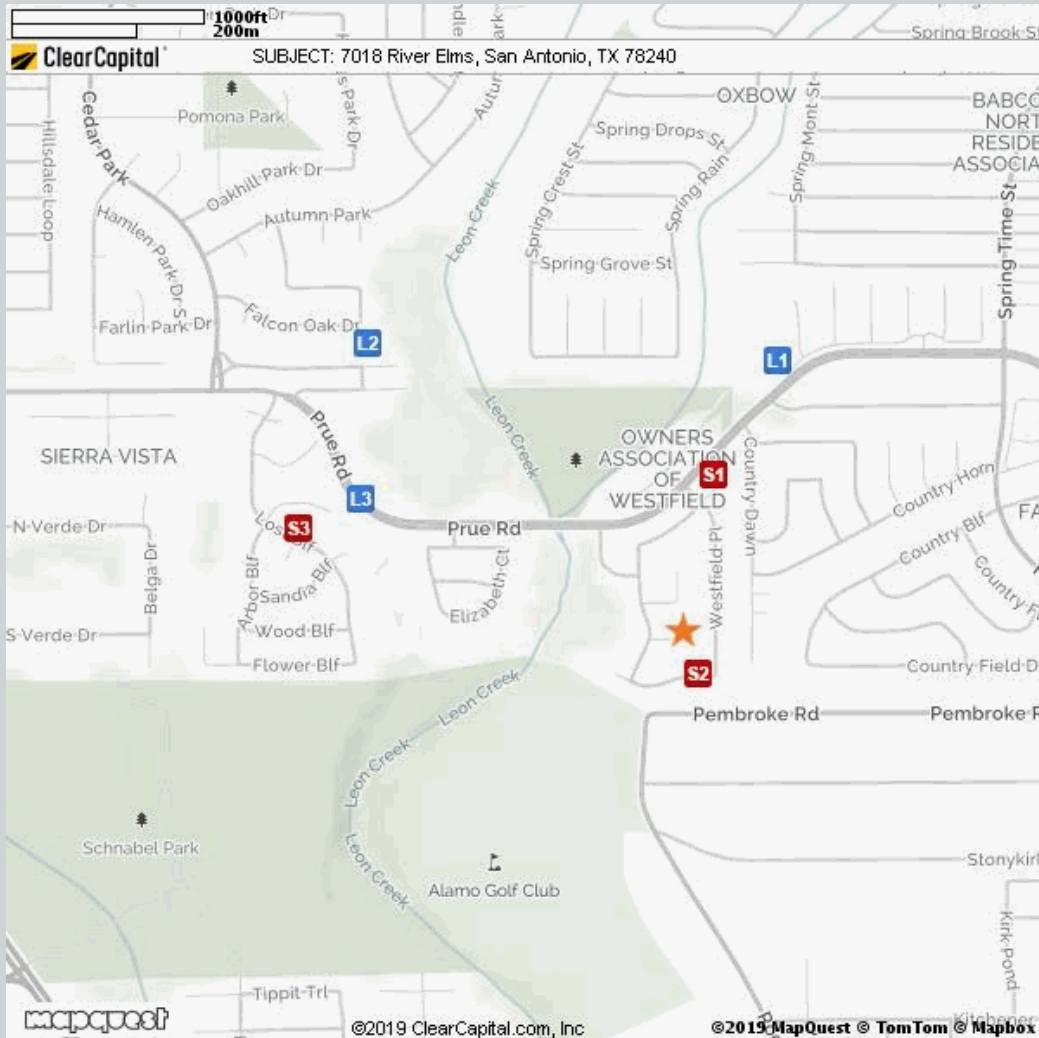
**Address** ★ 7018 River Elms, San Antonio, TX 78240

**Loan Number** 38172

**Suggested List** \$204,000

**Suggested Repaired** \$204,000

**Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7018 River Elms, San Antonio, TX	--	Parcel Match
L1 Listing 1	6919 Barrington Ct, San Antonio, TX	0.44 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7603 Parkwood Way, San Antonio, TX	0.64 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10542 Arbor Bluff, San Antonio, TX	0.51 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6911 Rosefield, San Antonio, TX	0.25 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7018 Western Skies, San Antonio, TX	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7703 Allison Blf, San Antonio, TX	0.58 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>	0503217	<b>Address</b>	9830 Camino Villa san antonio TX 78254
<b>License Expiration</b>	12/31/2019	<b>License State</b>	TX
<b>Phone</b>	2103177703	<b>Email</b>	dede0813@gmail.com
<b>Broker Distance to Subject</b>	1.38 miles	<b>Date Signed</b>	08/01/2019

*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.**