

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	13804 Hollywood Drive, Horizon City, TX 79928	Order ID	8587844	Property ID	33830138
Inspection Date	01/19/2023	Date of Report	01/19/2023		
Loan Number	50533	APN	636057		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	01.18.23 p2 BPO	Tracking ID 1	01.18.23 p2 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018, LLC	Condition Comments	
R. E. Taxes	\$6,208	The property is in average condition. Subject is located close to schools, shopping and medical services.	
Assessed Value	\$184,394		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (doors lock)		
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	Slow	The area is an establish area in El Paso county, Most homes are stucco or brick veneer. Homes in the neighborhood vary between a one and two car garage. The area is close to schools, parks and shopping centers	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$417,950		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	13804 Hollywood Drive	13629 Blackburn	13724 Paseo Rico	13668 Matfen
City, State	Horizon City, TX	El Paso, TX	Horizon City, TX	El Paso, TX
Zip Code	79928	79928	79928	79928
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	0.24 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,000	\$274,000	\$289,000
List Price \$	--	\$275,000	\$274,000	\$289,000
Original List Date		09/29/2022	10/21/2022	12/16/2022
DOM · Cumulative DOM	-- · --	108 · 112	90 · 90	34 · 34
Age (# of years)	11	4	18	5
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	2 Stories contemp	2 Stories contemp	2 Stories contemp	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,301	2,117	2,328	1,933
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	6	6	7	7
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	0.12 acres	0.14 acres	0.14 acres
Other	--	--	--	--

* Listing 2 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** this beautiful Desert View Home features open floor design with 3BD/2.5BA and loft. Gourmet kitchen with granite countertops and island. Stainless steel GE refrigerator, stove and microwave will convey. Ceramic tile and carpeting throughout and ceiling fans in all the rooms. You will love the huge pantry and mud room area. Main bedroom room is upstairs with dual sinks, separate shower, tub and spacious closet. Low maintenance front and back landscaping ready for family gatherings! Close to schools, shopping, park and entertainment.
- Listing 2** Immaculate home in a quiet cul-de-sac. This home has been meticulously cared for and maintained by the owners. You will love the two story home with two spacious living areas; one of which has built-in shelves. The dining room opens to the kitchen, where you'll find gorgeous granite counter tops and a breakfast nook that seats 4-6 people comfortably. The master suite is large and bright with huge walk-in closet that accommodates all of your clothes! There's also an ensuite bathroom with double vanity sinks, garden tub and a shower room. Other features include utility room, tile flooring downstairs and carpet flooring upstairs.
- Listing 3** Double Sliding Patio Wall Door Opens To A Spacious Covered Patio. Oversized Secondary Bedrooms Are Separated Up Front With The Large Master Suite In The Back. Master Features-Huge Walk-in Closet, Dual Granite Vanities, Deep Soaking Tub, Fully Tiled Step Down Shower. Great Upkeep & Upgrades Make This "The One" To Own In

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	13804 Hollywood Drive	13555 Doncaster	16004 Homestead	752 Desert Star
City, State	Horizon City, TX	El Paso, TX	El Paso, TX	Horizon City, TX
Zip Code	79928	79928	79928	79928
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.74 ¹	1.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$268,700	\$275,000	\$255,000
List Price \$	--	\$271,700	\$275,000	\$255,000
Sale Price \$	--	\$271,700	\$267,000	\$255,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	08/08/2022	09/13/2022	10/19/2022
DOM · Cumulative DOM	-- · --	30 · 128	71 · 110	57 · 154
Age (# of years)	11	6	13	11
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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	2,301	2,314	2,369	1,902
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	6	7	7	7
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	0.11 acres	0.19 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,075	-\$4,200	+\$7,475
Adjusted Price	--	\$267,625	\$262,800	\$262,475

* 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** this wonderful home has it all. Walk through the beautiful glass door into the spacious living area with plenty of sun light as it flows into a dining area with an open concept kitchen and a second family room. This spacious kitchen with elegant wood cabinets and granite counter tops is perfect for the family that loves to cook and entertain, plenty of cabinet space and a gorgeous island is perfect for all those special family occasions. The great room is bordered by stairs that lead you into the ample loft that is the third living family area and into the four bedrooms. The master bedroom has a huge walking closet and a large master bathroom with an inviting bathtub, a walking shower and his & hers culture marbled sinks. Laundry room is conveniently located upstairs. The double garage has an extra storage room perfect to keep it nice and tidy.
- Sold 2** As you walk into this gorgeous home, you will be welcomed by sky high cathedral ceilings with a large living area ideal for those family gatherings. The large kitchen offers a lot of counter space and matching modern GE appliances that will make cooking those Holiday meals a breeze. The 4th/Flex room is located in the lower level and it's ideal for a game room, theater room or office. The primary bedroom will make you feel like you have "arrived." Large ensuite features shower, tub and walk-in closet.
- Sold 3** Back on the market!! Don't let it get away this one get away. Unique, open & custom floorplan with tons of room inside and out. Your new home features a designer kitchen, 4 spacious bedrooms, 2.5 baths,

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Broker Sponsor Corporation	active mls and sale post on subject					
Listing Agent Name	Hector F. Gonzalez						
Listing Agent Phone	915-760-1882						
# 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
11/17/2022	\$289,900	12/13/2022	\$279,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$280,000	\$280,000
Sales Price	\$264,300	\$264,300
30 Day Price	\$251,085	--
Comments Regarding Pricing Strategy		
The properties chosen for comparables are based on the subject gla size, style and location. Comp is in similar in condition when compared to the subject Based on low values and a semi stable market values are close related and only decrease after a 120 mark		

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



Address Verification



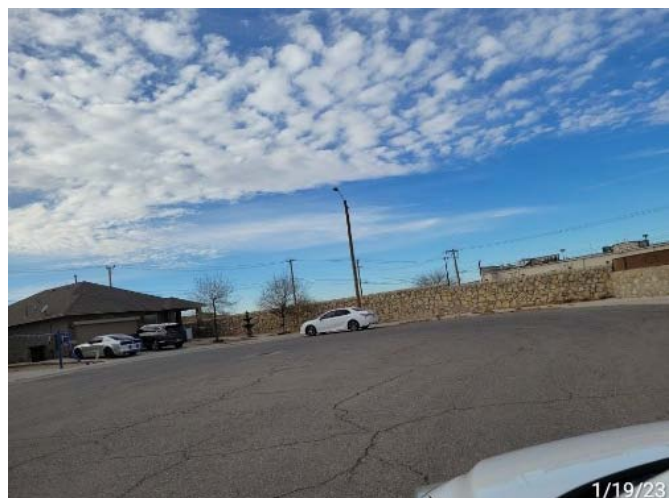
Side



Side



Street



Street

Listing Photos

L1 13629 Blackburn
El Paso, TX 79928



Front

L2 13724 Paseo Rico
Horizon City, TX 79928



Front

L3 13668 Matten
El Paso, TX 79928



Front

Sales Photos

S1 13555 DONCASTER
El Paso, TX 79928



Front

S2 16004 HOMESTEAD
El Paso, TX 79928



Front

S3 752 Desert Star
Horizon City, TX 79928



Front

ClearMaps Addendum

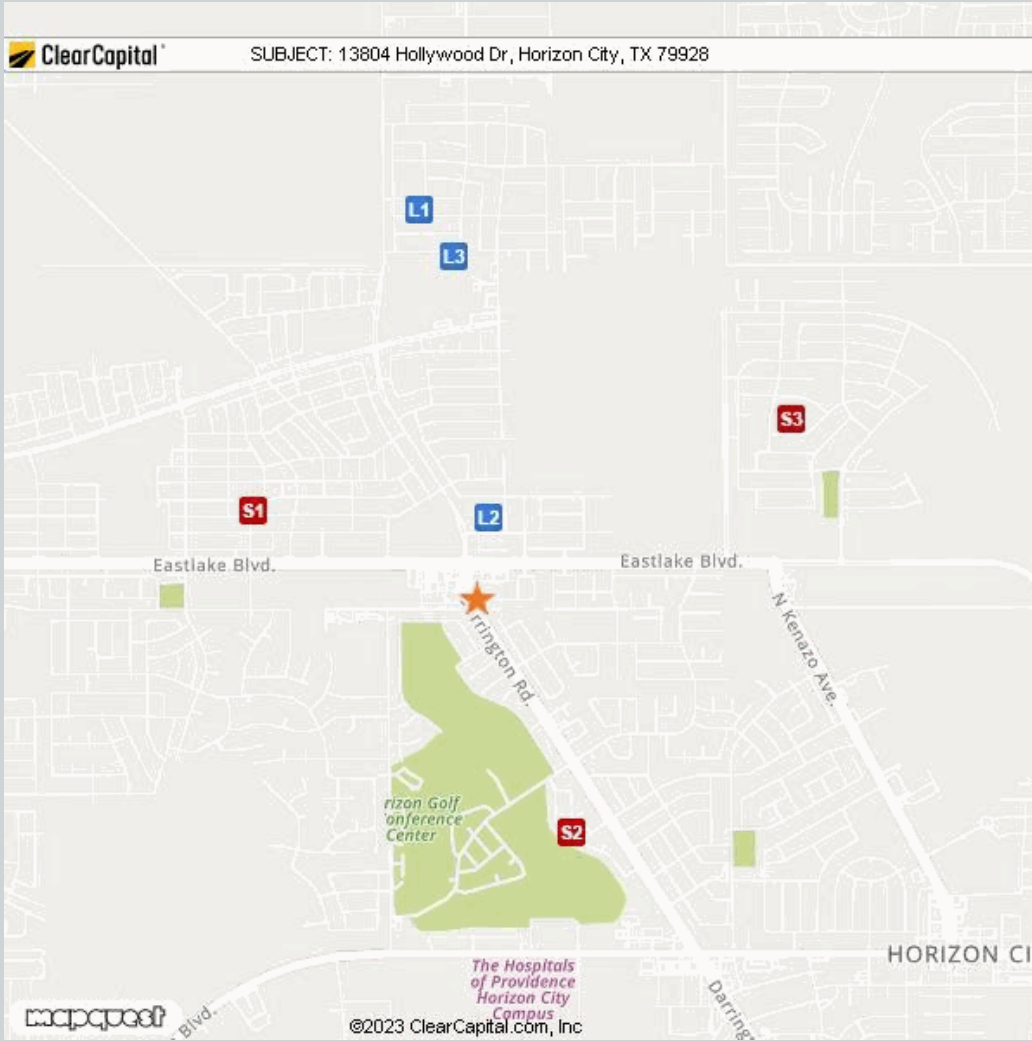
Address ★ 13804 Hollywood Drive, Horizon City, TX 79928

Loan Number 50533

Suggested List \$280,000

Suggested Repaired \$280,000

Sale \$264,300



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13804 Hollywood Drive, Horizon City, TX 79928	--	Parcel Match
L1 Listing 1	13629 Blackburn, El Paso, TX 79928	1.14 Miles ¹	Parcel Match
L2 Listing 2	13724 Paseo Rico, El Paso, TX 79928	0.24 Miles ¹	Parcel Match
L3 Listing 3	13668 Matfen, El Paso, TX 79928	1.00 Miles ¹	Parcel Match
S1 Sold 1	13555 Doncaster, El Paso, TX 79928	0.70 Miles ¹	Parcel Match
S2 Sold 2	16004 Homestead, El Paso, TX 79928	0.74 Miles ¹	Parcel Match
S3 Sold 3	752 Desert Star, El Paso, TX 79928	1.06 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.

*** 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

Broker Name	Erika Williams	Company/Brokerage	Romewest Properties LLC
License No	618421	Address	10420 Montwood El Paso TX 79935
License Expiration	02/28/2023	License State	TX
Phone	9153155839	Email	erika19williams@gmail.com
Broker Distance to Subject	9.05 miles	Date Signed	01/19/2023

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.