

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	7923 Dover Glade, Converse, TX 78109	Order ID	6302852	Property ID	27152879
Inspection Date	08/26/2019	Date of Report	08/27/2019		
Loan Number	38550	APN	191450010130		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs

Order Tracking ID	CITL_BPO_08.26.19	Tracking ID 1	CITL_BPO_08.26.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BAILEY, ROBERT	Condition Comments	
R. E. Taxes	\$4,079	SFR detached. Conforms to the direct neighborhood based on gla, lot size, style, age and quality however there are differing ages present. *notes in comments below re limited comps and expanded search required to locate appropriate comps in direct neighborhood as expanding outside of neighborhood reveals non competing markets/neighborhoods Exterior view is showing no damage or deferred maintenance however view is limited due to trees/shrubs that are present and do recommend an interior view for true value. No encroachments noted. Located on a residential street. Views of other properties on the street. Backs to residential. No external influences affecting value, see neighborhood data for further info.	
Assessed Value	\$152,500		
Zoning Classification	sfr detached		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Northhampton 210-342-1181		
Association Fees	\$21 / Month (Pool,Other: clubhouse,sportscourts)		
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, differing ages. No new construction however there is new construction present in the market area, similar and superior quality builds. There are currently 15 listings in the neighborhood, 1 reo 40 sales over the last 6 months, 1 reo. No board ups present. HOA present, amenities and fees as provided in neighborhood data above, mandatory. There are rail road tracks within .2 miles of the neighborhood, not affecting value of the subject. There is a school present within the neighborhood, within .3 miles of the s...	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$212,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The neighborhood consist of sfr detached. Similar quality builds, differing ages. No new construction however there is new construction present in the market area, similar and superior quality builds. There are currently 15 listings in the neighborhood, 1 reo 40 sales over the last 6 months, 1 reo. No board ups present. HOA present, amenities and fees as provided in neighborhood data above, mandatory. There are rail road tracks within .2 miles of the neighborhood, not affecting value of the subject. There is a school present within the neighborhood, within .3 miles of the subject. highway within 3 miles, retail/commercial within .2 miles of the neighborhood, not affecting value of the subject. City park within .5 miles, military base with an airport within 4 miles, not affecting value of the subject.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7923 Dover Glade	7739 Longing Trl	7323 Belmede Ct	8255 Brisbane
City, State	Converse, TX	Converse, TX	Converse, TX	Converse, TX
Zip Code	78109	78109	78109	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.74 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$179,999	\$190,000	\$163,000
List Price \$	--	\$179,999	\$189,900	\$163,000
Original List Date		07/26/2019	06/19/2019	07/10/2019
DOM · Cumulative DOM	-- · --	21 · 32	63 · 69	13 · 48
Age (# of years)	22	21	28	24
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	1 Story ranch	2 Stories conv	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,105	1,932	2,332	1,913
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 2 · 1	3 · 2
Total Room #	7	8	8	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	.17 acres	.13 acres	.17 acres	.16 acres
Other	covered patio, porch	porch,patio	porch,patio	porch,patio

* Listing 2 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 gla, style not affecting value and did not limit search based on style due to limited average condition comps, 2 baths, 2 car garage is attached, no covered patio.

Listing 2 larger gla, similar lot size, 2.5 baths, 2 car garage, no covered patio, did have counter tops in kitchen replaced in years past however is average condition.

Listing 3 does have a smaller gla, similar lot size, has 2 full baths, 2 car garage is attached, no covered patio.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7923 Dover Glade	8126 Chestnut Manor Dr	8218 Chestnut Manor Dr	8027 Donshire Dr
City, State	Converse, TX	Converse, TX	Converse, TX	Converse, TX
Zip Code	78109	78109	78109	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.43 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$184,900	\$171,900	\$159,900
List Price \$	--	\$184,900	\$171,900	\$159,900
Sale Price \$	--	\$185,000	\$171,900	\$158,900
Type of Financing	--	Fha	Va	Cash
Date of Sale	--	05/20/2019	08/01/2019	06/20/2019
DOM · Cumulative DOM	-- · --	35 · 48	31 · 48	9 · 51
Age (# of years)	22	23	23	31
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	Neutral ; Residential	Beneficial ; Woods
Style/Design	2 Stories conv	2 Stories conv	2 Stories conv	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,105	2,421	2,253	1,802
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.14 acres	.14 acres	.16 acres
Other	covered patio, porch	deck,porch,2750 concessions	covd patio,shed,porch	covd patio,fireplace,porch
Net Adjustment	--	-\$13,930	-\$4,640	+\$8,090
Adjusted Price	--	\$171,070	\$167,260	\$166,990

* 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** larger gla, smaller lot, 2.5 baths, 2 car garage is attached, decking to rear, 2750 concessions, backs to a greenbelt adjustments: 30.00 per sq ft for gla differences, -1500 decking, +1500 no covered patio, +300 smaller lot, -2750 concessions-2000 greenbelt
- Sold 2** does have a larger gla, smaller lot size, 2.5 baths, 2 car garage, covered patio to rear, storage shed. adjustments: 30.00 per sq ft for gla differences, -500 shed, +300 smaller lot size
- Sold 3** smaller gla, similar lot size, 2 baths, 2 car garage, covered patio, fireplace, does back to a greenbelt. per mls deferred maintenance present to interior paint however average condition. adjustment: 30.00 per sq ft for gla difference,s +2000 2 baths, -2000 backs to greenbelt, -1000 fireplace

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior mls found other than rental with most recent 4/23/2014 1,500 and leased after 47 dom at 1,300. monthly.			
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	\$175,000	\$175,000
Sales Price	\$171,000	\$171,000
30 Day Price	\$166,000	--
Comments Regarding Pricing Strategy		
<p>*value is based on current comps, market data in direct neighborhood. Limited comps due to the presence of properties in fair condition as well as good/renovated conditions. Expanded gla's to 20%, back to 6 months, no limit on bed/baths, lot size, styles (not affecting value) or ages. Ongoing limited comps due to conditions and did expand search throughout the neighborhood which does expand beyond .5 miles. Ongoing limited comps due to conditions and outside of neighborhood are non competing neighborhoods/markets and did expand gla's to 30%. *no sales in neighborhood in average condition to bracket lot size however sale 3 is similar and did not expand out further for sales comps, bed bath counts not affecting or determining value and did provide only 1 list and 1 sale with the same bed count in order to provide comps in neighborhood as outside of neighborhood are non competing markets/neighborhoods. *no sales to bracket lot size however sale 3 is similar and did not expand out further in distance..</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 7739 Longing Trl
Converse, TX 78109



Front

L2 7323 Belmede Ct
Converse, TX 78109



Front

L3 8255 Brisbane
Converse, TX 78109



Front

Sales Photos

S1 8126 Chestnut Manor Dr
Converse, TX 78109



Front

S2 8218 Chestnut Manor Dr
Converse, TX 78109



Front

S3 8027 Donshire Dr
Converse, TX 78109



Front

ClearMaps Addendum

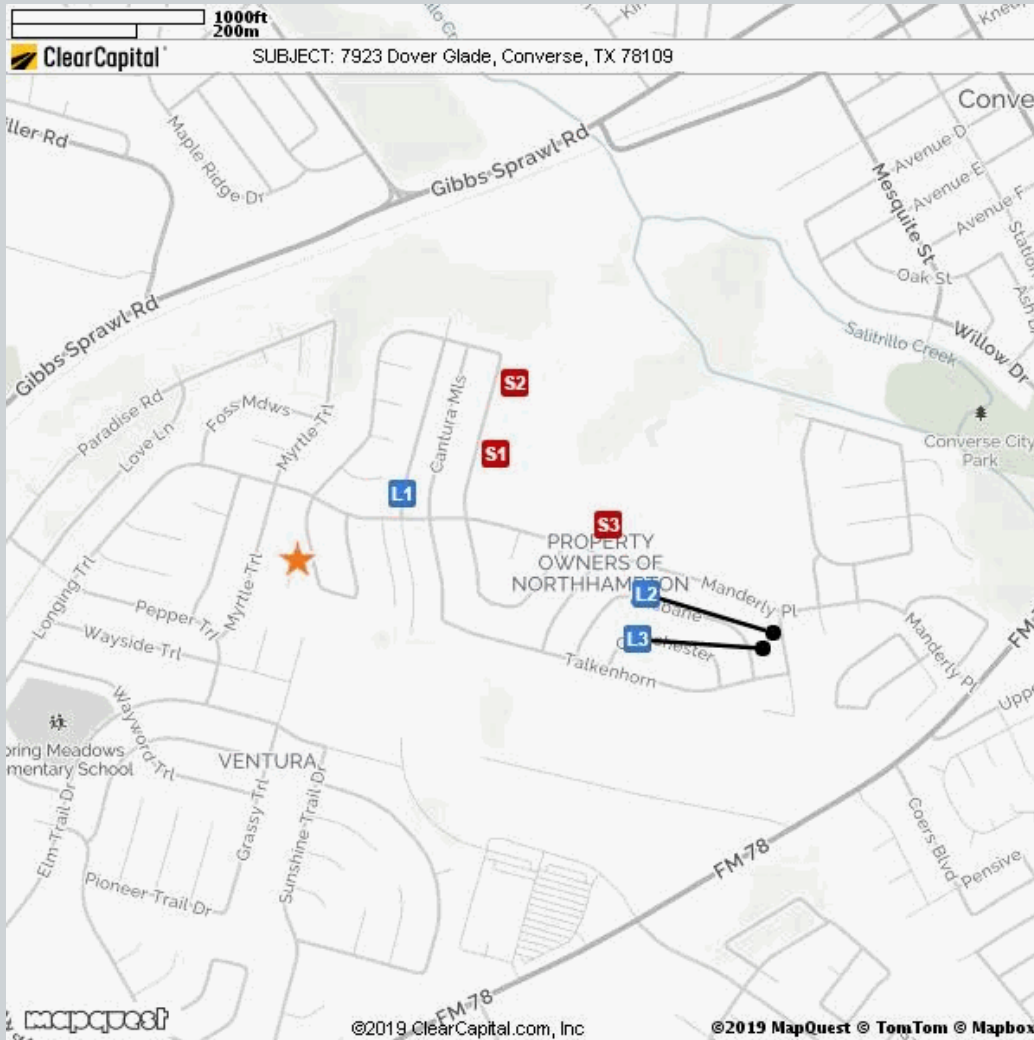
Address ★ 7923 Dover Glade, Converse, TX 78109

Loan Number 38550

Suggested List \$175,000

Suggested Repaired \$175,000

Sale \$171,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7923 Dover Glade, Converse, TX	--	Parcel Match
L1 Listing 1	7739 Longing Trl, Converse, TX	0.20 Miles ¹	Parcel Match
L2 Listing 2	7323 Belmede Ct, Converse, TX	0.74 Miles ¹	Parcel Match
L3 Listing 3	8255 Brisbane, Converse, TX	0.73 Miles ¹	Parcel Match
S1 Sold 1	8126 Chestnut Manor Dr, Converse, TX	0.35 Miles ¹	Parcel Match
S2 Sold 2	8218 Chestnut Manor Dr, Converse, TX	0.43 Miles ¹	Parcel Match
S3 Sold 3	8027 Donshire Dr, Converse, TX	0.48 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	11.44 miles	Date Signed	08/26/2019

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.