

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	11804 Oak Trail, Austin, TX 78753	Order ID	7963468	Property ID	32125137
Inspection Date	02/11/2022	Date of Report	02/16/2022		
Loan Number	45796	APN	02502310070000		
Borrower Name	Catamount Properties 2018 LLC	County	Travis		

Tracking IDs

Order Tracking ID	02.10.22_BPO_Update	Tracking ID 1	02.10.22_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$6,989	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.	
Assessed Value	\$357,025		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (lockbox)		
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	Improving	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
Sales Prices in this Neighborhood	Low: \$224,000 High: \$839,000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	11804 Oak Trail	1410 Vista Ridge Cv	11501 March Dr	11607 Oak Trl
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78753	78754	78753	78753
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.65 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$520,000	\$689,000	\$589,000
List Price \$	--	\$520,000	\$689,000	\$549,900
Original List Date		02/11/2022	02/10/2022	12/17/2021
DOM · Cumulative DOM	-- · --	1 · 5	2 · 6	38 · 61
Age (# of years)	65	44	50	60
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 Conventional	1 Story Conventional	1 Story Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,850	1,651	2,039	1,838
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	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	0.26 acres	0.22 acres	0.22 acres	0.26 acres
Other	None	None	None	None

* 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** 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** 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.
- Listing 3** 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.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11804 Oak Trail	11907 N Oaks Dr	1303 July Dr	11614 River Oaks Trl
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.	--	0.08 ¹	0.81 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$655,000	\$875,000
List Price \$	--	\$475,000	\$649,999	\$875,000
Sale Price \$	--	\$475,000	\$628,000	\$750,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	10/01/2021	12/21/2021	10/25/2021
DOM · Cumulative DOM	-- · --	7 · 42	19 · 54	8 · 38
Age (# of years)	65	63	48	4
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,850	1,553	1,942	1,743
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	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	0.26 acres	0.25 acres	0.21 acres	0.39 acres
Other	None	None	None	None
Net Adjustment	--	+\$22,710	-\$7,034	+\$8,181
Adjusted Price	--	\$497,710	\$620,966	\$758,181

* 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** 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. +\$22,710 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. -\$7,034 Superior 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. +\$8,181 Inferior GLA

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	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
07/15/2021	\$426,000	07/23/2021	\$415,000	Sold	08/14/2021	\$400,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$629,900	\$629,900
Sales Price	\$620,000	\$620,000
30 Day Price	\$610,000	--
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 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 use more approximate comps to support a higher price and that area showing 31.4% increase in the last 12 months.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1410 Vista Ridge Cv
Austin, TX 78754



Front

L2 11501 March Dr
Austin, TX 78753



Front

L3 11607 Oak Trl
Austin, TX 78753



Front

Sales Photos

S1 11907 N Oaks Dr
Austin, TX 78753



Front

S2 1303 July Dr
Austin, TX 78753



Front

S3 11614 River Oaks Trl
Austin, TX 78753



Front

ClearMaps Addendum

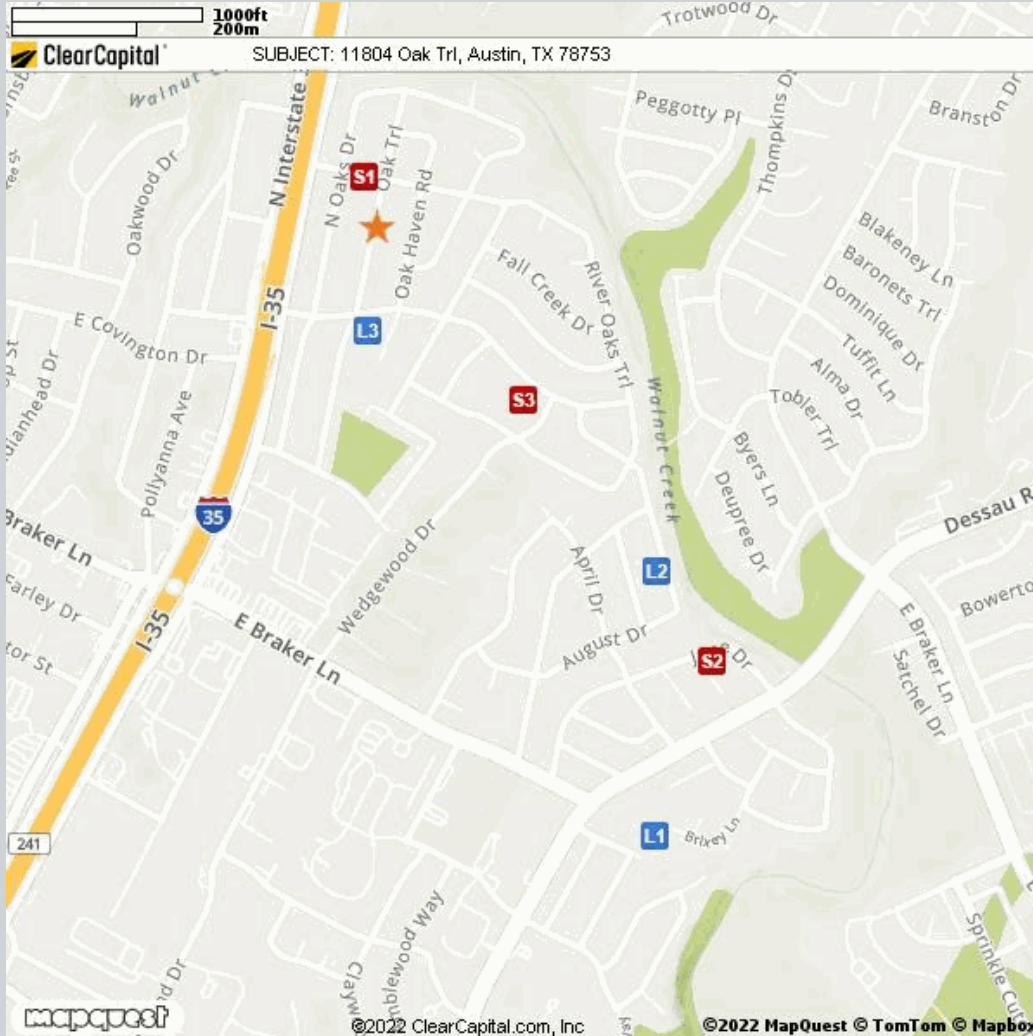
Address ★ 11804 Oak Trail, Austin, TX 78753

Loan Number 45796

Suggested List \$629,900

Suggested Repaired \$629,900

Sale \$620,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11804 Oak Trail, Austin, TX 78753	--	Parcel Match
L1 Listing 1	1410 Vista Ridge Cv, Austin, TX 78754	0.98 Miles ¹	Parcel Match
L2 Listing 2	11501 March Dr, Austin, TX 78753	0.65 Miles ¹	Parcel Match
L3 Listing 3	11607 Oak Trl, Austin, TX 78753	0.14 Miles ¹	Parcel Match
S1 Sold 1	11907 N Oaks Dr, Austin, TX 78753	0.08 Miles ¹	Parcel Match
S2 Sold 2	1303 July Dr, Austin, TX 78753	0.81 Miles ¹	Parcel Match
S3 Sold 3	11614 River Oaks Trl, Austin, TX 78753	0.33 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	Robert Hernandez	Company/Brokerage	eXp Realty
License No	507138	Address	10510 McMillian Dr Austin TX 78753
License Expiration	07/31/2023	License State	TX
Phone	5127843385	Email	buyhomesnow@hotmail.com
Broker Distance to Subject	1.22 miles	Date Signed	02/12/2022

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.