

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	14628 Lipizzan Court, El Paso, TX 79938	Order ID	8603490	Property ID	33870438
Inspection Date	02/03/2023	Date of Report	02/05/2023		
Loan Number	50738	APN	T28799931700800		
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	LOANCARE LLC,	Condition Comments	
R. E. Taxes	\$4,836	The subject is a typical SFR located on a Cal-de-sac. It is in average condition and appears to be market ready.	
Assessed Value	\$170,496		
Zoning Classification	Residential R5		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The market is stable and the Inventory is back in balance. Home sell quickly, marketing times are beginning to be longer as the inventory increases.	
Sales Prices in this Neighborhood	Low: \$205000 High: \$359160		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	14628 Lipizzan Court	14217 Bailee Point Lane	14976 Louis Baudoin Ct.	14216 Honey Point Dr.
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79938	79938	79938	79938
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.79 ¹	0.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$234,900	\$256,000	\$220,000
List Price \$	--	\$234,900	\$256,000	\$230,000
Original List Date		01/26/2023	11/21/2022	01/02/2023
DOM · Cumulative DOM	-- · --	10 · 10	61 · 76	5 · 34
Age (# of years)	8	14	4	13
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,603	1,609	1,648	1,674
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	8
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	0.17 acres	0.13 acres	0.13 acres	0.14 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** Eastside home in El Paso! This beautiful 3 bedroom, 2 bath house is the perfect blend of style and comfort. From the crown molding fireplace to the granite countertops and stainless steel appliances in the kitchen, you'll feel right at home. The bedrooms are well-sized with plenty of closet space and the master bedroom has an en suite bathroom featuring a double vanity and large shower. Step outside for a backyard oasis perfect for entertaining with a covered patio, outdoor kitchen area and plenty of room for activities. With great amenities nearby like schools, parks, and shopping centers, this property is not one to miss! Come take a look today at this stunning must-see home in El Paso!
- Listing 2** Come preview this 2018, 3 bed, 2 bath Pointe Home. House is immaculate, featuring many upgrades. Quartz countertops, stainless appliances, fully landscaped front and back yards with iron privacy fence and pergola, plantation shutters and tile throughout entire house, large walk in master closet and so much more. *solar panels will need to be assumed. There is no Electric bill
- Listing 3** Walk into your freshly painted 4 bedroom 2 bath home with built-in wall shelves and lighting that have endless decorating possibilities. Enjoy an extra large living room with an electric fireplace that flows to the dining room and kitchen. The kitchen features an island with beautiful stone, granite counter tops, and a stainless steel appliance package. Other features include tile and vinyl wood flooring throughout (no carpet), stamped concrete driveway, and space for RV parking. Have peace of mind knowing that the roof was recently serviced. This home is located in the expanding Far East and is a short drive from both Montana and 375 Loop.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	14628 Lipizzan Court	14641 Igor Kaleri Ave.	14681 Holsteiner Court	3300 Peruvian Paso
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79938	79938	79938	79938
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.15 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$239,900	\$214,999
List Price \$	--	\$229,000	\$239,900	\$214,999
Sale Price \$	--	\$229,000	\$239,900	\$210,000
Type of Financing	--	Va	Va	Conv.
Date of Sale	--	11/21/2022	01/17/2023	10/18/2022
DOM · Cumulative DOM	-- · --	38 · 69	14 · 49	8 · 53
Age (# of years)	8	9	9	10
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 Ranch	1 Story Ranch	2 Stories Modern	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,603	1,657	1,603	1,607
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	7	7	7	8
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	0.17 acres	0.12 acres	0.12 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,500	-\$1,500	-\$750
Adjusted Price	--	\$227,500	\$238,400	\$209,250

* 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** Cozy 3 Bedroom home on with den. This home comes with granite countertops, stainless steel appliances to include the refrigerator! Kitchen Island and dark wood cabinets. Tile throughout this home - carpet in all bedrooms. Large open living area. Den or playroom right off the living area - makes a great area for an office, kids playroom or even game room! Large master bedroom with large open master bath. 2 car garage. Refrigerated air
- Sold 2** Location, Space & Price this beautiful home has it All!!! As you walk in you are greeted by the open space on your left that can be used as an office or formal living room, followed by the long hallway leading to an amazing open concept livingroom/dining room/kitchen. The granite countertops and stainless steel appliances (ALL INCLUDED) are the perfect combination. A massive Main suite you'll fall in love with and 2 more rooms are on the second floor. And last but not least, Look at that beautiful backyard that is ready for (YOU) to create new memories.
- Sold 3** Situated on a corner lot, in the heart of the Far East is this Saratoga Homes resale with so much to offer. Over 1600 square feet of livable space with 4 bedrooms and 2 bathrooms. Home also offers dual living areas, and split floorpan for bedrooms. Backyard is a blank canvas for you to do as you please. This home is located near shopping, and eateries and in Socorro ISD. Hot water heater was replaced in February of 2022, All appliances were replaced in 2021, and garage motor and tracks were replaced in 2021 as well.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	MISSION VALLEY REALTY	List Date: 01/19/2023, CURRENT LP: \$249,900 Residential 875526 Active Status Change Date: 01/20/2023 Seller Name: Catamount Properties 2018, LLC					
Listing Agent Name	VIDAL ADAME						
Listing Agent Phone	915-228-3041						
# 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
01/19/2023	\$249,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$240,000	\$240,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
The comparable properties represent the current market and the values for the neighborhood. I recommend the suggested listing price as the marketing time increases and the inventory grows.		

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



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Street

Listing Photos

L1 14217 Bailee Point Lane
El Paso, TX 79938



Front

L2 14976 LOUIS BAUDOIN CT.
El Paso, TX 79938



Front

L3 14216 HONEY POINT DR.
El Paso, TX 79938



Front

Sales Photos

S1 14641 IGOR KALERI AVE.
El Paso, TX 79938



Front

S2 14681 HOLSTEINER COURT
El Paso, TX 79938



Front

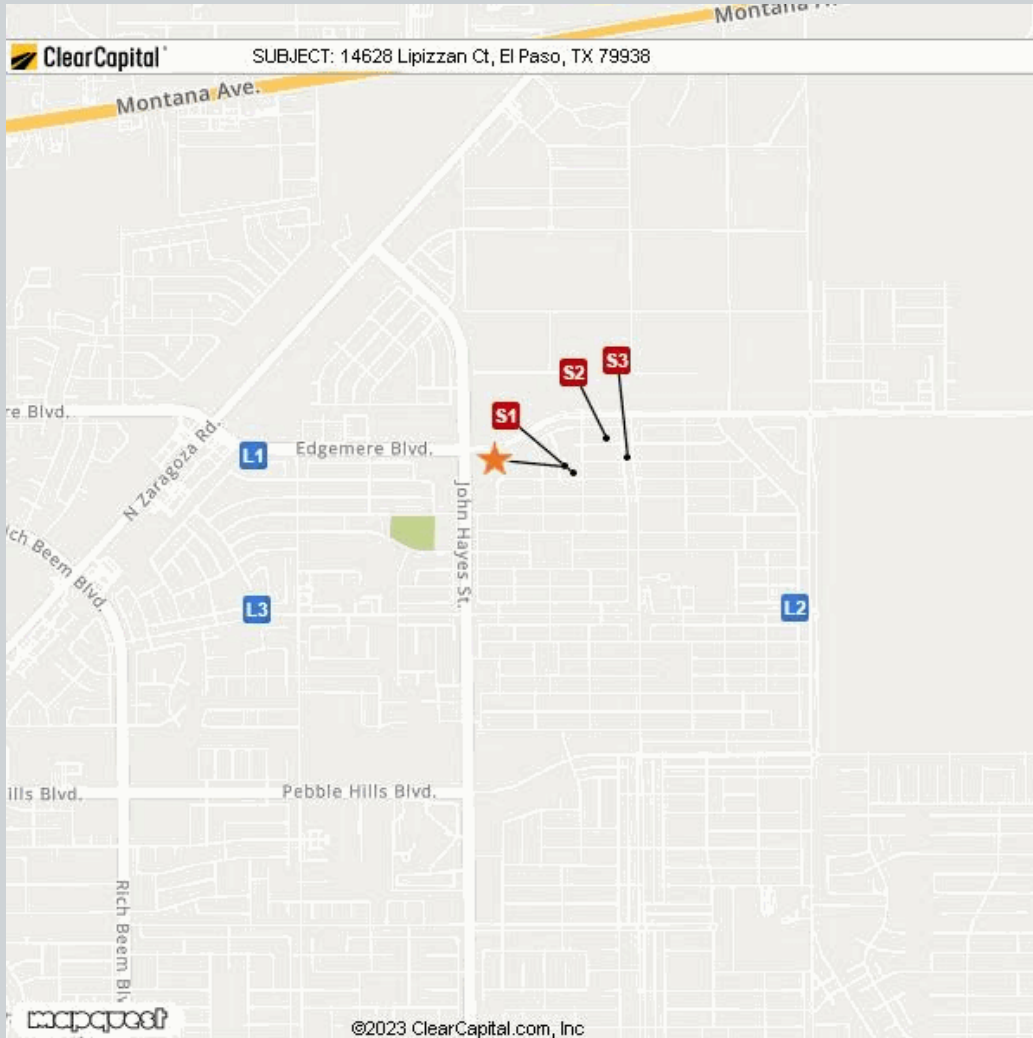
S3 3300 PERUVIAN PASO
El Paso, TX 79938



Front

ClearMaps Addendum

Address ★ 14628 Lipizzan Court, El Paso, TX 79938
Loan Number 50738 **Suggested List** \$240,000 **Suggested Repaired** \$240,000 **Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14628 Lipizzan Court, El Paso, TX 79938	--	Parcel Match
L1 Listing 1	14217 Bailee Point Lane, El Paso, TX 79938	0.91 Miles ¹	Parcel Match
L2 Listing 2	14976 Louis Baudoin Ct., El Paso, TX 79938	0.79 Miles ¹	Parcel Match
L3 Listing 3	14216 Honey Point Dr., El Paso, TX 79938	0.99 Miles ¹	Parcel Match
S1 Sold 1	14641 Igor Kaleri Ave., El Paso, TX 79938	0.03 Miles ¹	Parcel Match
S2 Sold 2	14681 Holsteiner Court, El Paso, TX 79938	0.15 Miles ¹	Parcel Match
S3 Sold 3	3300 Peruvian Paso, El Paso, TX 79938	0.18 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	14.81 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.