DRIVE-BY BPO

2307 SHERI OAK LANE

AUSTIN, TX 78748

45481

\$574,000 As-Is Value

by ClearCapital

Loan Number

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

Address Inspection Date Loan Number Borrower Name	2307 Sheri Oak Lane, Austin, TX 78748 09/08/2022 45481 Catamount Properties 2018 LLC	Order ID Date of Report APN County	8418392 09/10/2022 339774 Travis	Property ID	33273767
Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-C	citi Update	
Tracking ID 2		Tracking ID 3			

General Conditions				
Owner	Catamount Properties 2018 LLC	Condition Comments		
R. E. Taxes	\$12,254	Home and landscaping seem to have been maintained well as		
Assessed Value	\$562,982	noted from doing an exterior drive by inspection. Subject has		
Zoning Classification	Residential	good functional utility and conforms well within the neighborhood.		
Property Type	SFR	neignbornood.		
Occupancy	Vacant			
Secure?	Yes (lockbox)			
Ownership Type	Fee Simple			
Property Condition	Good			
Estimated Exterior Repair Cost	\$0			
Estimated Interior Repair Cost	\$0			
Total Estimated Repair	\$0			
НОА	No			
Visible From Street	Visible			
Road Type	Public			

Neighborhood & Market Data					
Location Type	Suburban	Neighborhood Comments			
Local Economy	Improving	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopp schools, parks and other places of interest.			
Sales Prices in this Neighborhood	Low: \$411,000 High: \$920,000				
Market for this type of property Increased 13 % in the past 6 months.					
Normal Marketing Days	<30				

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	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2307 Sheri Oak Lane	9016 Wagtail Dr	1800 Sarong Way	9408 Roxanna Dr
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78748	78748	78748	78748
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.44 1	0.45 1	0.50 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$455,000	\$475,000	\$550,000
List Price \$		\$455,000	\$468,000	\$550,000
Original List Date		08/17/2022	08/16/2022	08/26/2022
DOM · Cumulative DOM	·	24 · 24	25 · 25	15 · 15
Age (# of years)	50	40	22	39
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,526	1,200	1,524	1,868
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	0.24 acres	0.15 acres	0.18 acres	0.16 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.

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Current Listings - Cont.

by ClearCapital

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

- **Listing 1** Inferior, less interior gla than subject property. Property is located near major roadways and shopping areas. Home appears to be in similar condition to neighboring homes. Style conforms to other homes in the area. No negative externalities nearby that would influence value.
- **Listing 2** Equal, similar due to size and condition. Property is located near major roadways and shopping areas. Home appears to be in similar condition to neighboring homes. Style conforms to other homes in the area. No negative externalities nearby that would influence value.
- **Listing 3** Superior, More interior gla than subject Property. Property is located near major roadways and shopping areas. Home appears to be in similar condition to neighboring homes. Style conforms to other homes in the area. No negative externalities nearby that would influence value.

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Recent Sales				
	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2307 Sheri Oak Lane	8901 Curlew Dr	8600 Winterstein Dr	8906 Jodie Lane Ln
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78748	78748	78745	78748
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.42 1	0.21 1	0.37 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$		\$642,000	\$575,000	\$545,000
List Price \$		\$590,000	\$575,000	\$545,000
Sale Price \$		\$565,000	\$567,500	\$581,000
Type of Financing		Conventional	Cash	Conventional
Date of Sale		08/22/2022	07/28/2022	09/07/2022
DOM · Cumulative DOM		31 · 60	15 · 35	5 · 30
Age (# of years)	50	37	17	6
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 Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,526	1,334	1,438	1,865
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2 · 1	3 · 3
Total Room #	7	6	6	6
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	0.24 acres	0.19 acres	0.13 acres	0.18 acres
Other	None	None	None	None
Net Adjustment		+\$14,953	+\$6,853	-\$26,402
Adjusted Price		\$579,953	\$574,353	\$554,598

^{*} 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.

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Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1 Inferior, less interior gla than subject property. Property is located near major roadways and shopping areas. Home appears to be in similar condition to neighboring homes. Style conforms to other homes in the area. No negative externalities nearby that would influence value. +\$14,953 Inferior GLA
- **Sold 2** Equal, similar due to size and condition. Property is located near major roadways and shopping areas. Home appears to be in similar condition to neighboring homes. Style conforms to other homes in the area. No negative externalities nearby that would influence value. +\$6,853 Inferior GLA
- **Sold 3** Superior, More interior gla than subject Property. Property is located near major roadways and shopping areas. Home appears to be in similar condition to neighboring homes. Style conforms to other homes in the area. No negative externalities nearby that would influence value. -\$26,402 Superior gla

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Subject Sale	es & Listing His	tory					
Current Listing Status Not Currently Listed		Listing History Comments					
Listing Agency/Firm		None Noted.					
Listing Agent Na	me						
Listing Agent Pho	one						
# of Removed Lis Months	stings in Previous 12	0					
# of Sales in Pre Months	vious 12	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	\$579,900	\$579,900			
Sales Price	\$574,000	\$574,000			
30 Day Price	\$564,000				
Comments Regarding Pricing S	Comments Regarding Pricing Strategy				

I went back 6 months, out in distance 1 mile and was able to find comps which fit the bpo requirements. The comps used are the best possible currently available comps within 1 mile and the adjustments are sufficient for this area to account for the differences in the subject and comps.

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 the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported. Notes

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Subject Photos

by ClearCapital

DRIVE-BY BPO



Front



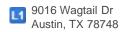
Address Verification



Street

AUSTIN, TX 78748

Listing Photos



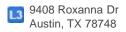


Front





Front

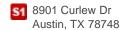




Front

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Sales Photos





Front

8600 Winterstein Dr Austin, TX 78745



Front

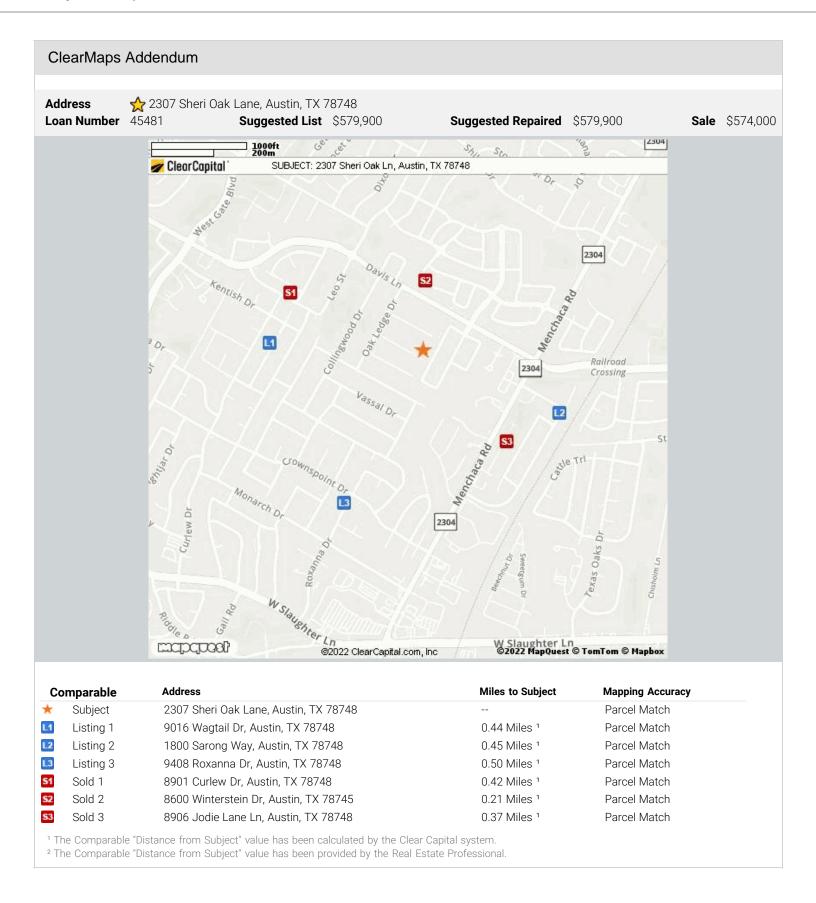
8906 Jodie Lane Ln Austin, TX 78748



Front

by ClearCapital

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Addendum: Report Purpose

by ClearCapital

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.

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Addendum: Report Purpose - cont.

Report Instructions

by ClearCapital

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.

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Report Instructions - cont.

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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.

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License State

AUSTIN, TX 78748

45481

TX

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Broker Information

License Expiration

by ClearCapital

Broker Name Robert Hernandez Company/Brokerage eXp Realty

License No 507138 **Address** 10510 McMillian Dr Austin TX

78753

Phone 5127843385 **Email** buyhomesnow@hotmail.com

Broker Distance to Subject 15.18 miles **Date Signed** 09/10/2022

07/31/2023

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.

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