

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	9 Drifting Wind Run - Holdback, Austin, TEXAS 78738	Order ID	8026550	Property ID	32297759
Inspection Date	03/09/2022	Date of Report	03/14/2022		
Loan Number	43799	APN	130183		
Borrower Name	Catamount Properties 2018 LLC	County	Travis		

Tracking IDs

Order Tracking ID	Citi_BPO_Update	Tracking ID 1	Citi_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$7,771	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$352,991		
Zoning Classification	Residential		
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	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$552,000 High: \$868,800		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9 Drifting Wind Run - Holdback	305 Sunfish St	27 Green Terrace C V	205 Sailors Run
City, State	Austin, TEXAS	Lakeway, TX	Lakeway, TX	Lakeway, TX
Zip Code	78738	78734	78734	78734
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.47 ¹	14.73 ¹	1.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$625,000	\$695,000	\$749,000
List Price \$	--	\$625,000	\$695,000	\$749,000
Original List Date		02/24/2022	03/02/2022	03/10/2022
DOM · Cumulative DOM	-- · --	5 · 18	7 · 12	0 · 4
Age (# of years)	40	52	16	28
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Golf Course	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,505	2,064	2,433	2,761
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	6	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	0.212 acres	0.34 acres	0.28 acres	0.22 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

Listing 1 A similar model home located in the immediate competing market. Its shares values defining qualities with the subject in regards to age, style, locational qualities, condition and amenities. Lot size makes slightly superior by comparison.

Adjustments:,Bath:\$3000,GLA:\$22050,Age:\$360,Lot:\$-390,View:\$-10000,Total Adjustment:\$15020,Net Adjustment Value:\$640020

Listing 2 Property is similar to the subject in square footage, features age, type, and location. Similar in condition.

Adjustments:,Bath:\$3000,HBath:\$-1000,GLA:\$3600,Age:\$-720,Total Adjustment:\$4880,Net Adjustment Value:\$699880

Listing 3 Comparable is a larger home on a similar lot in a competing subdivision approximately 0.5 miles away. Larger home but has the same bedroom count. Superior in condition. Adjustments:Condition:\$-5000,Bed:\$-5000,Bath:\$3000,HBath:\$-1000,GLA:\$-

12800,Age:\$-360,Total Adjustment:\$-21160,Net Adjustment Value:\$727840

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9 Drifting Wind Run - Holdback	3903 Lakeway Blvd	37 Glen Rock Dr	43 Stillmeadow Dr
City, State	Austin, TEXAS	Austin, TX	The Hills, TX	The Hills, TX
Zip Code	78738	78734	78738	78738
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.64 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$740,000	\$675,000	\$729,000
List Price \$	--	\$740,000	\$675,000	\$729,000
Sale Price \$	--	\$690,000	\$700,000	\$724,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/08/2021	11/05/2021	10/15/2021
DOM · Cumulative DOM	-- · --	22 · 98	4 · 50	5 · 38
Age (# of years)	40	24	30	30
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 ; Golf Course
Style/Design	1 Story Ranch	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,505	2,399	2,933	2,516
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 3	4 · 2
Total Room #	6	7	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	0.212 acres	0.32 acres	0.29 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,490	-\$26,640	-\$12,000
Adjusted Price	--	\$691,490	\$673,360	\$712,000

* 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** A similar model home located in the immediate competing market. Its shares values defining qualities with the subject in regards to age, style, locational qualities, condition and amenities. Lot size makes slightly superior by comparison. Adjustments:;Bed:\$-5000,Bath:\$3000,HBath:\$-1000,GLA:\$5300,Age:\$-480,Lot:\$-330,Total Adjustment:\$1490,Net Adjustment Value:\$691490
- Sold 2** Comparable is a larger home on a similar lot in a competing subdivision approximately 0.5 miles away. Larger home but has the same bedroom count. Superior in gla. Adjustments:;Bed:\$-5000,GLA:\$-21400,Lot:\$-240,Total Adjustment:\$-26640,Net Adjustment Value:\$673360
- Sold 3** Property is similar to the subject in square footage, features age, type, and location. Similar in condition. Adjustments:;Bed:\$-5000,Bath:\$3000,View:\$-10000,Total Adjustment:\$-12000,Net Adjustment Value:\$712000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$722,000	\$722,000
Sales Price	\$712,000	\$712,000
30 Day Price	\$702,000	--
Comments Regarding Pricing Strategy		
<p>Subject bed count estimated based on the neighborhood comparables. Subject appears to be in average condition. The Subject is in need of no repairs. Not many comparables were available within the required distance. Guideline parameters were expanded up to 2.53 miles, but not more than 12 months. In order to provide appropriate comparables, the lot size guidelines had to be exceeded. Expanding the GLA beyond 20% was necessary because of the lack of comparables within the area. I have exceeded closed date, style, year built and lot size. CS3 and LC2 are considered as the best comps. Due to limited comparables from the same immediate location, it was necessary to use comparables from a major road. The subject is located near school, hills park, club house, global solution and it will not affect the current market value. The details were taken as per the tax record. The subject is in a gated community, so there are no views from the road. The address was verified using GPS and with neighborhood addresses.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to market increase of + 30.9%. 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



Side



Side



Street

Listing Photos

L1 305 Sunfish St
Lakeway, TX 78734



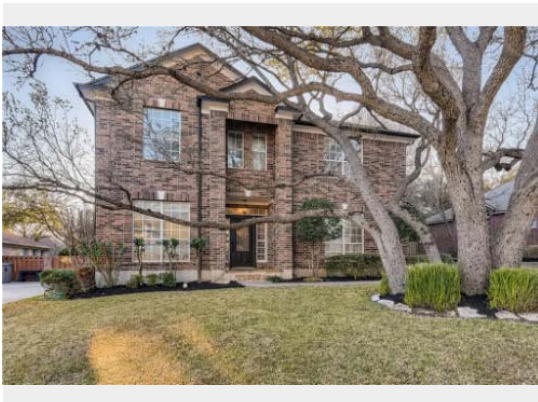
Front

L2 27 Green Terrace C v
Lakeway, TX 78734



Front

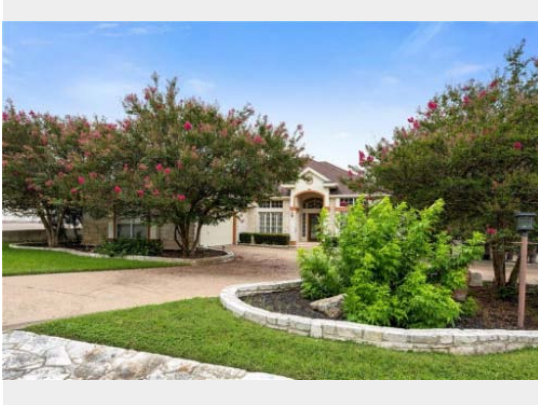
L3 205 Sailors Run
Lakeway, TX 78734



Front

Sales Photos

S1 3903 Lakeway Blvd
Austin, TX 78734



Front

S2 37 Glen Rock Dr
The Hills, TX 78738



Front

S3 43 Stillmeadow Dr
The Hills, TX 78738



Front

ClearMaps Addendum

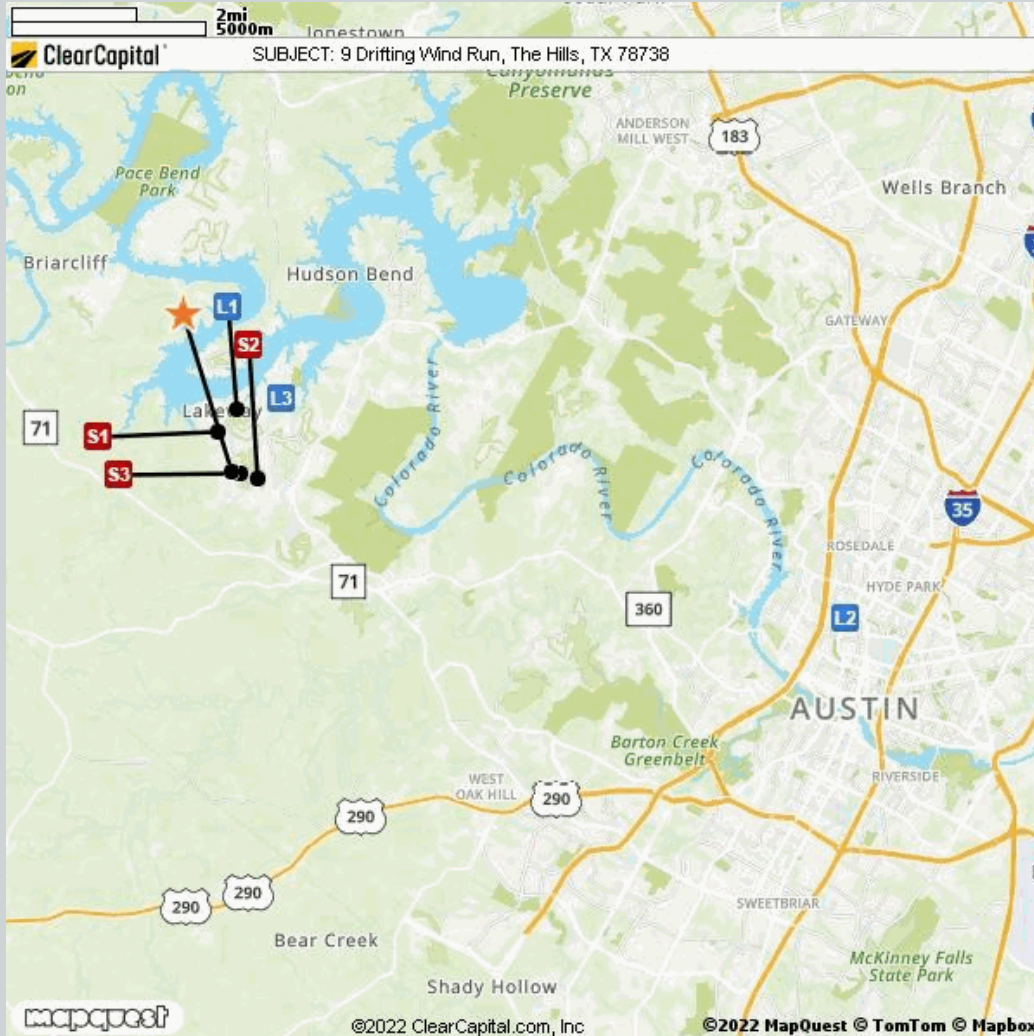
Address ★ 9 Drifting Wind Run - Holdback, Austin, TEXAS 78738

Loan Number 43799

Suggested List \$722,000

Suggested Repaired \$722,000

Sale \$712,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9 Drifting Wind Run - Holdback, Austin, Texas 78738	--	Parcel Match
L1 Listing 1	305 Sunfish St, Austin, TX 78734	1.47 Miles ¹	Parcel Match
L2 Listing 2	27 Green Terrace C V, Austin, TX 78734	14.73 Miles ¹	Street Centerline Match
L3 Listing 3	205 Sailors Run, Austin, TX 78734	1.65 Miles ¹	Parcel Match
S1 Sold 1	3903 Lakeway Blvd, Austin, TX 78734	0.98 Miles ¹	Parcel Match
S2 Sold 2	37 Glen Rock Dr, Austin, TX 78738	0.64 Miles ¹	Parcel Match
S3 Sold 3	43 Stillmeadow Dr, Austin, TX 78738	0.23 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.

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 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.

Report Instructions - cont.

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	Tori Walker	Company/Brokerage	Divine Life Realty LLC
License No	643342	Address	9901 Brodie Lane, Ste 160 #1223 Austin TX 78748
License Expiration	11/30/2022	License State	TX
Phone	7372428734	Email	divinelifetori@gmail.com
Broker Distance to Subject	14.15 miles	Date Signed	03/10/2022

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.