

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>	136 Knots Landing, Kyle, TX 78640	<b>Order ID</b>	8212619	<b>Property ID</b>	32761549
<b>Inspection Date</b>	05/18/2022	<b>Date of Report</b>	05/18/2022		
<b>Loan Number</b>	49800	<b>APN</b>	R154722		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Hays		

### Tracking IDs

<b>Order Tracking ID</b>	05.18.22 BPO p2	<b>Tracking ID 1</b>	05.18.22 BPO p2
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Librizzi Robert	<b>Condition Comments</b> The property is a 1 story home that appears to be in good exterior condition and has been maintained. No repairs needed. It is only 1 year old.
<b>R. E. Taxes</b>	\$6,407	
<b>Assessed Value</b>	\$308,010	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Crosswinds Home Owners Association	
<b>Association Fees</b>	\$50 / Month (Pool,Tennis)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood marketing trends are improving and there is a balance of supply and demand for the area. There is very minimal REO Activity in immediate. Seller concessions on average are at an acceptable range. Surrounding properties are maintained throughout and lawns are satisfactory.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$224000 High: \$551600	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	136 Knots Landing	177 Tailwind Dr	198 Tailwind Dr	158 Nautical Loop
<b>City, State</b>	Kyle, TX	Kyle, TX	Kyle, TX	Kyle, TX
<b>Zip Code</b>	78640	78640	78640	78640
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.08 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$450,000	\$535,000	\$519,990
<b>List Price \$</b>	--	\$450,000	\$535,000	\$519,990
<b>Original List Date</b>		05/17/2022	05/11/2022	05/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	1 · 1	7 · 7	6 · 6
<b>Age (# of years)</b>	1	5	5	2
<b>Condition</b>	Good	Good	Good	Good
<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>	1 Story Single story	1 Story single story home	2 Stories 2 story home	1 Story single story home
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,100	1,785	2,442	2,243
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 2	4 · 2 · 1	4 · 3
<b>Total Room #</b>	8	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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>	0.14 acres	0.14 acres	0.15 acres	0.26 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** List 1 is one of the best comps available, within distance requirements, inferior in GLA and slightly superior in lot square footage. Beauty With Over \$40k In Upgrades! Better Than New! Upgrades Include Reverse Osmosis Water System, Cleansoft Rainwater System, Water Softener, Full Sprinkler System, Gutters, Screened Patio, Pergola, Extended Patio, Tiled Front And Back Porch, Garage Cabinets, Nest Thermostat, Filtered Furnace, Mq Garage Opener, Security Cameras And A New Disposal. Wonderful, Open Floor Plan With Tons Of Natural Light. Fantastic Kitchen Opens To Living And Includes Plenty Of Counter Space And An Island. Mother-in Law Floor Plan With Four Main Level Bedrooms. Wood Tile Flooring Throughout With No Carpet. Close Proximity To Community Pool And Park. Refrigerator And Washer/dryer Convey!
- Listing 2** List 2 is one of the best comps available, within distance requirements, superior in GLA and lot square footage. Built In 2017, This Kyle Two-story Home Offers Granite Countertops, And A Two-car Garage.
- Listing 3** List 3 is one of the best comps available, within distance requirements, superior in GLA and lot square footage. One Of A Kind Highland Home On A Premium Lot! A Floor Plan That Has It All! Single Story, Primary Bedroom Tucked Towards The Back, Two Secondary Bedrooms With A Shared Full Bath, An Additional Guest Bedroom With Private Full Bath, Plus Bonus/office Room Near The Front Entrance Enclosed W/ French Doors. 8 Ft Doors & High Ceilings Throughout! One Of Few Homes In The Neighborhood With A Three Car Garage! Covered Back Patio W/ Extended Additional Stone Patio - Making It So Ideal For Outdoor Entertainment. Large, Private, Well-maintained Backyard (extra Backyard Features Include Raised Garden Beds!). Kitchen, Living, And Dining Areas Are Open Concept. Kitchen Features Built-in Gas Cooktop, Plus Built-in Ovens, Trendy, Modern Pendant Lighting, Beautiful Marble Countertops, And Stainless Steel Appliances. Living Is Spacious And Equipped W/ A Dry Bar, High Ceilings, And Excellent Natural Lighting. The Master Suite Was Designed W/ Big, Bay Windows And Plenty Of Space. Master/primary Bath Equipped W/ Dual Vanities, A Soaking Tub, Separate Shower, & Separate Water Closet. And Definitely Don't Worry About Closet/storage Space, This Home Has You Covered! Highland Homes Are Known For Their Incredible Architectural Designs, They Are Always Adapting Their Designs In Order To Be Unique, Modern, And Efficient. Which Is Exactly What This Home Is! The Resort Style Community Amenities Are Awesome Too!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	136 Knots Landing	235 Knots Lndg	130 Starboard Ln	121 Compass Ln
City, State	Kyle, TX	Kyle, TX	Kyle, TX	Kyle, TX
Zip Code	78640	78640	78640	78640
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	4.20 <sup>1</sup>	0.12 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$463,000	\$461,000	\$465,000
List Price \$	--	\$457,000	\$438,000	\$465,000
Sale Price \$	--	\$457,000	\$460,000	\$465,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	03/28/2022	11/18/2021	12/30/2021
DOM · Cumulative DOM	-- · --	124 · 124	115 · 115	69 · 69
Age (# of years)	1	5	5	5
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 Single story	2 Stories 2 story home	1 Story single story home	1 Story single story home
# Units	1	1	1	1
Living Sq. Feet	2,100	2,043	2,110	2,216
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 3	4 · 2
Total Room #	8	8	8	9
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	0.14 acres	0.14 acres	0.15 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$4,000	-\$500	-\$1,500
Adjusted Price	--	\$461,000	\$459,500	\$463,500

\* Sold 1 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** Sold 1 is one of the best comps available, within distance requirements, inferior in GLA and lot square footage. This open-concept home is a 3 bed, 2.5 bath w a massive game room! This home has the master up, a huge balcony off of the game room, large front & back covered patio, extended master shower, granite countertops, tile throughout first floor, super upgraded stainless steel appliances.
- Sold 2** Sold 2 is one of the best comps available, within distance requirements, comparable in GLA and superior in lot square footage. Built in 2017, this Kyle one-story home offers granite countertops, and a two-car garage.
- Sold 3** Sold 3 is one of the best comps available, within distance requirements, superior in GLA and lot square footage. This gorgeous one-story home in Crosswinds is now available, with 4 bedrooms, 2 full bathrooms, and brimming with upgrades, including a large covered deck in the backyard, which opens from the living room through two sets of glass doors. Multiple bay windows and high ceilings help fill the home with light. The kitchen has a large island adding ample storage, a gas stove, and lots of counter space. Other updates include added gutters, ceiling fans, water softener, tiled entryway, updated HVAC/Plasma air purifier, a new front door, and entry chandelier. The formal dining room is also perfect for a game room or secondary living room.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Status Effective Date Price Source Sale Type DOM/CDOM			
<b>Listing Agent Name</b>				Withdrawn 4/26/2022 \$499,950 MLS Arms length Final List			
<b>Listing Agent Phone</b>				Price 4/14/2022 \$499,950 MLS Arms length 12 Withdrawn			
<b># of Removed Listings in Previous 12 Months</b>	0			4/11/2022 \$514,900 MLS Arms length Final List Price 4/8/2022			
<b># of Sales in Previous 12 Months</b>	0			\$514,900 MLS Arms length 12 Original List Price 3/26/2022			
				\$519,900 MLS Arms length 31 Sale Price 11/22/2021 \$450,000			
				MLS Arms length Pending/Contract 9/28/2021 \$459,535 MLS			
				Arms length Price Change 8/11/2021 \$459,535 MLS Arms			
				length Price Change 8/11/2021 \$403,580 MLS Arms length			
				Price Change 8/10/2021 \$459,535 MLS Arms length			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$463,000	\$463,000
<b>Sales Price</b>	\$460,000	\$460,000
<b>30 Day Price</b>	\$450,000	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested pricing is based on the subjects condition and the value is consistent with the likeness of most similar comps in the record. The subject is on an improving market. This is a newly built area.		

### Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Front



Front



Front



Address Verification



Address Verification

### Subject Photos



Side



Side



Street



Street



## Listing Photos

**L1** 177 Tailwind Dr  
Kyle, TX 78640



Front

**L2** 198 Tailwind Dr  
Kyle, TX 78640



Front

**L3** 158 Nautical Loop  
Kyle, TX 78640



Front

## Sales Photos

**S1** 235 Knots Lndg  
Kyle, TX 78640



Front

**S2** 130 Starboard Ln  
Kyle, TX 78640



Front

**S3** 121 Compass Ln  
Kyle, TX 78640



Front

### ClearMaps Addendum

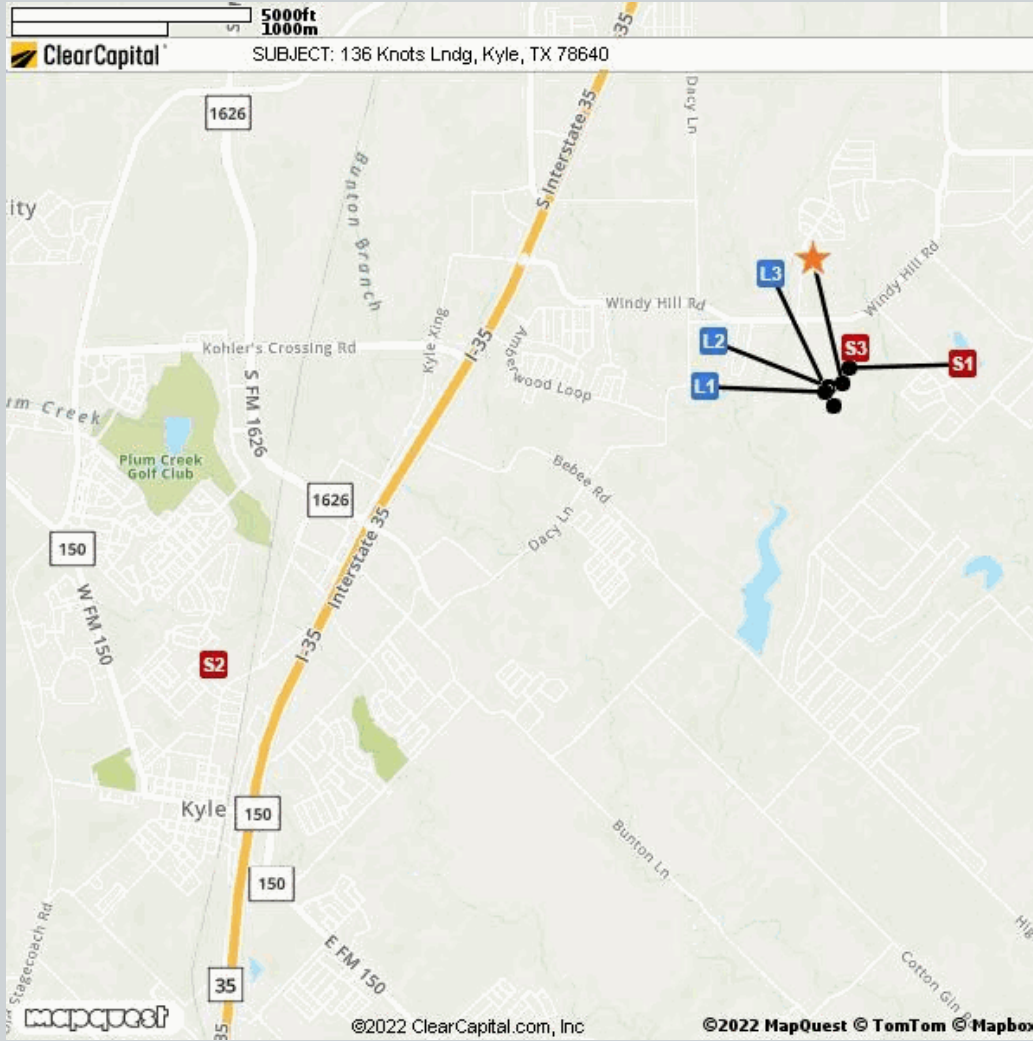
**Address** ★ 136 Knots Landing, Kyle, TX 78640

**Loan Number** 49800

**Suggested List** \$463,000

**Suggested Repaired** \$463,000

**Sale** \$460,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	136 Knots Landing, Kyle, TX 78640	--	Parcel Match
L1 Listing 1	177 Tailwind Dr, Kyle, TX 78640	0.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	198 Tailwind Dr, Kyle, TX 78640	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	158 Nautical Loop, Kyle, TX 78640	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	235 Knots Lndg, Kyle, TX 78640	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	130 Starboard Ln, Kyle, TX 78640	4.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	121 Compass Ln, Kyle, TX 78640	0.12 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>	Francisco Lopez Reyes	<b>Company/Brokerage</b>	Keller Williams
<b>License No</b>	755467	<b>Address</b>	11101 County Down Dr Austin TX 78747
<b>License Expiration</b>	03/31/2023	<b>License State</b>	TX
<b>Phone</b>	3172895924	<b>Email</b>	plumatx@gmail.com
<b>Broker Distance to Subject</b>	7.69 miles	<b>Date Signed</b>	05/18/2022

*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.**