

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	909 Reinli Street 108, Austin, TX 78751	Order ID	6824018	Property ID	28750359
Inspection Date	09/02/2020	Date of Report	09/02/2020		
Loan Number	41778	APN	867015		
Borrower Name	Catamount Properties 2018 LLC	County	Travis		

Tracking IDs

Order Tracking ID	09.01 BPOs	Tracking ID 1	09.01 BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DCM Uptown	Condition Comments This is a condo community. This unit is in the front building which puts the door outside the gated entrance. the complex was renovated or the exterior and many of the units in 2015 so exterior is well kept with no issues seen. Would need interior to determine if this unit has been updated.
R. E. Taxes	\$6,001	
Assessed Value	\$279,787	
Zoning Classification	residential	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes	
(Appears to be locked and closed up)		
Ownership Type	Cooperative	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Verandas at Uptown 5127917462	
Association Fees	\$138 / Month (Pool,Landscaping,Other: commons)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This is a established area that is just southeast of the hwy 290 and IH 35 interchange giving easy access to UT and Downtown. The area has seen a lot of revitalization and the subject is a 1975 built apartment that was converted to condos.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$280,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	909 Reinli Street 108	909 Reinli St Unit #244	909 Reinli St Unit #101	909 Reinli St Unit #109
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78751	78751	78751	78751
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.00 ¹	0.00 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$239,900	\$228,999	\$198,900
List Price \$	--	\$239,900	\$228,999	\$198,900
Original List Date		07/30/2020	08/11/2020	08/13/2020
DOM · Cumulative DOM	-- · --	33 · 34	16 · 22	15 · 20
Age (# of years)	45	45	45	45
Condition	Average	Good	Average	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories townhouse	1 Story midrise	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	1,164	915	1,235	1,235
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	2 · 2 · 1	3 · 2 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	none	none	none	none

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Centrally-located, remodeled condo is loaded w upgraded features inc hardwood floors, SS appliances, 40" upper kitchen cabinets, add'l pantry space, Custom Dekton Countertops, frameless glass shower, LED lights & private balcony. Bldg amenities include a community pool, turf'd courtyard, dog run & on-site electric car charger! Brand new Duro-Last membrane roof 2020 w 15 yr warranty. Close proximity to ACC, DT, Mueller, restaurants & more!!!
- Listing 2** Located in the highly sought-after 78751 zip code, this condo offers a spacious and functional floor plan not often found in condo living, especially at this price point! Across the street from the ACC Highland Campus. Use the flex space for dining or enclose for a 3rd bedroom. Enjoy the best of both worlds by being conveniently located between Downtown & The Domain. Close proximity to ACC, UT, hospitals, and a variety of great restaurants.
- Listing 3** Handyman Special needs \$45-\$50K improvements. Located in the highly sought-after 78751 zip code, this condo offers a spacious and functional floor plan not often found in condo living, especially at this price point! Across the street from the ACC Highland Campus. Convert flex space to 3rd bedroom. Enjoy the best of both worlds by being conveniently located between Downtown & The Domain. Close proximity to ACC, UT, hospitals, and a variety of great restaurants.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	909 Reinli Street 108	300 E Croslin St Unit #106	909 Reinli St Unit #213	7635 Guadalupe St Unit #104
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78751	78752	78751	78752
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.18 ¹	0.00 ¹	1.60 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$209,995	\$232,000	\$195,000
List Price \$	--	\$254,900	\$232,000	\$195,000
Sale Price \$	--	\$225,000	\$232,000	\$190,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	01/27/2020	07/02/2020	06/04/2020
DOM · Cumulative DOM	-- · --	21 · 66	18 · 42	20 · 49
Age (# of years)	45	50	45	36
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories townhouse	2 Stories townhouse	1 Story midrise	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	1,164	1,267	955	929
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 2	2 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	none	none	balcony	patio, fireplace
Net Adjustment	--	-\$20,000	-\$15,000	\$0
Adjusted Price	--	\$205,000	\$217,000	\$190,000

* Sold 3 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** Magnificent ultra-modern split-level Condo. Exquisitely stylish unit offering an open- concept kitchen w/shaker-style cabinets, designer lighting, stainless steel appliances, breakfast bar, & granite countertops. Windows & MORE windows let the natural light bathe this gorgeous unit w/ endless decorating options. Easy commute to UT, downtown, & the Domain. Less than 1/4 mile to transit & close to Crestview Train Station. Modern Remodel with an Urban Lifestyle Feel!
- Sold 2** This centrally-located, remodeled condo is loaded with upgraded features inc hardwood floors throughout, granite countertops, stainless steel appliances, 40" upper kitchen cabinets, additional pantry space, frameless glass shower, Nest thermostat, LED lighting & private balcony. Building amenities include a community pool, turfed courtyard, dog run & on-site electric car charger! Brand new Duro-Last membrane roof 2020 w 15 yr warranty. Close proximity to ACC, DT, Mueller, restaurants, retail & more!
- Sold 3** Fantastic Two-Story Condo in a HOT Location! Nestled in a gated community that's a few blocks from all the Lamar action. Perfect for outdoor relaxing w/its covered patio, balcony, & community pool. Inside, be welcomed by a sun-filled LR w/a cozy fireplace, tile flooring, abundance of natural light, dining area, & a bright kitchen that boasts granite counters, SS, & laundry closet. Two beds up. Master w/wood-look floors, WIC, & attached bath (hallway access). 2nd-bed w/flex space for an office/craft area.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		no prior mls sales history					
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	\$209,000	\$209,000
Sales Price	\$205,000	\$205,000
30 Day Price	\$201,000	--
Comments Regarding Pricing Strategy		
<p>There is no listing history on this unit to determine if it has been updated. It is on the front of this complex and not in gated section so did give some adj for that. Interior condition will be a factor. if it has not had any work done it will be closer to list 3 which is pending and if livable with some cosmetics it would bring a value closer to List 2</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



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 909 Reinli St Unit #244
Austin, TX 78751



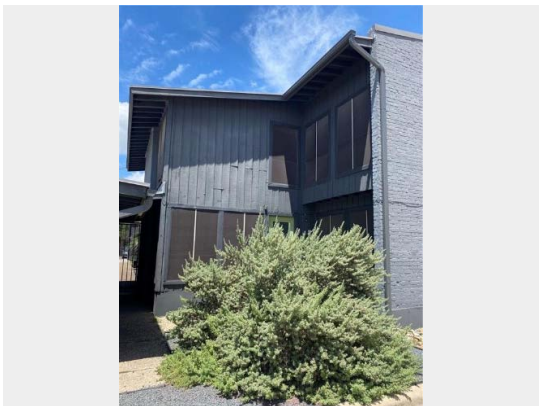
Front

L2 909 Reinli St Unit #101
Austin, TX 78751



Front

L3 909 Reinli ST Unit #109
Austin, TX 78751



Front

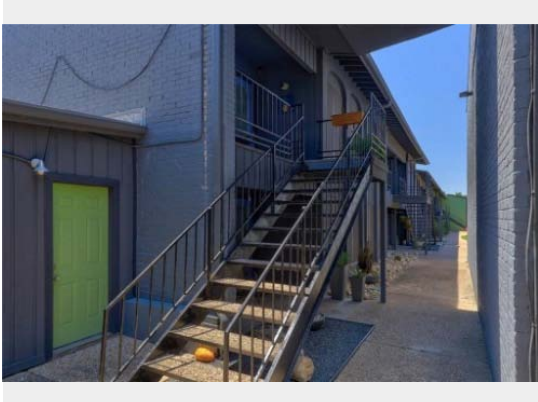
Sales Photos

S1 300 E Croslin ST Unit #106
Austin, TX 78752



Front

S2 909 Reinli St Unit #213
Austin, TX 78751



Front

S3 7635 Guadalupe ST Unit #104
Austin, TX 78752



Front

ClearMaps Addendum

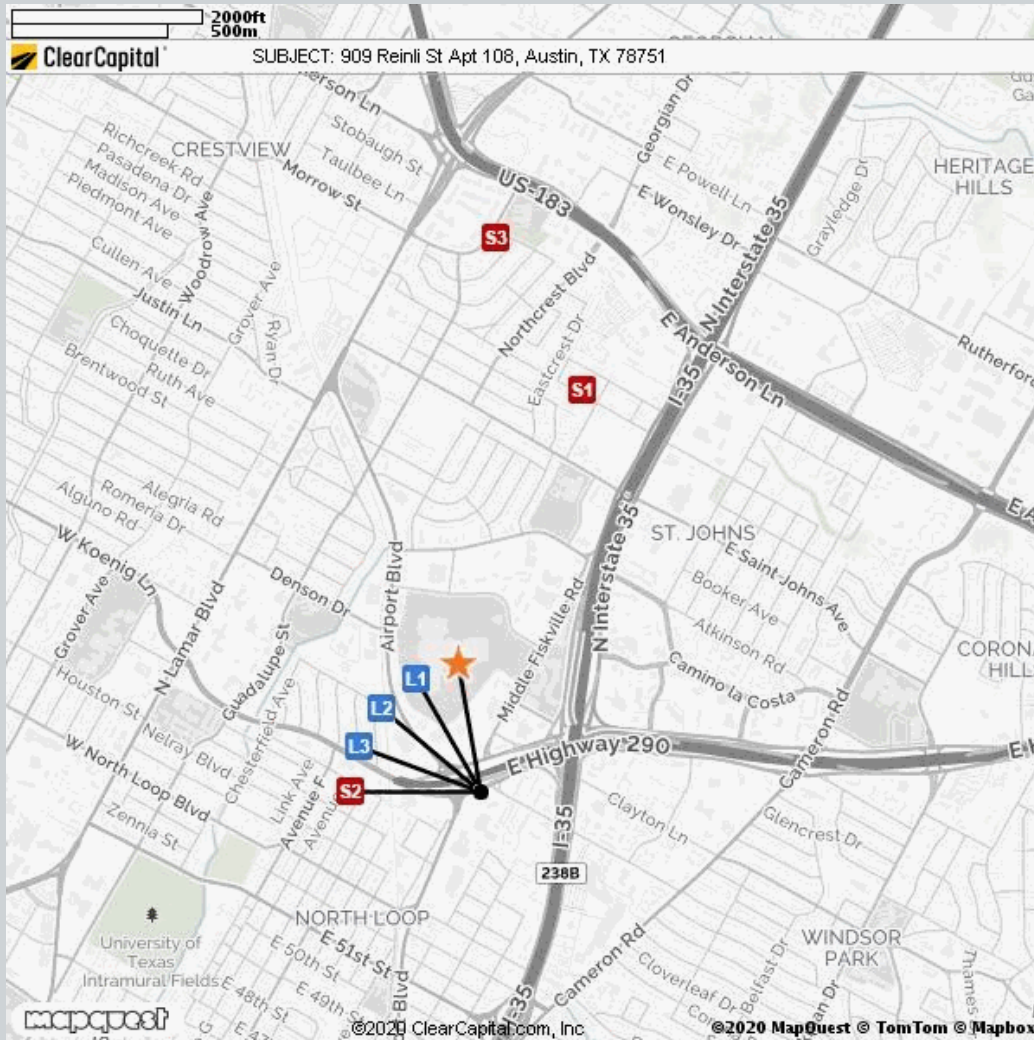
Address ★ 909 Reinli Street 108, Austin, TX 78751

Loan Number 41778

Suggested List \$209,000

Suggested Repaired \$209,000

Sale \$205,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	909 Reinli St Apt 108, Austin, TX	--	Street Centerline Match
L1 Listing 1	909 Reinli St Unit #244, Austin, TX	0.00 Miles ¹	Street Centerline Match
L2 Listing 2	909 Reinli St Unit #101, Austin, TX	0.00 Miles ¹	Street Centerline Match
L3 Listing 3	909 Reinli St Unit #109, Austin, TX	0.00 Miles ¹	Street Centerline Match
S1 Sold 1	300 E Croslin St Unit #106, Austin, TX	1.18 Miles ¹	Parcel Match
S2 Sold 2	909 Reinli St Unit #213, Austin, TX	0.00 Miles ¹	Street Centerline Match
S3 Sold 3	7635 Guadalupe St Unit #104, Austin, TX	1.60 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	Don Wilcox	Company/Brokerage	Cornerstone Real Estate
License No	0446295	Address	2211 Four Hills Ct Pflugerville TX 78660
License Expiration	01/31/2021	License State	TX
Phone	5125079689	Email	donwilcox@earthlink.net
Broker Distance to Subject	13.56 miles	Date Signed	09/02/2020

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.