

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.

<b>Address</b>	3105 Rustic River, El Paso, TX 79938	<b>Order ID</b>	7416391	<b>Property ID</b>	30610362
<b>Inspection Date</b>	07/07/2021	<b>Date of Report</b>	07/08/2021		
<b>Loan Number</b>	45524	<b>APN</b>	17625		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

### Tracking IDs

<b>Order Tracking ID</b>	0707BPO_Citi	<b>Tracking ID 1</b>	0707BPO_Citi
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	FOULKES JAMILLAH N & DAVID I	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$7,136	The property is in average condition on the exterior inspection. Subject is located close to schools, shopping and medical services.	
<b>Assessed Value</b>	\$226,741		
<b>Zoning Classification</b>	Residential R3		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (door knob lock)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	Most homes are stucco or brick veneer. Homes in the neighborhood vary between a one and two car garage. The area is close to schools, parks and shopping centers	
<b>Sales Prices in this Neighborhood</b>	Low: \$137,000 High: \$288,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3105 Rustic River	12688 Tierra Alexis	14378 N Cave Drive	3171 Matthew Lutz
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79938	79938	79938	79938
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.42 <sup>1</sup>	1.84 <sup>1</sup>	0.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$248,950	\$240,000	\$246,000
<b>List Price \$</b>	--	\$248,950	\$240,000	\$246,000
<b>Original List Date</b>		05/04/2021	05/25/2021	06/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	64 · 65	42 · 44	15 · 29
<b>Age (# of years)</b>	9	13	9	10
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,710	2,541	2,399	2,347
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 3	3 · 2 · 1	3 · 3
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.13 acres	0.12 acres	0.13 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Come and view this nicely landscape two story home with three bedrooms, three full baths, formal living / dining room combo, loft, kitchen opens to breakfast area and family room with fireplace. Master bedroom with walk in closet. Master bath with double sink and shower with separate tub. Nice backyard with covered patio. Close to shopping centers, and easy access to Loop 375
- Listing 2** Make this three-bedroom, three-bathroom home in Tierra del Este your very own! This charming investment property features two large living areas, a formal dining room and a breakfast nook. The large open kitchen offers granite counters, beautiful cabinets, a center island and stainless steel appliances. The fully carpeted master bedroom is huge with balcony access and an ensuite complete with garden tub, separate shower area and double vanity sink. Outback is a massive backyard with a covered patio, wood pergola and extra space for kids and pets to play! This home is TENANT OCCUPIED until 5/31/2022.
- Listing 3** Perfectly positioned on a corner lot location at Ventanas subdivision! This delightful two-story home has plenty to offer! Beautiful and spacious with formal living room, a separate family room and dining room. The kitchen is well-designed and it offers a center island, ample storage, stainless steel appliances and a pantry. The home has solar panels installed and upstairs has a huge bonus room perfect to serve as a media room. The master bedroom highlights an access to the balcony with nice views, it also has a master suite with double vanity sink, bath tub and a separate shower room. The massive backyard has beautiful lawn grass landscaping and a covered patio suitable for unwinding.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3105 Rustic River	3186 Red Orchard	2205 Morning Mist	12940 Hidden Grov
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79938	79938	79938	79938
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.65 <sup>1</sup>	1.52 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$222,000	\$277,000	\$205,000
<b>List Price \$</b>	--	\$222,000	\$260,000	\$205,000
<b>Sale Price \$</b>	--	\$226,000	\$260,000	\$200,000
<b>Type of Financing</b>	--	Fha	Va	Va
<b>Date of Sale</b>	--	02/05/2021	03/07/2021	01/29/2021
<b>DOM · Cumulative DOM</b>	-- · --	25 · 81	20 · 99	44 · 60
<b>Age (# of years)</b>	9	7	7	11
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,710	2,196	2,853	2,302
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	4 · 3 · 1	3 · 2 · 1
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.14 acres	0.13 acres	0.13 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$12,850	-\$6,075	+\$12,700
<b>Adjusted Price</b>	--	\$238,850	\$253,925	\$212,700

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** What's not to like, open living space but with some separation. Short distance to the large park with walking trail. Surrounded by convenience to shopping, restaurants & schools. Special features include bonus room for an office or children's space. LARGE low maintenance backyard for entertaining. Laundry room has separate closet, plenty of storage through out. Roof recently resurfaced. Stamped concrete in backyard & front porch area.
- Sold 2** Beautiful completed home in a new section of growing El Paso, hard to find CareFree's The Carmel. Great Living room with plenty of natural lighting coming in the tall windows. Kitchen is large with cabinets to spare, walk-in pantry & oversized island for family cooking. Granite countertops! Spacious master bedroom suite is good for a night's rest or just a little time to relax. Loft available for family/ friends and children to entertain in. 4 bedrooms total and 4 baths and a room downstairs. Extended covered patio for outdoor enjoyment great for BBQs and backyard play. Oh Yeah.. and there is an office!! Double car garage for the car enthusiast in the family. Two parks in close proximity, Manicure rock landscaping in front, plush synthetic grass in the back. Shopping,
- Sold 3** Don't miss out on this great property with Refrigerated Air! This property offers 3 living areas. The kitchen has granite counter tops, tile backsplash, pantry, island, custom cabinets and Stainless Steel appliances including refrigerator, range, microwave and dishwasher. Kitchen is open to dining area and large family room. All bedrooms are upstairs. Master suite has balcony, walk-in closet, master bath with double sinks, tub, shower. There are two other bedrooms and a huge family room upstairs. The huge upstairs family room could be used for additional bedroom, office, game room, playroom, man cave, craft room or whatever you need it to be. Backyard is pretty private and has covered patio, trees, bushes and additional patio area. Additional Amenities include 2 car garage, blinds, extra storage closets, utility room, 2 AC units, custom door, balcony, corner lot. The kids are going to love this large park with playground equipment across the street. This home is close to shopping, restaurants and Loop 375.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				at the time of inspection there were no sale sign post or active mls			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$245,000	\$245,000
<b>Sales Price</b>	\$235,200	\$235,200
<b>30 Day Price</b>	\$223,440	--
<b>Comments Regarding Pricing Strategy</b>		
Based on low values and a semi stable market values are close related and only decrease after a 120 mark Subjects value is based on current market Conditions and recent sales in area. Comparable's are similar in condition when compared to the subject. Used the best and most like subject lists and sold's. Due to limited comp availability, it was necessary to exceed guidelines for sale date, distance or gla, subject and comparables are same in style		

### 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



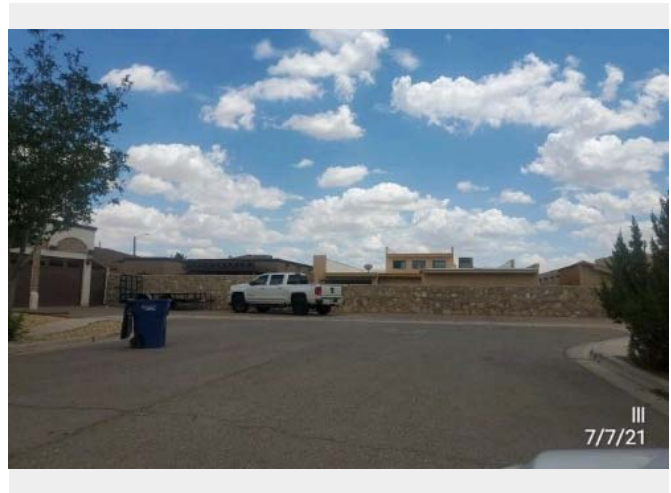
Front



Address Verification



Side



Street



## Listing Photos

**L1** 12688 TIERRA ALEXIS  
El Paso, TX 79938



Front

**L2** 14378 N Cave Drive  
El Paso, TX 79938



Front

**L3** 3171 Matthew Lutz  
El Paso, TX 79938



Front

## Sales Photos

**S1** 3186 RED ORCHARD  
El Paso, TX 79938



Front

**S2** 2205 MORNING MIST  
El Paso, TX 79938



Front

**S3** 12940 HIDDEN GROV  
El Paso, TX 79938



Front

### ClearMaps Addendum

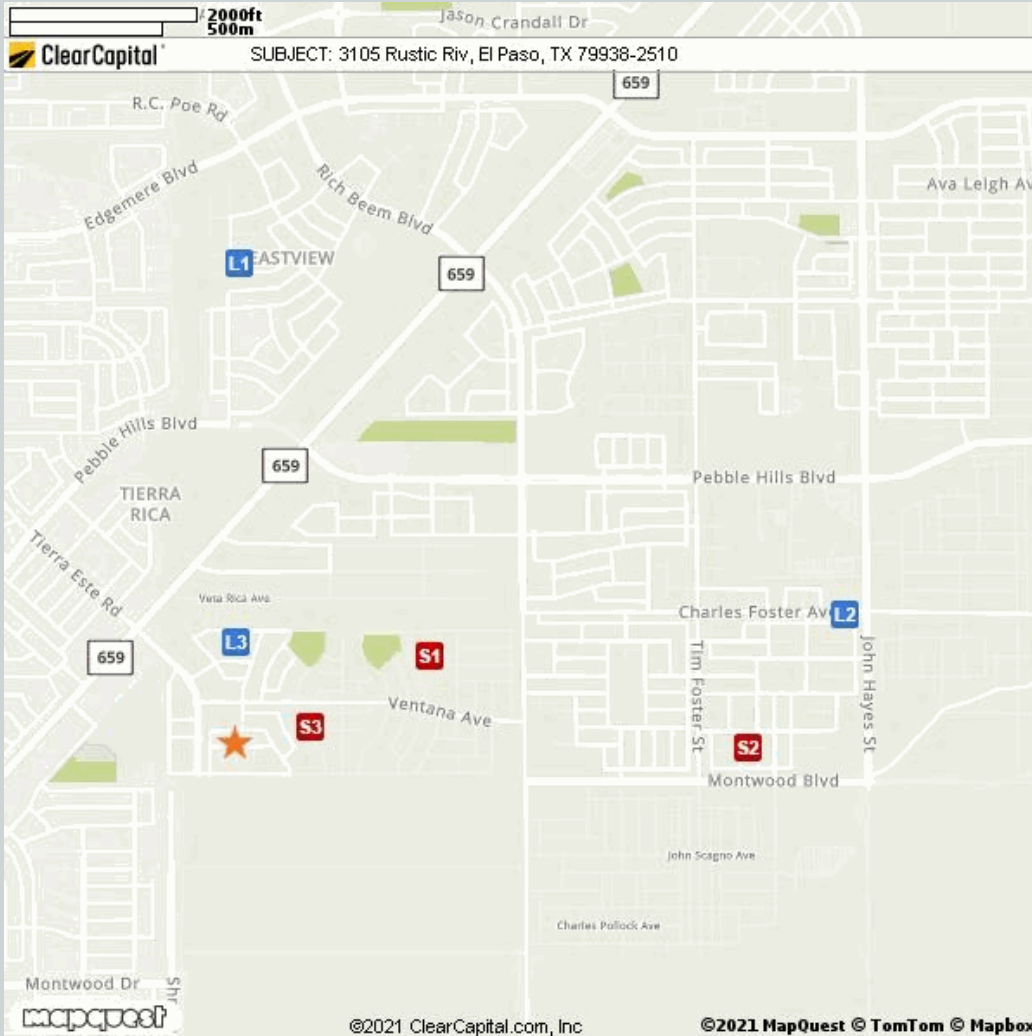
**Address** ★ 3105 Rustic River, El Paso, TX 79938

**Loan Number** 45524

**Suggested List** \$245,000

**Suggested Repaired** \$245,000

**Sale** \$235,200



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3105 Rustic River, El Paso, TX 79938	--	Parcel Match
L1 Listing 1	12688 Tierra Alexis, El Paso, TX 79938	1.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	14378 N Cave Drive, El Paso, TX 79938	1.84 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3171 Matthew Lutz, El Paso, TX 79938	0.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3186 Red Orchard, El Paso, TX 79938	0.65 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2205 Morning Mist, El Paso, TX 79938	1.52 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12940 Hidden Grov, El Paso, TX 79938	0.25 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Erika Williams	<b>Company/Brokerage</b>	Romewest Properties LLC
<b>License No</b>	618421	<b>Address</b>	10420 Montwood El Paso TX 79935
<b>License Expiration</b>	02/28/2023	<b>License State</b>	TX
<b>Phone</b>	9153155839	<b>Email</b>	erika19williams@gmail.com
<b>Broker Distance to Subject</b>	5.27 miles	<b>Date Signed</b>	07/07/2021

*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.**