

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	1501 Black Bear Drive, Manchaca, TX 78652	Order ID	6269942	Property ID	26982501
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38173	APN	04452503150000		
Borrower Name	Catamount Properties 2018 LLC	County	Travis		

Tracking IDs					
Order Tracking ID	CITL_BPO_07.31.19	Tracking ID 1	CITL_BPO_07.31.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Lisa Beth Starr	Condition Comments	
R. E. Taxes	\$3,739	subject appears to be adequately maintained and in average condition.	
Assessed Value	\$201,443		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	subject is located in an established neighborhood called Bear Creek Park. REO and short sale transactions are not common and don't impact market values. limited market activity in the immediate neighborhood, but lots of new construction in the area.	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$440,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1501 Black Bear Drive	12404 Twin Creeks Rd	12513 Eagle Nest Dr	2101 Hazeltine Ln
City, State	Manchaca, TX	Manchaca, TX	Buda, TX	Austin, TX
Zip Code	78652	78652	78610	78747
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	1.53 ¹	3.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$259,900	\$349,900
List Price \$	--	\$310,000	\$259,900	\$349,900
Original List Date		07/24/2019	06/13/2019	07/12/2019
DOM · Cumulative DOM	-- · --	6 · 8	17 · 49	20 · 20
Age (# of years)	37	39	36	38
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 trad	1 Story trad	1 Story trad	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	2,198	1,475	1,788	2,587
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	3 · 3
Total Room #	8	6	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	.57 acres	.54 acres	.46 acres	.33 acres
Other	fence	none	fireplace	fireplace

* 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 smaller square footage, similar lot size, similar age, 1 living, 1 dining, mature trees, 1 side masonry, vaulted ceiling, water softener, carpet and laminate flooring.

Listing 2 smaller square footage, similar lot size, similar age, 1 living, 2 dining, tile and carpet flooring, 3 sides masonry, covered patio, storage building.

Listing 3 larger square footage, similar age, smaller lot, 2 living, 1 dining, cul-de-sac lot, mature trees, tile roof, vaulted ceiling, window treatments, screened patio.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1501 Black Bear Drive	1602 Brown Bear Ln	12402 Twin Creek Cir	11501 Hunting Creek Ln
City, State	Manchaca, TX	Manchaca, TX	Manchaca, TX	Austin, TX
Zip Code	78652	78652	78652	78748
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.94 ¹	1.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$316,000	\$335,000	\$355,000
List Price \$	--	\$316,000	\$335,000	\$355,000
Sale Price \$	--	\$316,000	\$310,000	\$349,000
Type of Financing	--	Conv	Fha	Va
Date of Sale	--	05/03/2019	05/17/2019	05/24/2019
DOM · Cumulative DOM	-- · --	5 · 16	13 · 57	55 · 98
Age (# of years)	37	35	35	22
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 ; Woods	Beneficial ; Woods	Neutral ; Residential
Style/Design	1 Story trad	1 Story trad	2 Stories trad	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	2,198	1,842	2,171	2,240
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	3 · 2
Total Room #	8	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 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	--	--
Lot Size	.57 acres	.86 acres	.6 acres	.73 acres
Other	fence	fireplace	fireplace	fence
Net Adjustment	--	-\$20,000	\$0	-\$30,000
Adjusted Price	--	\$296,000	\$310,000	\$319,000

* 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** same neighborhood, smaller square footage, larger lot, above ground pool, 1 living, 1 dining, mature trees, tile and carpet flooring, all sides masonry, vacant.
- Sold 2** similar square footage, similar lot size, no buyer concessions, 2 living, 1 dining, cul-de-sac lot, deck, high ceilings, vacant, 3 sides masonry.
- Sold 3** similar square footage, larger lot, \$6000 for buyer closing costs, all sides masonry, covered patio, porch, storage building, window treatments, carpet and laminate flooring. necessary to go over 1 mile to find comp to bracket subject's square footage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				last MLS sale was on 7/12/2013 for \$189,900.			
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	\$305,000	\$305,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
<p>limited comps in the area, especially listings make it necessary to go over 1 mile to find comps that bracket subject's square footage and value. very limited market activity in the subject's immediate neighborhood. THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND 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. Price and value are closely related, but are not interchangeable concepts. Texas law allows brokers to formulate opinions as to estimated sale or purchase price, but not as to value. Giving a compensated "opinion of value" in Texas requires an appraiser license or certification</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

Listing Photos

L1 12404 twin creeks rd
Manchaca, TX 78652



Front

L2 12513 eagle nest dr
Buda, TX 78610



Front

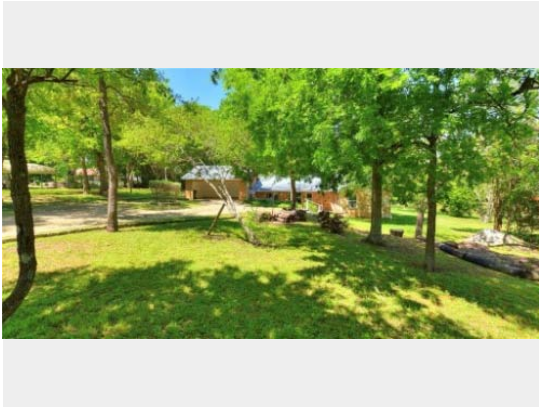
L3 2101 hazeltine ln
Austin, TX 78747



Front

Sales Photos

S1 1602 brown bear ln
Manchaca, TX 78652



Front

S2 12402 twin creek cir
Manchaca, TX 78652



Front

S3 11501 hunting creek ln
Austin, TX 78748



Front

ClearMaps Addendum

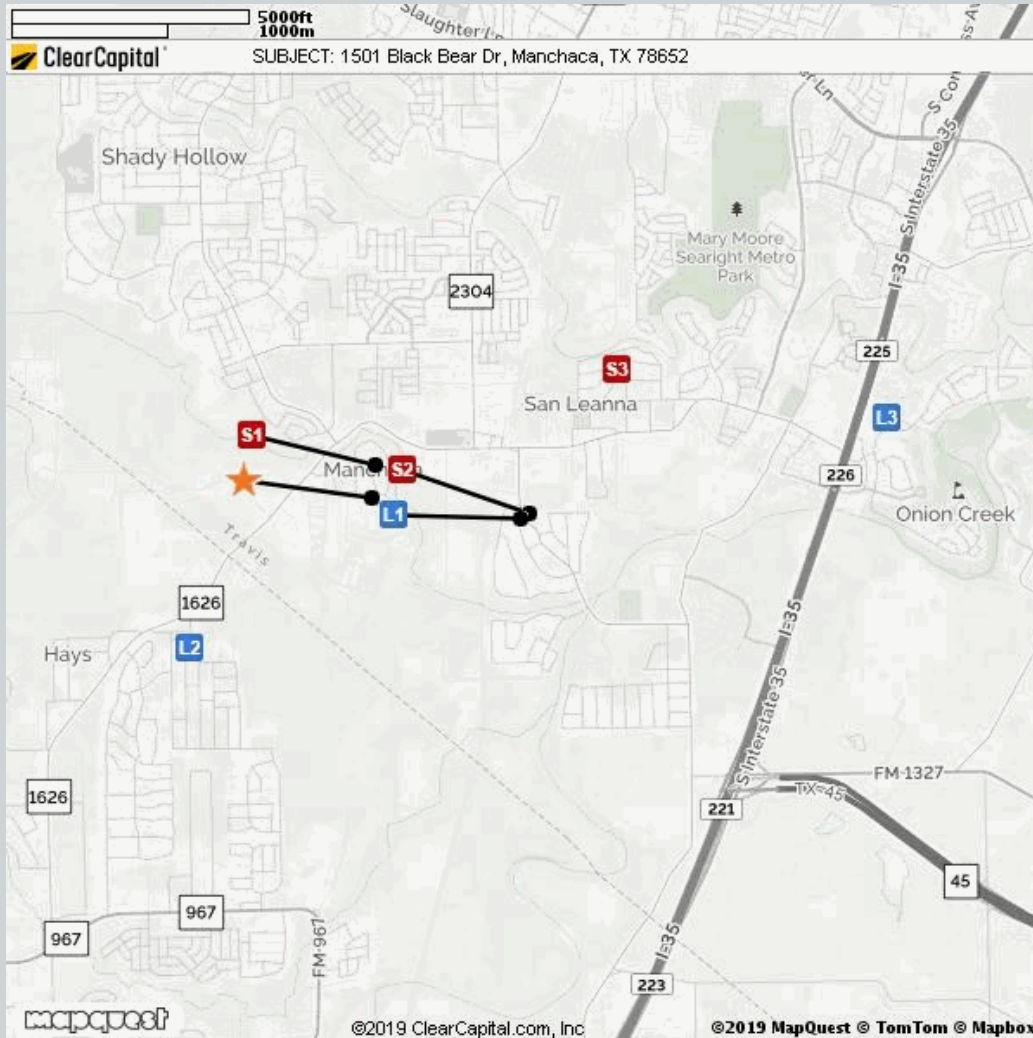
Address ★ 1501 Black Bear Drive, Manchaca, TX 78652

Loan Number 38173

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1501 Black Bear Dr, Manchaca, TX	--	Parcel Match
L1 Listing 1	12404 Twin Creeks Rd, Manchaca, TX	0.88 Miles ¹	Parcel Match
L2 Listing 2	12513 Eagle Nest Dr, Buda, TX	1.53 Miles ¹	Parcel Match
L3 Listing 3	2101 Hazeltine Ln, Austin, TX	3.00 Miles ¹	Parcel Match
S1 Sold 1	1602 Brown Bear Ln, Manchaca, TX	0.19 Miles ¹	Parcel Match
S2 Sold 2	12402 Twin Creek Cir, Manchaca, TX	0.94 Miles ¹	Parcel Match
S3 Sold 3	11501 Hunting Creek Ln, Austin, TX	1.53 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	Jon Michael Grubb	Company/Brokerage	Keller Williams Realty
License No	0505346	Address	1801 S Mopac Austin TX 78746
License Expiration	03/31/2021	License State	TX
Phone	5123301034	Email	jgrubb@kw.com
Broker Distance to Subject	9.06 miles	Date Signed	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.