

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	11460 Tom Ulozas Drive, El Paso, TX 79936	Order ID	8603490	Property ID	33870171
Inspection Date	02/03/2023	Date of Report	02/05/2023		
Loan Number	48092	APN	V89399939601600		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	02.01.23 BPO Citi-CS Update	Tracking ID 1	02.01.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	WALTER L HUDSON	Condition Comments	
R. E. Taxes	\$8,513	The subject is an above average single family home, typical for the area. No visible repairs needed at the time of the inspection.	
Assessed Value	\$236,959		
Zoning Classification	Residential R3		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Located in the Vista Del Sol subdivision on the east side of El Paso. This area offers all goods and services to include schools, shopping and access to the main highway for commuting.	
Sales Prices in this Neighborhood	Low: \$140000 High: \$253,000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	11460 Tom Ulozas Drive	11433 Jack Cupit Ln	1725 Bing Crosby Dr	1942 Bay City Pl
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79936	79936	79936	79936
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.21 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,000	\$249,950	\$345,000
List Price \$	--	\$274,000	\$249,950	\$345,000
Original List Date		01/31/2023	01/27/2023	01/01/2023
DOM · Cumulative DOM	-- · --	5 · 5	9 · 9	35 · 35
Age (# of years)	37	17	40	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,555	2,550	2,334	2,435
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	6 · 3	3 · 3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.18 acres	0.24 acres	0.15 acres	0.18 acres
Other	--	--	--	--

* Listing 1 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** , Location walking distance from George Dieter and Trawood area. Home was built in 2006. cul de sac and corner lot. All 2,500 sq ft is tiled for easy cleaning. Bubble tub in master bathroom. Huge kitchen for family gatherings.
- Listing 2** Centrally located within the Eastside, this home truly does offer it all! This spacious 2,400 sqft property boasts 6 bds (1 master + jr suite w/ bath), 3 baths, European style kitchen + 8ft bar & large laundry room. Enjoy the manicured grounds under the covered patio out back and be ready to become everyone's favorite bbq host with the built in grill area. The 300 sqft temperature controlled storage can be converted for many uses!
- Listing 3** This former PARADE of HOMES gem from 1987 sits at the heart of Executive Park Estates. This one story home boasts 3 spacious bedrooms, 3 bathrooms, 2 fireplaces, a formal dining OR office space, updated flooring, plantation shutters and security bars, a tankless hot water heater, wet bar, sunroom, updated TRANE AC, wet bar, and landscaped front and back yards that are maintenance free. You will fall in love with the well established neighborhood, complete with mature trees and great proximity to stores, amenities, parks, and schools. If you are looking for a well crafted and meticulously maintained home in the heart of East El Paso, this could be the one for you. The owner is leaving the Ring doorbell and cameras as well as the ARLO security cameras that are on the home.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11460 Tom Ulozas Drive	11404 Tom Ulozas Dr	1650 Daniels Ln	1650 Janet Coles Ln
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79936	79936	79936	79936
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.24 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$320,000	\$320,000
List Price \$	--	\$275,000	\$297,500	\$320,000
Sale Price \$	--	\$273,000	\$297,500	\$345,175
Type of Financing	--	Conv.	Va	Conv.
Date of Sale	--	12/16/2022	07/29/2022	05/25/2022
DOM · Cumulative DOM	-- · --	38 · 38	112 · 112	42 · 42
Age (# of years)	37	36	38	36
Condition	Average	Average	Average	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	Split Other	Split Other	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,555	2,704	2,574	2,442
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	4 · 3 · 1	4 · 3
Total Room #	7	8	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 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	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.18 acres	0.18 acres	0.18 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$25,000
Adjusted Price	--	\$273,000	\$297,500	\$320,175

* 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** OVERSIZED LOT!! This stunning Tri-level house with over 2700 sq ft per CAD has 4 bedrooms and 3 bathrooms, with Refrigerated air,shows nicely. The bonus room (4th bedroom) can be used for GAME ROOM/MANS CAVE or could be 2 master bedrooms as it is adjacent to hall bathroom with stand up shower. The kitchen is updated and spacious with full kitchen appliance package to include refrigerator. Nice extended balcony off the master bedroom. Elongated driveway for RV parking, detached 2 car garage has washer/dryer hookup and sink
- Sold 2** Sparkling Pool! This home is the ONE!!! Classic Elegance in exclusive Vista Del Sol neighborhood on the market now! Beautiful Large Home sits on an oversized lot with nice curb appeal. This home is welcomes you with plenty of living areas to include Huge Den with Gorgeous Fireplace, Formal Living Area, Kitchen with lots of cabinets ready for the chef in the family plus 3 Texas-sized bedrooms upstairs and another downstairs. Master suite extends its relaxation area to large sized balcony to enjoy!
- Sold 3** Oversized corner lot in this highly desirable neighborhood this single story,completely updated home is for those with great taste! Walking in, you are greeted with soaring ceilings, blond hardwood floors, updated lighting, and shutters. Redone in 2022,kitchen boasts modern cabinetry, quartz counters, subway tile, stainless steel appliances and chic modern flooring. It opens up to the bay windowed breakfast area, and cozy den with fireplace. Master bedroom can accommodate the biggest furniture and still feel warm with it's own fireplace and Texas sized walk in closet. Redone master bath will have you fall in love with the extended dual standup shower, double vanities & modern fixtures. Tons of natural light will have you waking up happy. Secondary bedrooms are ample, plus an updated hall bath. Separate bedroom with it's own bath is great for guests. Hobby room off garage is a hidden gem. Relax on those hot summer days with the pool and under the afternoon shaded back porch.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject was listed and cancelled in 2019 and expired in 2021.				
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	\$290,000	\$290,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
The subject is in marketable condition and should be listed as it is . The comparable properties are all good examples of the market values at the time of the inspection. Sold #3 is newly renovated, adjustments were made when calculating the subject's value.		

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.
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Subject Photos



Front



Address Verification



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street

Listing Photos

L1 11433 Jack Cupit Ln
El Paso, TX 79936



Front

L2 1725 Bing Crosby Dr
El Paso, TX 79936



Front

L3 1942 Bay City Pl
El Paso, TX 79936



Front

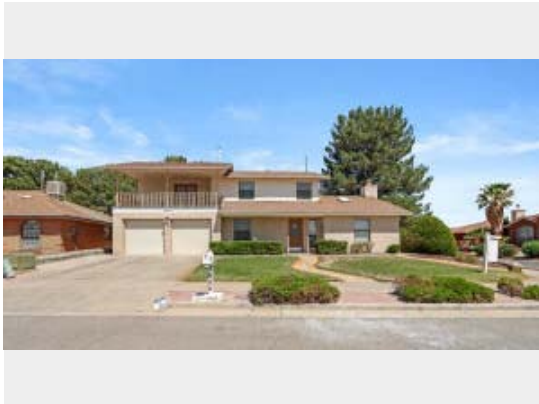
Sales Photos

S1 11404 Tom Ulozas Dr
El Paso, TX 79936



Front

S2 1650 Daniels Ln
El Paso, TX 79936



Front

S3 1650 Janet Coles Ln
El Paso, TX 79936



Front

ClearMaps Addendum

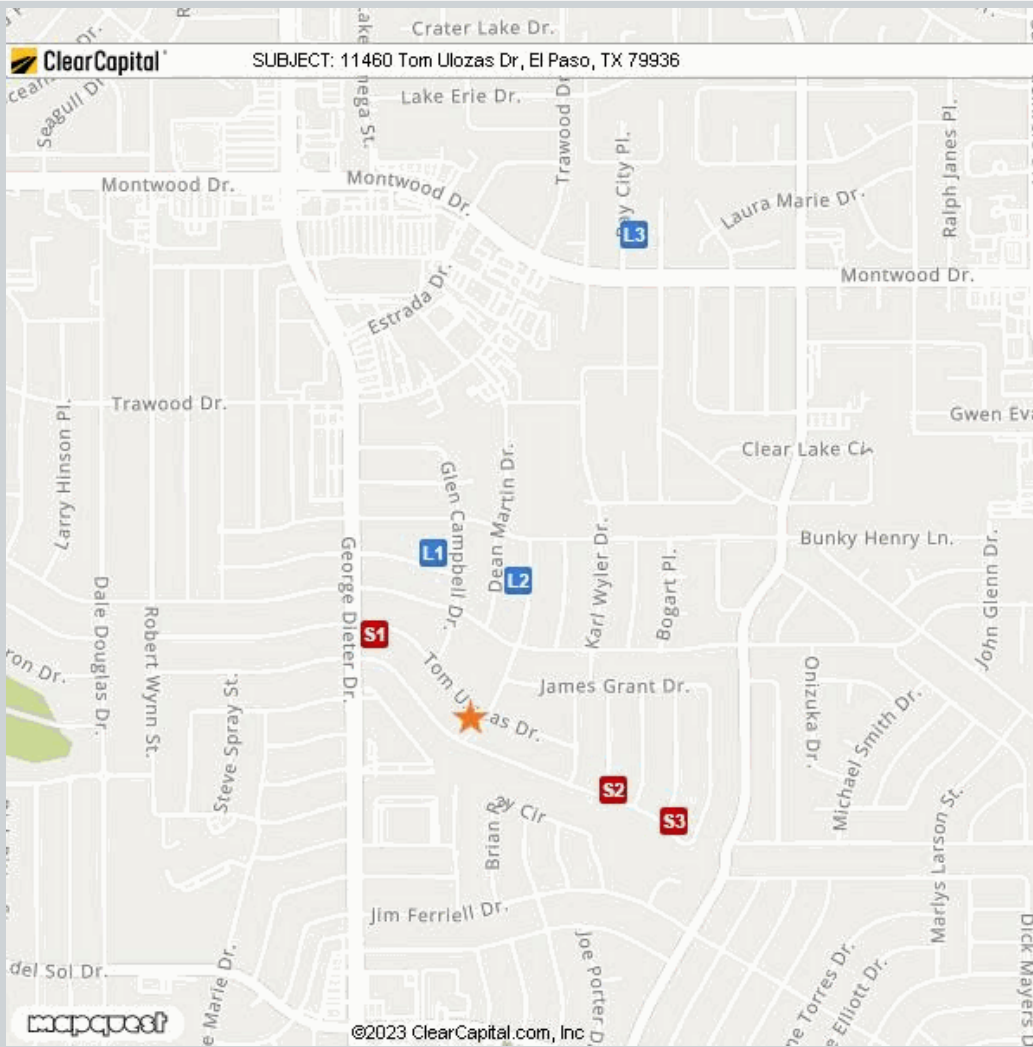
Address ★ 11460 Tom Ulozas Drive, El Paso, TX 79936

Loan Number 48092

Suggested List \$290,000

Suggested Repaired \$290,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11460 Tom Ulozas Drive, El Paso, TX 79936	--	Parcel Match
L1 Listing 1	11433 Jack Cupit Ln, El Paso, TX 79936	0.24 Miles ¹	Parcel Match
L2 Listing 2	1725 Bing Crosby Dr, El Paso, TX 79936	0.21 Miles ¹	Parcel Match
L3 Listing 3	1942 Bay City Pl, El Paso, TX 79936	0.74 Miles ¹	Parcel Match
S1 Sold 1	11404 Tom Ulozas Dr, El Paso, TX 79936	0.18 Miles ¹	Parcel Match
S2 Sold 2	1650 Daniels Ln, El Paso, TX 79936	0.24 Miles ¹	Parcel Match
S3 Sold 3	1650 Janet Coles Ln, El Paso, TX 79936	0.34 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	GEORGE MORELAND	Company/Brokerage	eXp Realty
License No	0569607	Address	8719 Echo St EL PASO TX 79904
License Expiration	03/31/2023	License State	TX
Phone	9153731538	Email	grmdos@gmail.com
Broker Distance to Subject	11.51 miles	Date Signed	02/05/2023

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.