

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	220 Glenvalley Circle, Bandera, TX 78003	Order ID	8262292	Property ID	32915813
Inspection Date	06/10/2022	Date of Report	06/11/2022		
Loan Number	49777	APN	12800-00001-0310		
Borrower Name	Catamount Properties 2018 LLC	County	Bandera		

Tracking IDs					
Order Tracking ID	06.09.22 BPO	Tracking ID 1	06.09.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LANGTON CHRISTOPHER R & VANESSA	Condition Comments Average, C3 Q3 Some vines growing up walls, no debi/clean-up HOA/Code Compliant,
R. E. Taxes	\$557,598	
Assessed Value	\$213,492	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	FLYING L RANCH PROPERTY OWNERS ASSOCIATION 2102102100	
Association Fees	\$100 / Year (Landscaping,Insurance,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Houses on large lots, average for area,
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$291,000 High: \$449,900	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	220 Glenvalley Circle	295 Fairway Dr	260 Knollwood Cir	238 Valley Oak Dr
City, State	Bandera, TX	Bandera, TX	Bandera, TX	Bandera, TX
Zip Code	78003	78003	78003	78003
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.20 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$429,000	\$525,000	\$400,000
List Price \$	--	\$429,000	\$525,000	\$400,000
Original List Date		05/27/2022	05/19/2022	05/21/2022
DOM · Cumulative DOM	-- · --	14 · 15	22 · 23	20 · 21
Age (# of years)	29	14	20	5
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Auction	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Contemporary	1 Story Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,578	2,040	2,309	1,944
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	8	9	10	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.26 acres	.44 acres	.317 acres	0.254 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 same subdivision, different model/ characteristics, More square footage -34650, -1 Garage stall +10000, superior lot size - 20000=adj 44650

Listing 2 same subdivision, different model/ characteristics, Superior square footage -54825, -1 Garage stall +10000, superior lot size - 10000= adj 54825

Listing 3 same subdivision, different model/ characteristics, similar square footage, superior square footage -27450,

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	220 Glenvalley Circle	240 Deerwood Cir	335 Valley Oak Dr	434 Oak Hills Dr
City, State	Bandera, TX	Bandera, TX	Bandera, TX	Bandera, TX
Zip Code	78003	78003	78003	78003
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.28 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$299,000	\$340,500
List Price \$	--	\$399,000	\$299,000	\$340,500
Sale Price \$	--	\$399,000	\$291,000	\$325,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/25/2022	02/28/2022	01/21/2022
DOM · Cumulative DOM	-- · --	93 · 132	67 · 113	42 · 67
Age (# of years)	29	26	26	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,578	1,819	1,729	1,621
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	8	9	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.26 acres	0.96 acres	0.279 acres	0.298 acres
Other	--	--	--	--
Net Adjustment	--	-\$60,500	-\$1,325	+\$3,225
Adjusted Price	--	\$338,500	\$289,675	\$328,225

* Sold 3 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** same subdivision, different model/ characteristics, superior sqare footage -25500 +1 Bdr +1 HBth -5000, superior lot size -40000, -1 Car/golf stall +10000
- Sold 2** same subdivision, different model/ characteristics, slight more square footage -11325, similar lot square footage, -1 Car/golf stall +10000
- Sold 3** same subdivision, different model/ characteristics, similar/slight more square footage -3225 larger lot size -2000, -1 Car/golf stall +10000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				8/4/2008 WD W/VL WARRANTY DEED W/ VENDORS LIEN			
Listing Agent Name				TRAUPE CLARA M LANGTON CHRISTOPHER R & VANESSA 826			
Listing Agent Phone				648 00174068			
# 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	\$335,000	\$335,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
Affordable golf community, large homes on large lots, great retirement community or first time buyer		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.77 miles and the sold comps closed within the last 5 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Front



Address Verification



Side



Side



Back

Subject Photos



Back



Back



Back



Street



Street



Street

Subject Photos



Street



Street



Street



Other



Other



Other

Subject Photos



Other



Other



Other

Listing Photos

L1 295 Fairway Dr
Bandera, TX 78003



Front

L2 260 Knollwood Cir
Bandera, TX 78003



Front

L3 238 Valley Oak Dr
Bandera, TX 78003



Front

Sales Photos

S1 240 Deerwood Cir
Bandera, TX 78003



Front

S2 335 Valley Oak Dr
Bandera, TX 78003



Front

S3 434 Oak Hills Dr
Bandera, TX 78003



Front

ClearMaps Addendum

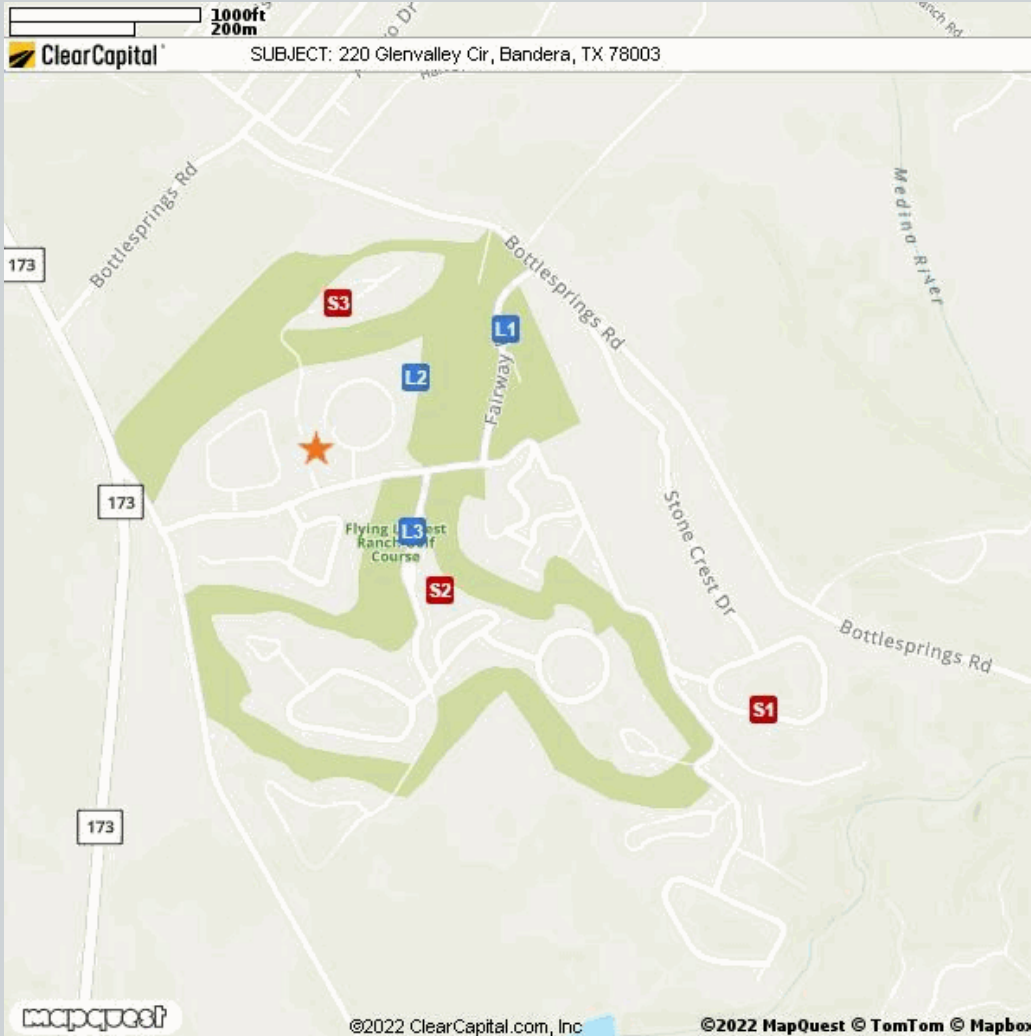
Address ★ 220 Glenvalley Circle, Bandera, TX 78003

Loan Number 49777

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	220 Glenvalley Circle, Bandera, TX 78003	--	Parcel Match
L1 Listing 1	295 Fairway Dr, Bandera, TX 78003	0.35 Miles ¹	Parcel Match
L2 Listing 2	260 Knollwood Cir, Bandera, TX 78003	0.20 Miles ¹	Parcel Match
L3 Listing 3	238 Valley Oak Dr, Bandera, TX 78003	0.19 Miles ¹	Parcel Match
S1 Sold 1	240 Deerwood Cir, Bandera, TX 78003	0.77 Miles ¹	Parcel Match
S2 Sold 2	335 Valley Oak Dr, Bandera, TX 78003	0.28 Miles ¹	Parcel Match
S3 Sold 3	434 Oak Hills Dr, Bandera, TX 78003	0.23 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	Michelle Barre	Company/Brokerage	EXP Realty
License No	627752	Address	6223 Peace Pipe Dr San Antonio TX 78238
License Expiration	04/30/2024	License State	TX
Phone	2102891346	Email	michellebarre@gmail.com
Broker Distance to Subject	31.64 miles	Date Signed	06/10/2022

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.