

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	9604 N Creek Drive, Austin, TX 78753	Order ID	8418392	Property ID	33274018
Inspection Date	09/12/2022	Date of Report	09/13/2022		
Loan Number	45343	APN	247543		
Borrower Name	Catamount Properties 2018 LLC	County	Travis		

Tracking IDs

Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments THE EXTERIOR AND LANDSCAPING ARE IN GOOD CONDITION.
R. E. Taxes	\$6,942	
Assessed Value	\$318,916	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(ALL DOORS AND WINDOWS ARE LOCKED AND SECURED.)		
Ownership Type	Fee Simple	
Property Condition	Good	
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 Many of the homes need deferred maintenance and some lawns are over grown and in need of servicing. The subjects' neighborhood has many different square footage, site square footage, and styles of homes. With a mix of single-story and multi-level homes, it has something for everyone. Located close to many other like-kind sub-divisions. The Central Texas marketplace has shifted to more realistic values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$345,800 High: \$469,800	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	9604 N Creek Drive	1000 Red Cliff Drive	1112 Warrington Drive	902 W Village Lane
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78753	78758	78753	78758
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.82 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$460,000	\$450,000
List Price \$	--	\$399,000	\$410,000	\$450,000
Original List Date		08/12/2022	06/10/2022	08/26/2022
DOM · Cumulative DOM	-- · --	3 · 32	94 · 95	17 · 18
Age (# of years)	52	49	51	49
Condition	Good	Good	Good	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 ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,250	1,397	1,276	1,137
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2 · 1
Total Room #	7	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	0.15 acres	0.19 acres	0.16 acres	0.11 acres
Other	--	--	--	--

* 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** Improvement SQFT difference adjustment -\$8,085. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Listing 2** Improvement SQFT difference adjustment -\$1,430. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Listing 3** Improvement SQFT difference adjustment +\$6,215. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9604 N Creek Drive	9015 Shepard Drive	1014 Collingsworth Drive	1000 Hermitage Drive
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78753	78753	78753	78753
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.66 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$449,000	\$460,000
List Price \$	--	\$401,000	\$449,000	\$460,000
Sale Price \$	--	\$435,000	\$449,000	\$460,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/11/2022	08/30/2022	08/12/2022
DOM · Cumulative DOM	-- · --	8 · 28	25 · 53	8 · 45
Age (# of years)	52	55	48	58
Condition	Good	Good	Good	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 ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,250	1,043	1,163	1,472
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	--	--	--	--
Lot Size	0.15 acres	0.17 acres	0.15 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	+\$11,385	+\$4,785	-\$12,210
Adjusted Price	--	\$446,385	\$453,785	\$447,790

* 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** Improvement SQFT difference adjustment +\$11,385. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Sold 2** Improvement SQFT difference adjustment +\$4,785. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Sold 3** Improvement SQFT difference adjustment -\$12,210. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	REALTY AUSTIN	SEE BELOW					
Listing Agent Name	KIM FODOR						
Listing Agent Phone	512-809-3844						
# 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
06/17/2022	\$469,900	09/09/2022	\$449,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$449,900	\$449,900
Sales Price	\$447,790	\$447,790
30 Day Price	\$437,790	--
Comments Regarding Pricing Strategy		
<p>In a previous report dated 7/10/2022 a value of \$437,110 was given. Recent comparable suggest a value of \$447,790. The subject has been listed for 33 days starting at \$469,900. Now reduced to \$449,900. While the comparable method is normally the best judge of value, other factors might be contributing to the lack of a sale. Since the Federal Reserve raised their base line rate, which translated to a spike in interest rates on or about July 22 to 5.41% the rate quoted here has now rose to 6%, this with high FICO score and cash heavy buyers, the rate is even higher for most buyers at this time. The biggest problem we are seeing on the ground is that buyer confidence has eroded, placing a great pressure on values. Many days the MLS daily report will have double the amount of price reduction as it does new listings. Marketing (or lack thereof) could also affect the property. As more money is needed to increase the marketing of all homes in todays marketplace. While the numbers don't show it, we feel that the price may need to be adjusted downward for the mentioned factors that haven't shown up in the sale values of todays market.</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.

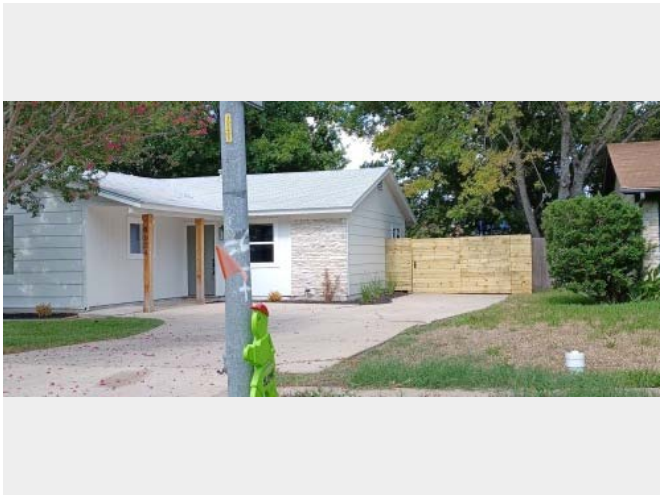
Subject Photos



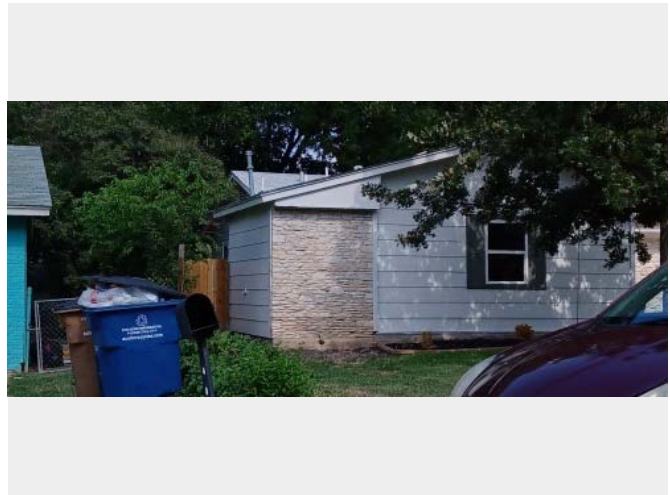
Front



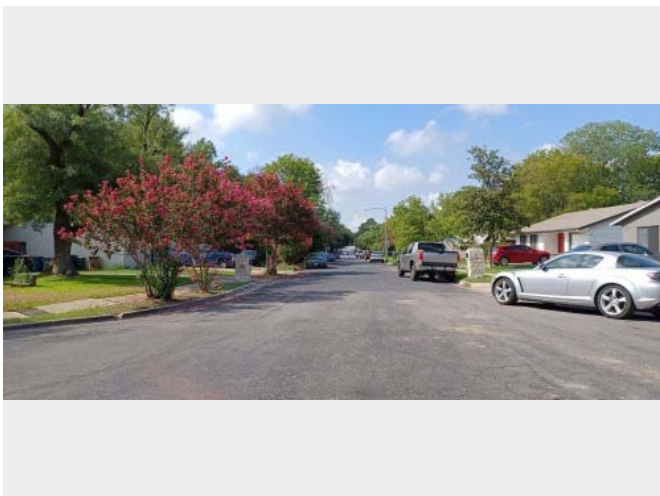
Address Verification



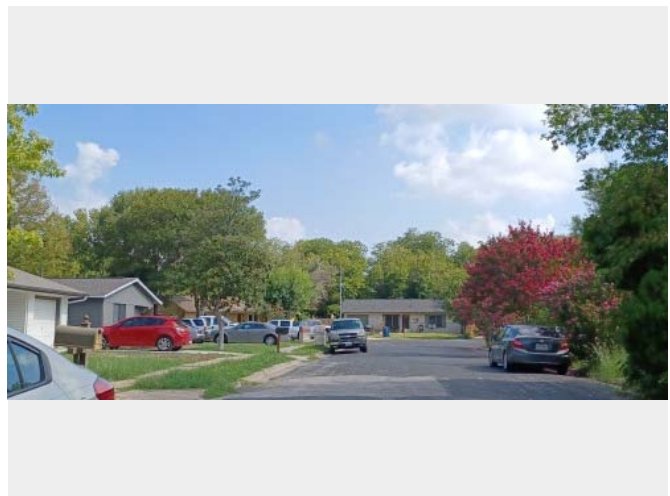
Side



Side

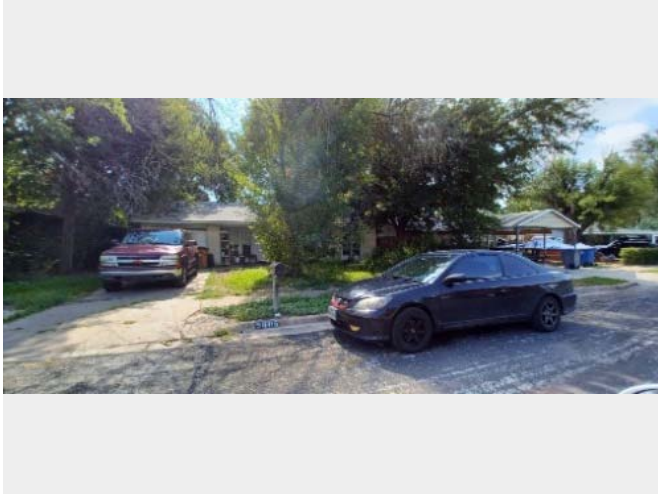


Street



Street

Subject Photos



Other

Listing Photos

L1 1000 RED CLIFF DRIVE
Austin, TX 78758



Other

L2 1112 WARRINGTON DRIVE
Austin, TX 78753



Other

L3 902 W VILLAGE LANE
Austin, TX 78758



Other

Sales Photos

S1 9015 SHEPARD DRIVE
Austin, TX 78753



Other

S2 1014 COLLINGSWORTH DRIVE
Austin, TX 78753



Other

S3 1000 HERMITAGE DRIVE
Austin, TX 78753



Other

ClearMaps Addendum

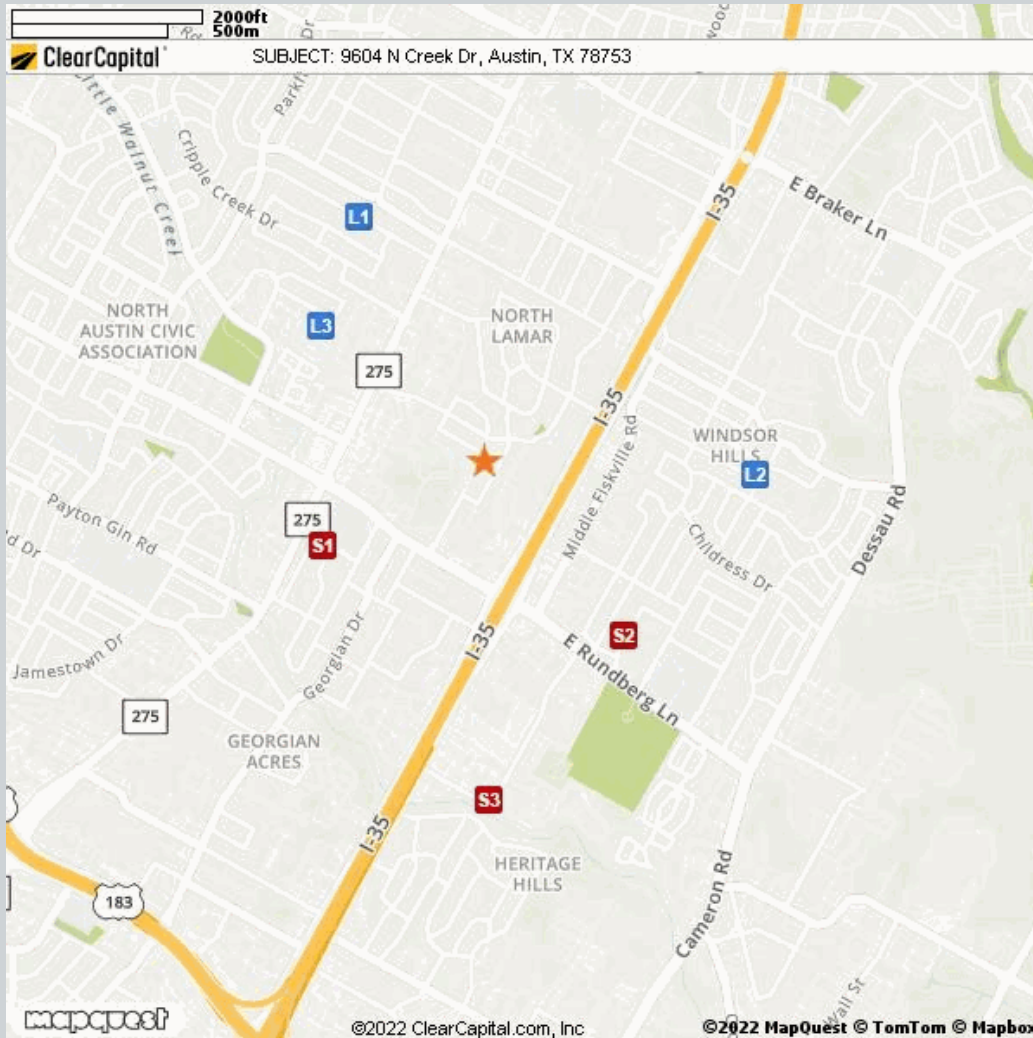
Address ★ 9604 N Creek Drive, Austin, TX 78753

Loan Number 45343

Suggested List \$449,900

Suggested Repaired \$449,900

Sale \$447,790



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9604 N Creek Drive, Austin, TX 78753	--	Parcel Match
L1 Listing 1	1000 Red Cliff Drive, Austin, TX 78758	0.82 Miles ¹	Parcel Match
L2 Listing 2	1112 Warrington Drive, Austin, TX 78753	0.82 Miles ¹	Parcel Match
L3 Listing 3	902 W Village Lane, Austin, TX 78758	0.63 Miles ¹	Parcel Match
S1 Sold 1	9015 Shepard Drive, Austin, TX 78753	0.51 Miles ¹	Parcel Match
S2 Sold 2	1014 Collingsworth Drive, Austin, TX 78753	0.66 Miles ¹	Parcel Match
S3 Sold 3	1000 Hermitage Drive, Austin, TX 78753	0.98 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	Steven Simmons	Company/Brokerage	Keller Williams Realty
License No	0511573	Address	1003 S. Austin Avenue Georgetown TX 78626
License Expiration	07/31/2023	License State	TX
Phone	2546540323	Email	stevensimmons@hotmail.com
Broker Distance to Subject	18.76 miles	Date Signed	09/13/2022

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.