

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>	3906 Bacall Way, Converse, TX 78109	<b>Order ID</b>	8364540	<b>Property ID</b>	33136530
<b>Inspection Date</b>	08/03/2022	<b>Date of Report</b>	08/04/2022		
<b>Loan Number</b>	50748	<b>APN</b>	05065-209-0020		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

### Tracking IDs

<b>Order Tracking ID</b>	08.03.22 BPO	<b>Tracking ID 1</b>	08.03.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Kinnie Sean Christopher	<b>Condition Comments</b> Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
<b>R. E. Taxes</b>	\$5,120	
<b>Assessed Value</b>	\$265,490	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<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> The subject is located in a urban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$230,000 High: \$460,000	
<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>	3906 Bacall Way	9035 Bowring Park	3922 Stanley Park	9003 Bowring Park
<b>City, State</b>	Converse, TX	Converse, TX	Converse, TX	Converse, TX
<b>Zip Code</b>	78109	78109	78109	78109
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	0.52 <sup>1</sup>	0.42 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$340,000	\$365,000	\$370,000
<b>List Price \$</b>	--	\$340,000	\$365,000	\$370,000
<b>Original List Date</b>		07/15/2022	04/25/2022	07/02/2022
<b>DOM · Cumulative DOM</b>	-- · --	19 · 20	73 · 101	32 · 33
<b>Age (# of years)</b>	6	8	3	6
<b>Condition</b>	Average	Average	Average	Average
<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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,452	2,514	2,871	2,697
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2	5 · 3	4 · 2
<b>Total Room #</b>	8	8	10	8
<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>	--	--	--	--
<b>Lot Size</b>	0.11 acres	0.12 acres	0.13 acres	0.2 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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** Immaculate property w/ Primary Suite down! Loaded with character and showing off its dramatic style with 2 story ceiling in the main living area that offers an abundance of natural light. There is a convenient home office on the first floor . The spacious island kitchen gives plenty of space to spread out and features granite countertops, a built-in microwave, gas cooking, and outside access. There is an inviting breakfast area right off the kitchen boasting an eye-catching chandelier & a built-in bre... (text truncated for print)
- Listing 2** 2018 Beautiful two-story 5 bedroom three full bath home that enters into semi-formal dining which opens into a spectacular kitchen with an eat-in island overlooking the family room. The Walk-in pantry has extra storage. The home features a spectacular master bath with dual sinks, a large soaking tub, and a nice walk-in closet. Upstairs you will find a grand game room, four additional bedrooms, and two full baths. Great location and near Randolph Brooks. Pool, Playground, Soccer Field, Baseball field, fis... (text truncated for print)
- Listing 3** Corner lot location offers plenty of parking plus a great big backyard! This home has everything you need including a mini wine fridge! Beautiful stone exterior , wonderful layout and use of space on the interior . Granite counter tops, a water softener , and a covered patio are just a few of the great features this home has to offer . Very lightly lived in, immaculate condition and easy access to major roadways, shopping, and employers such as Randolph AFB, Fort Sam Houston. This home won't last long! Sch... (text truncated for print)

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3906 Bacall Way	4215 Battery Park	3911 Key West Way	9006 Holland Park
City, State	Converse, TX	Converse, TX	Converse, TX	Converse, TX
Zip Code	78109	78109	78109	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 <sup>1</sup>	0.08 <sup>1</sup>	0.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$338,000	\$365,000
List Price \$	--	\$325,000	\$338,000	\$365,000
Sale Price \$	--	\$335,000	\$338,000	\$360,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/04/2022	06/09/2022	04/20/2022
DOM · Cumulative DOM	-- · --	19 · 33	20 · 34	57 · 94
Age (# of years)	6	6	8	3
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,452	2,697	2,106	2,786
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	3 · 2	5 · 3
Total Room #	8	8	7	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	--	--	--	--
Lot Size	0.11 acres	0.14 acres	0.13 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	-\$4,075	+\$6,540	-\$9,910
Adjusted Price	--	\$330,925	\$344,540	\$350,090

\* Sold 2 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** TRUE GREEN BELT & Ready for a QUICK close! This home has everything you need! Beautiful stone exterior , wonderful layout and use of space on the interior , great energy efficiency. Granite counter tops, a water softener , and a covered patio are just a few of the great features this home has to offer . Very lightly lived in, immaculate condition and easy access to major roadways, shopping, and employers such as Randolph AFB, Fort Sam Houston. This home won't last long! Schedule your showing today! - 1500/Bed, 1250/bath, -3675/gla, -150/lot.
- Sold 2** Single story living at its best! Beautiful three bedroom, two bath 2106 sq ft home located in the much desired Key Largo subdivision. This home's exterior features a custom stucco and stone finish, and the entry welcomes you with high 10ft ceilings and 8 ft doors, custom ceiling treatments throughout, and a large dining, living, and breakfast area. The backyard features an oversized covered porch and backs up to a green belt for ultimate privacy. 1250/bath, 5190/gla, -100/lot, 200/age.
- Sold 3** An Outstanding opportunity to own a better than New Home in an oversize Corner Lot with lots of upgrades and excellent proud of ownership. The house is immaculate. 9 feet high ceiling throughout most of the house. Over \$25,000 in Builder's upgrades to include 5th full bedroom with 3rd full bath, Metal Rail at stairs, covered patio, vent range hood to exterior , additional RG6 TV outlets, garage door opener 1/2 HP, Polystone Vanity Tops in all bathrooms, upgraded kitchen sink with Moen arbor pull down c... (text truncated for print) -3000/Bed, -1250/bath, -5010/gla, -350/lot, -300/age.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent Listing/Sold history available for this subject from the MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$357,000	\$357,000
<b>Sales Price</b>	\$340,000	\$340,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject should be sold in as-is condition. The market conditions is currently Stable. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. Subject appears to be currently occupied verified from the tax record. Comps used are different styles due to the lack of recent market activity, used most similar found. Proximity to the highway and commercial would not affect subject's marketability and both sides of the highway and commercial are similar market areas. List 2 Comp were weighted the most and similar in bedrooms and close proximity. Sold comparable 2 was weighted the heaviest due to GLA.</p>		

## 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



Street



Street



Living Room



## Subject Photos



Other

## Listing Photos

**L1** 9035 Bowring Park  
Converse, TX 78109



Front

**L2** 3922 Stanley Park  
Converse, TX 78109



Front

**L3** 9003 Bowring Park  
Converse, TX 78109



Front

## Sales Photos

**S1** 4215 Battery Park  
Converse, TX 78109



Front

**S2** 3911 Key West Way  
Converse, TX 78109



Front

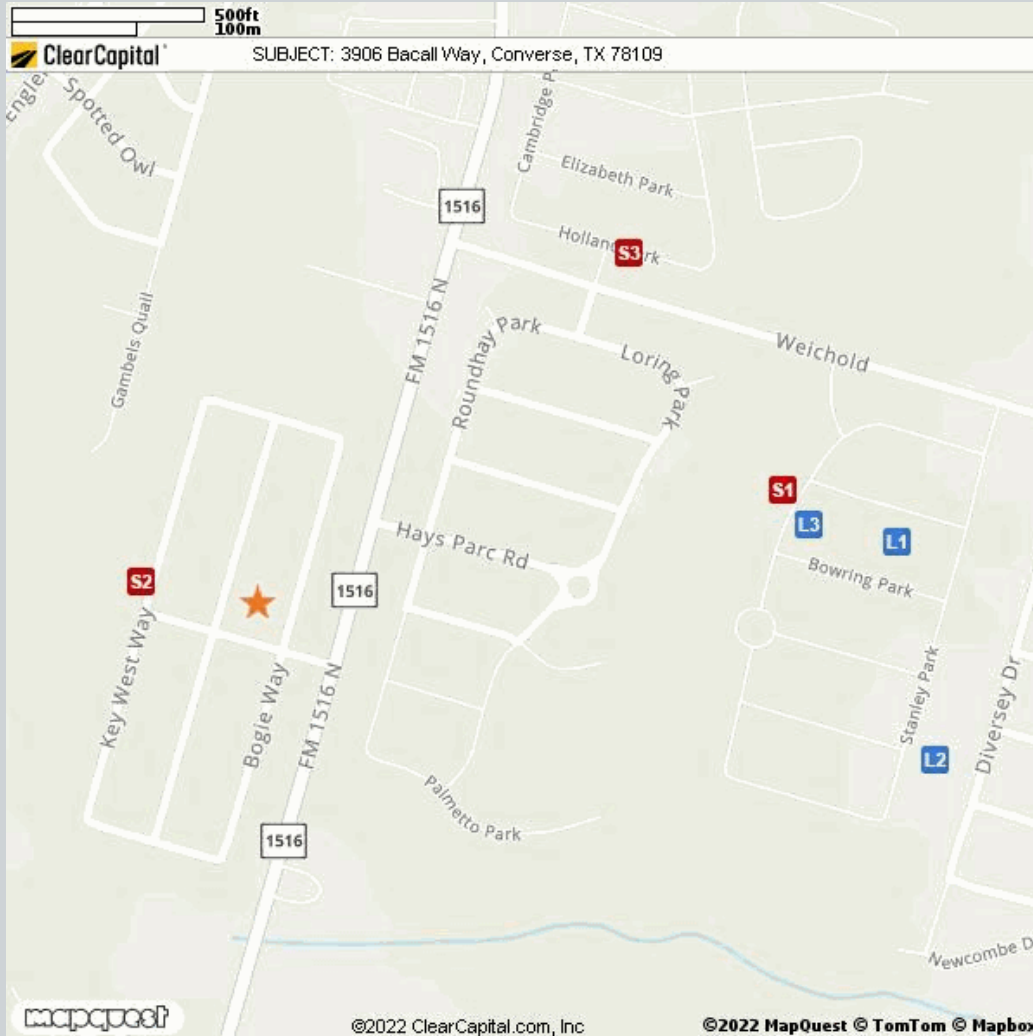
**S3** 9006 Holland Park  
Converse, TX 78109



Front

## ClearMaps Addendum

**Address** ★ 3906 Bacall Way, Converse, TX 78109  
**Loan Number** 50748      **Suggested List** \$357,000      **Suggested Repaired** \$357,000      **Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3906 Bacall Way, Converse, TX 78109	--	Parcel Match
L1 Listing 1	9035 Bowring Park, Converse, TX 78109	0.49 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3922 Stanley Park, Converse, TX 78109	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9003 Bowring Park, Converse, TX 78109	0.42 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4215 Battery Park, Converse, TX 78109	0.41 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3911 Key West Way, Converse, TX 78109	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9006 Holland Park, Converse, TX 78109	0.39 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>	Loren Baxter	<b>Company/Brokerage</b>	BANG REALTY - Texas Inc
<b>License No</b>	238915	<b>Address</b>	309 W Dewey Pl #222 San Antonio TX 78212
<b>License Expiration</b>	09/30/2023	<b>License State</b>	TX
<b>Phone</b>	2107560894	<b>Email</b>	lbaxterbpo@gmail.com
<b>Broker Distance to Subject</b>	10.95 miles	<b>Date Signed</b>	08/04/2022

*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.**