

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	2211 Muddy Peak Drive, San Antonio, TX 78245	Order ID	7409537	Property ID	30591786
Inspection Date	07/03/2021	Date of Report	07/05/2021		
Loan Number	45416	APN	051971011200		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	0702BPO_Citi	Tracking ID 1	0702BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	KARL DEAN & MELINDA K GEYER	Subject is an appropriate improvement for the neighborhood. From the exterior the subject appears to be average condition with no immediate signs of deferred maintenance or major repairs needed at time of inspection. The subject is of typical style, use and construction for the area. There were no apparent adverse environmental conditions noted in the subject neighborhood.
R. E. Taxes	\$3,458	
Assessed Value	\$151,480	
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	BIG COUNTRY	
Association Fees	\$150 / Year (Pool,Other: Tennis, Park/Playground)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in an area of mixed styles and ages. Surrounding properties are maintained throughout, lawns are satisfactory and marketable. Neighborhood marketing trends are stable; however, there is a shortage of supply for the area. There is very minimal REO Activity in the immediate area. Seller concessions on average are at an acceptable range. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$132,200 High: \$215,000	
Market for this type of property	Increased 1 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2211 Muddy Peak Drive	11307 Widefield Ln	11447 Bald Mtn	2007 Muddy Peak Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78245	78245	78245	78245
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.26 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$174,900	\$185,000	\$200,000
List Price \$	--	\$174,900	\$185,000	\$200,000
Original List Date		06/19/2021	05/08/2021	06/04/2021
DOM · Cumulative DOM	-- · --	15 · 16	57 · 58	30 · 31
Age (# of years)	26	27	33	27
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 Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,386	1,496	1,619	1,386
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.10 acres	0.10 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.

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

Listing 1 This comp is comparable to subject in style, features, characteristics, age, proximity, lot size, condition, bedroom and bathroom count. This comp is superior in GLA.

Listing 2 This comp is comparable to subject in features, characteristics, proximity, lot size, condition and bedroom count. This comp is superior in GLA. This listing comp of different style was utilized due to the lack of more comparable sales of the same style in this market location. The appeal of particular style over the other would not have a significant impact on subject price opinion in this market segment.

Listing 3 This comp is comparable to subject in style, features, characteristics, age, proximity, lot size, GLA, condition, bedroom and bathroom count. This listing is most comparable to subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2211 Muddy Peak Drive	2315 Muddy Peak Dr	2219 Muddy Peak Dr	11306 Yuba Trail
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78245	78245	78245	78245
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.01 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$175,000	\$185,000	\$186,000
List Price \$	--	\$175,000	\$185,000	\$185,000
Sale Price \$	--	\$190,000	\$190,000	\$183,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	05/28/2021	06/29/2021	06/30/2021
DOM · Cumulative DOM	-- · --	42 · 42	29 · 29	70 · 114
Age (# of years)	26	34	26	36
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,386	1,563	1,496	1,204
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.11 acres	0.10 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,684	-\$6,533	+\$5,845
Adjusted Price	--	\$184,316	\$183,467	\$188,845

* Sold 2 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** This comp is comparable to subject in style, features, characteristics, proximity, lot size, condition, bedroom and bathroom count. This comp is superior in GLA. Adjustment: GLA -\$5684
- Sold 2** This comp is comparable to subject in style, features, characteristics, proximity, lot size, age, condition, bedroom and bathroom count. This comp is superior in GLA. This comp is most comparable to subject. Adjustment: GLA -\$3533, Seller Concessions - \$3000
- Sold 3** This comp is comparable to subject in style, features, characteristics, proximity, lot size, condition, bedroom and bathroom count. Subject is superior in GLA. Adjustment: GLA \$5845

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Public records do not indicate subject property has been listed in the past 12 months.			
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	\$188,800	\$188,800
Sales Price	\$185,600	\$185,600
30 Day Price	\$183,500	--
Comments Regarding Pricing Strategy		
<p>The suggested pricing is based on the subject's condition and the value is consistent with the likeness of most similar comps in the record at the time of inspection. The property appears to be in average condition and there are no needed repairs. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good. Subject did not have visible house number from public street. Picture is of neighboring property.</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



Side



Street

Listing Photos

L1 11307 Widefield Ln
San Antonio, TX 78245



Front

L2 11447 Bald Mtn
San Antonio, TX 78245



Front

L3 2007 Muddy Peak Dr
San Antonio, TX 78245



Front

Sales Photos

S1 2315 Muddy Peak Dr
San Antonio, TX 78245



Front

S2 2219 Muddy Peak Dr
San Antonio, TX 78245



Front

S3 11306 Yuba Trail
San Antonio, TX 78245



Front

ClearMaps Addendum

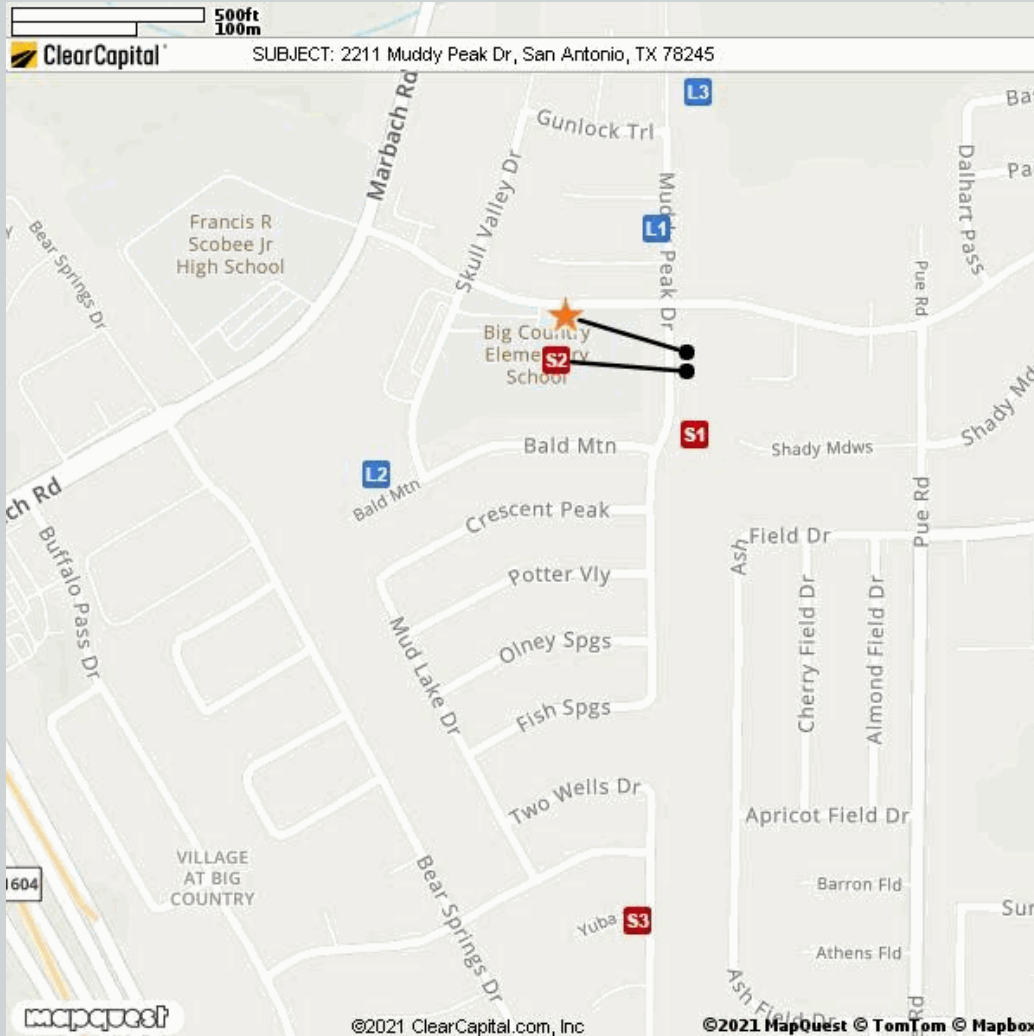
Address ★ 2211 Muddy Peak Drive, San Antonio, TX 78245

Loan Number 45416

Suggested List \$188,800

Suggested Repaired \$188,800

Sale \$185,600



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2211 Muddy Peak Drive, San Antonio, TX 78245	--	Parcel Match
L1 Listing 1	11307 Widefield Ln, San Antonio, TX 78245	0.09 Miles ¹	Parcel Match
L2 Listing 2	11447 Bald Mtn, San Antonio, TX 78245	0.26 Miles ¹	Parcel Match
L3 Listing 3	2007 Muddy Peak Dr, San Antonio, TX 78245	0.18 Miles ¹	Parcel Match
S1 Sold 1	2315 Muddy Peak Dr, San Antonio, TX 78245	0.07 Miles ¹	Parcel Match
S2 Sold 2	2219 Muddy Peak Dr, San Antonio, TX 78245	0.01 Miles ¹	Parcel Match
S3 Sold 3	11306 Yuba Trail, San Antonio, TX 78245	0.44 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	SHARON BASS	Company/Brokerage	Vortex Realty
License No	663337	Address	2241 NW Military Hwy San Antonio TX 78213
License Expiration	11/30/2021	License State	TX
Phone	2105048485	Email	srbass14@gmail.com
Broker Distance to Subject	13.72 miles	Date Signed	07/04/2021

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.