

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>	3801 Habersham, Schertz, TX 78154	<b>Order ID</b>	8592014	<b>Property ID</b>	33839533
<b>Inspection Date</b>	01/25/2023	<b>Date of Report</b>	01/25/2023		
<b>Loan Number</b>	50053	<b>APN</b>	000000040529		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Guadalupe		

**Tracking IDs**

<b>Order Tracking ID</b>	01.23.23 BPO Citi.CS Update	<b>Tracking ID 1</b>	01.23.23 BPO Citi.CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CHAMPERY REAL EST 2015 LLC,	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$6,945	Property appears to be in good condition at the time of drive-by inspection. Property is a short drive from highway/interstate and local amenities/shopping.	
<b>Assessed Value</b>	\$243,372		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Lockbox on door. )		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The Median Estimated Home Value for the neighborhood is \$315K, with the Median Estimated Home Value increasing by 19.3% in the last 12 months. The Median List Price for the neighborhood is \$399K, with the Median List Price decreasing by 5% in the last 12 months.	
<b>Sales Prices in this Neighborhood</b>	Low: \$261641 High: \$454000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	3801 Habersham	3668 Gamble	3721 Hull St	3816 Davenport
<b>City, State</b>	Schertz, TX	Schertz, TX	Schertz, TX	Schertz, TX
<b>Zip Code</b>	78154	78154	78154	78154
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	0.08 <sup>1</sup>	0.17 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$370,000	\$329,900	\$355,000
<b>List Price \$</b>	--	\$370,000	\$309,990	\$349,900
<b>Original List Date</b>		01/02/2023	08/28/2022	09/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	22 · 23	149 · 150	145 · 146
<b>Age (# of years)</b>	30	24	30	30
<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>	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,792	2,882	2,606	2,606
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	11	7	11
<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>	--	Pool - Yes	--	--
<b>Lot Size</b>	0.18 acres	0.17 acres	0.13 acres	0.13 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** MLS COMMENTARY: BOM. Buyers are out of state and never saw this home in person, and got cold feet. Now is your chance to purchase a beautiful pool home. Get ready for spring and enjoy this two-story pool home in Schertz! This exceptionally clean home offers 3 bedrooms, and 2 1/2 baths with a loft. Ceiling fans throughout. Walk-in closets in every bedroom including the loft. Island kitchen with beautiful tile backsplash, large walk-in pantry, and plenty of kitchen cabinet space. The family room is wired for surround sound. Remote-controlled sprinkler system. Raised 17 x 26 patio cover that looks onto the Keith Zars pool with its three waterfalls. You'll appreciate the added privacy of the wooded greenbelt! Come see it today!
- Listing 2** MLS COMMENTARY: This lovely well-kept gem is now available in the established Savannah Square community. Offering double living areas with granite countertop island kitchen. Spacious rooms with a massive master suite. His/Her closets and separate vanities. Cuddle up next to your loved ones near your very own fireplace on cold winter nights or entertain guests on your new back patio and deck perfect for summer BBQs. The only thing that is missing is you!!
- Listing 3** MLS COMMENTARY: : 4 Bedroom 2.5 Bathroom floor plan features a warm, welcoming interior and well-proportioned rooms, separate dining room or formal living space, good-sized living room. Kitchen that has been well maintained and includes a spacious pantry. Natural lighting creates the perfect ambiance in the generously-proportioned master bedroom that features an ensuite bathroom, his-and-hers walk-in closets. Increasing the appeal of the home are recently upgraded floors throughout the main living spaces. Newer paint downstairs. Head outside to the inviting backyard, which features a patio. A great spot for enjoying a morning cup of coffee or an evening cocktail. Perfectly positioned in a desirable Northeast Side neighborhood. This neighborhood is a desired choice for buyers thanks to its suburban setting. Near to restaurants and great shopping. Every convenience is a short distance away. Easy access to freeways public transportation only minutes away. Avoid mud and nasty weather with a large 2-car attached garage. This unique home won't last long. We love this home. You will too. Call your Realtor today.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3801 Habersham	115 Newrock Crk	1624 Willow Top Dr	3016 Greenshire Dr
City, State	Schertz, TX	Schertz, TX	Schertz, TX	Schertz, TX
Zip Code	78154	78154	78154	78154
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.89 <sup>1</sup>	0.91 <sup>1</sup>	0.83 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$339,900	\$399,900
List Price \$	--	\$320,000	\$339,900	\$399,900
Sale Price \$	--	\$332,500	\$337,500	\$405,000
Type of Financing	--	Va	Fha	Cash
Date of Sale	--	09/01/2022	08/31/2022	09/02/2022
DOM · Cumulative DOM	-- · --	52 · 52	33 · 33	28 · 28
Age (# of years)	30	26	23	29
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,792	2,658	2,651	2,712
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	8	11	10
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	--	--	Pool - Yes	--
Lot Size	0.18 acres	0.23 acres	0.18 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,660	-\$5,590	+\$200
Adjusted Price	--	\$329,840	\$331,910	\$405,200

\* Sold 3 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** MLS COMMENTARY: Welcome home to Ashley Place, a neighborhood that just feels special. This LARGE 3 bedroom home boasts incredible mature oak trees across an oversized lot. Hang out in the shade and think of everything you could do with such a big back yard. Enjoy the breeze on your covered porch and deck which would make for great covered storage. Entering the home there's a dining area that's open to the living room and an island kitchen that enters a MASSIVE combined pantry and laundry room (which leads to the garage; again, big). Upstairs you have a secondary living space and three bedrooms including a master suite with a sitting area that could easily be used for your home office. You're 3 min from the elementary school, 4 min from I-35, 5 min from the high school and 10 min from Randolph AFB to make day-to-day living that much easier. Over \$28,000 in recent upgrades/treatments including 50 year warranty roof and gutters and all electrical brought up to code. BOMBPROOF vinyl siding. See it today! Adjustments: Age -\$4,000, sqft: +\$1,340
- Sold 2** MLS COMMENTARY: Beautiful Home In Desirable Greenshire! 3 Bedrooms Plus Study, Nursery Or Exercise Room \* Beat The Heat In The Refreshing Pool Plus Large Deck & Covered Patio \* Large Island Kitchen With Granite Countertops, Stainless Steel Appliances, Lots Of Cabinets, Under-mount Sink & Huge Walk-in Pantry/Utility \* Huge Master Suite With Separate Vanities & Walk-in Closets Plus Separate Shower & Tub \* 4 Sides Brick \* Mature Trees \* Open Floor Plan \* Gutters \* Solar Screens \* Family Room Fireplace Plus Built-in Shelves \* Check Out The Secondary Room Sizes! Great Location Near RAFB, I-35, Shopping & All The Conveniences \* In Demand SCUC Schools With Green Valley Elementary School Nearby! Recent Improvements: (2022)-Roof, Shower Door & Paint (2019) Front & Rear Door (2018) Pool, Deck & Shed Adjustments: Age -\$7,000, sqft: +\$1,410
- Sold 3** MLS COMMENTARY: Beautiful Brick home in established neighbor. New Flooring throughout the Entire House! No Carpet on the main Level. All of The Kitchen, and Bathroom Cabinets have been painted , New Granite in Kitchen and Brand New Oven. New Lighting to Kitchen, Dining Room and baths. Spacious Family Room with Fireplace is Open to the Kitchen. Kitchen has plenty of counter space and cabinets. Laundry room is on the Main floor with plenty of pantry shelving and cabinets. Upstairs The Masterbedroom is Huge with a Sitting Room that can be used for Office, Excercise Area, or a Reading Nook. In addition there 2 bedrooms and a large Game Room. The Upstairs has New Carpet. In the Family Room is a Brand New Sliding Door leads you to the Large Yard with Gorgeous Oak tree. Schedule your showing today this home is MOVE in READY!! Adjustments: Age -\$1,000, sqft: +\$800

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property was listed for \$330K on 11/29/2022 and was withdrawn on 1/6/2023.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
11/29/2022	\$330,000	12/30/2022	\$324,900	Withdrawn	01/06/2023	\$324,900	MLS

## Marketing Strategy

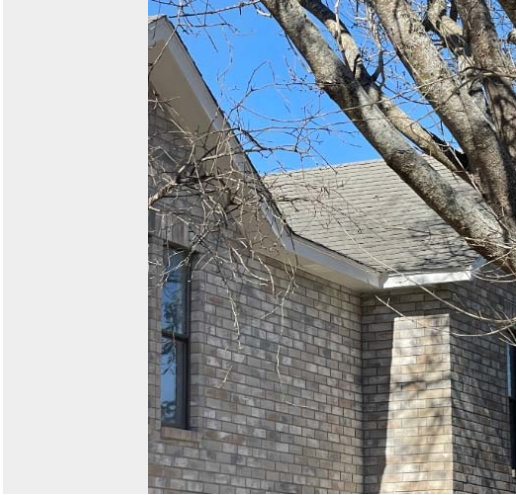
	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$361,000	\$361,000
<b>Sales Price</b>	\$361,000	\$361,000
<b>30 Day Price</b>	\$361,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject should be sold in as-is condition. The market is currently Stable in the neighborhood. An aggressive price strategy is recommended to try to attract potential buyers in the area. Inventory is very low and there are not enough homes on the mark subject. Few comps available, the comps chosen were the best available and closest to the GLA, lot size and age as the subject.		

## 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.



## Subject Photos



Front



Front



Front



Address Verification



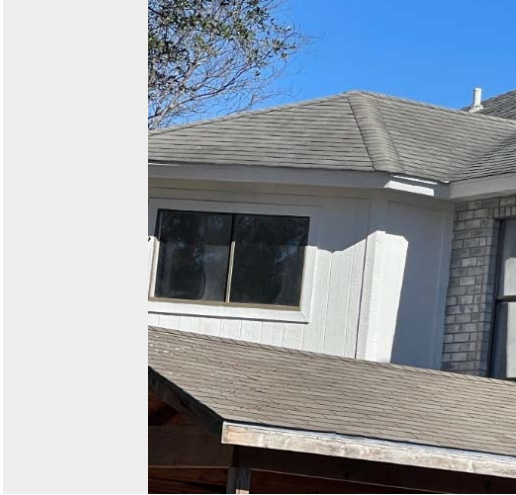
Side



Side



## Subject Photos



Back



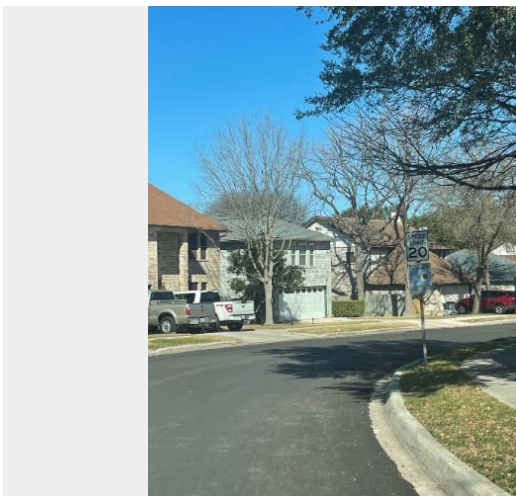
Back



Back



Street



Street

## Listing Photos

**L1** 3668 Gamble  
Schertz, TX 78154



Front

**L2** 3721 Hull St  
Schertz, TX 78154



Front

**L3** 3816 Davenport  
Schertz, TX 78154



Front

## Sales Photos

**S1** 115 Newrock Crk  
Schertz, TX 78154



Front

**S2** 1624 Willow Top Dr  
Schertz, TX 78154



Front

**S3** 3016 Greenshire Dr  
Schertz, TX 78154



Front



### ClearMaps Addendum

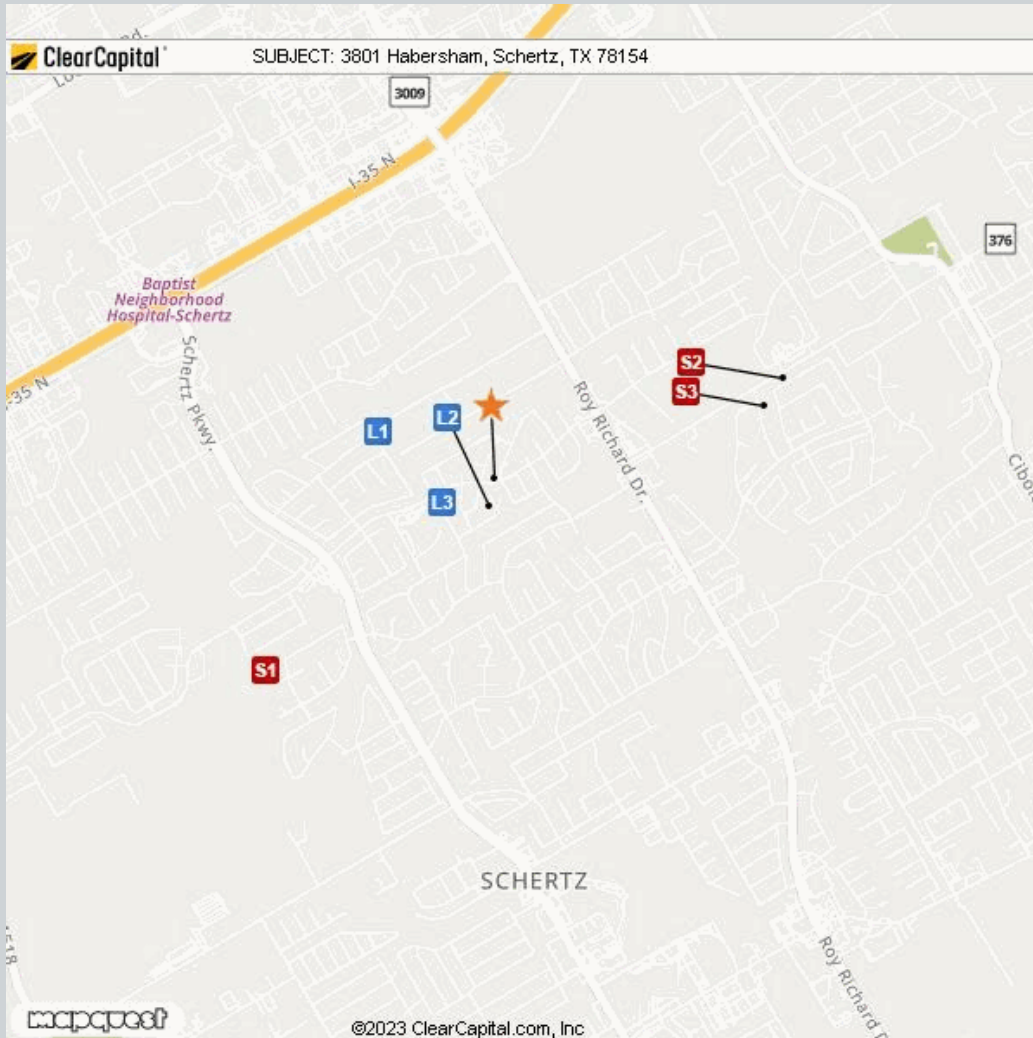
**Address** ★ 3801 Habersham, Schertz, TX 78154

**Loan Number** 50053

**Suggested List** \$361,000

**Suggested Repaired** \$361,000

**Sale** \$361,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3801 Habersham, Schertz, TX 78154	--	Parcel Match
L1 Listing 1	3668 Gamble, Schertz, TX 78154	0.38 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3721 Hull St, Schertz, TX 78154	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3816 Davenport, Schertz, TX 78154	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	115 Newrock Crk, Schertz, TX 78154	0.89 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1624 Willow Top Dr, Schertz, TX 78154	0.91 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3016 Greenshire Dr, Schertz, TX 78154	0.83 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.

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

<b>Broker Name</b>	Alesia Brock	<b>Company/Brokerage</b>	TD Realty, LLC
<b>License No</b>	761307	<b>Address</b>	9127 Granite Woods Universal City TX 78148
<b>License Expiration</b>	05/31/2023	<b>License State</b>	TX
<b>Phone</b>	6822704047	<b>Email</b>	alesiatherealtor@gmail.com
<b>Broker Distance to Subject</b>	4.20 miles	<b>Date Signed</b>	01/25/2023

*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.**