

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	7711 Rainfall Ridge Drive, San Antonio, TX 78239	Order ID	8417098	Property ID	33271334
Inspection Date	09/08/2022	Date of Report	09/08/2022		
Loan Number	51117	APN	05052-908-1670		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	090722_BPO	Tracking ID 1	090722_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Koller David	Condition Comments There are no noticeable upgrades to the subject. It appears to be in average condition. No Repair.
R. E. Taxes	\$3,241	
Assessed Value	\$153,550	
Zoning Classification	Residential	
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	Suburban	Neighborhood Comments The subject is located in a suburban location that does not have close proximity to schools, shops and major highways. The market is currently stable. The average marketing time for similar properties in the subject area is 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$610,000	
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	7711 Rainfall Ridge Drive	7542 Longing Trail	9835 Flatland Trail	10018 Palomino Cyn
City, State	San Antonio, TX	San Antonio, TX	Converse, TX	Converse, TX
Zip Code	78239	78244	78109	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.60 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$235,000	\$265,000	\$232,000
List Price \$	--	\$235,000	\$265,000	\$232,000
Original List Date		08/02/2022	08/17/2022	08/18/2022
DOM · Cumulative DOM	-- · --	36 · 37	21 · 22	20 · 21
Age (# of years)	37	36	42	36
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,422	1,487	1,660	1,679
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2 · 1
Total Room #	7	7	8	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	0.15 acres	0.165 acres	0.14 acres
Other	Porch	Patio	Deck	None

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Kitchen cabinets and countertops, ceramic tile flooring, bath vanity and tiled shower. The formal living room on the left and the formal dining room on the right. Adjustment : GLA/-1625,

Listing 2 Inside has beautiful natural gray tones scheme enhanced by white accents and burnished chrome fixtures. Recessed lighting and contemporary light fixtures throughout, give it a high-level touch of modern. Adjustment : GLA/-5950, Bed rooms/-3000

Listing 3 Terrific 3 bedroom and 2.5 bath home with a 2 car garage. The kitchen boasts generous counter space making cooking and entertaining a delight. Step inside this beautiful interior with plenty of natural light, and neutral palette. Adjustment : GLA/-6425, Half baths/-2000

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7711 Rainfall Ridge Drive	7721 Ridge Mist Dr	803 Meadow Branch	8037 Pioneer Oak
City, State	San Antonio, TX	San Antonio, TX	Converse, TX	Converse, TX
Zip Code	78239	78239	78109	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.54 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$221,000	\$240,000
List Price \$	--	\$215,000	\$221,000	\$240,000
Sale Price \$	--	\$215,000	\$221,000	\$240,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/17/2022	08/08/2022	07/15/2022
DOM · Cumulative DOM	-- · --	33 · 33	32 · 32	24 · 24
Age (# of years)	37	37	36	40
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,422	1,407	1,356	1,548
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	0.14 acres	0.16 acres	0.15 acres	0.16 acres
Other	Porch	Patio, fireplace	None	Patio
Net Adjustment	--	\$0	+\$1,650	-\$6,150
Adjusted Price	--	\$215,000	\$222,650	\$233,850

* Sold 1 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** Very open floorplan, high ceilings in the living area with a cozy fireplace. Two generous sized secondary bedrooms and a large primary bedroom with an oversized primary bathroom.
- Sold 2** This cute 3 bedroom 2 bath home has a fabulous layout and is convenient to major highways and shopping. Perfect investment property or first time home for those that want to customize their own space. Kitchen refrigerator can convey with home as well. Adjustment : GLA/1650,
- Sold 3** Open floor plan with large windows and laminate flooring in the living & dining room. The kitchen features ample cabinet space & breakfast nook. Spacious primary bedroom and primary bathroom. Covered patio overlooking the fenced backyard. 4 beds/2 baths/2 car attached garage. Adjustment : GLA/-3150, Bed rooms/-3000,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$233,000	\$233,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$211,000	--
Comments Regarding Pricing Strategy		
The subject should be sold in as-is condition. Value best supported by sold comp 1 and list comp 1, being the most comparable to the subject. Few similar comps available within 1 mile, so it was necessary to use different styled comps.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 7542 Longing Trail
San Antonio, TX 78244



Front

L2 9835 Flatland Trail
Converse, TX 78109



Front

L3 10018 Palomino Cyn
Converse, TX 78109



Front

Sales Photos

S1 7721 Ridge Mist Dr
San Antonio, TX 78239



Front

S2 803 Meadow Branch
Converse, TX 78109



Front

S3 8037 Pioneer Oak
Converse, TX 78109



Front

ClearMaps Addendum

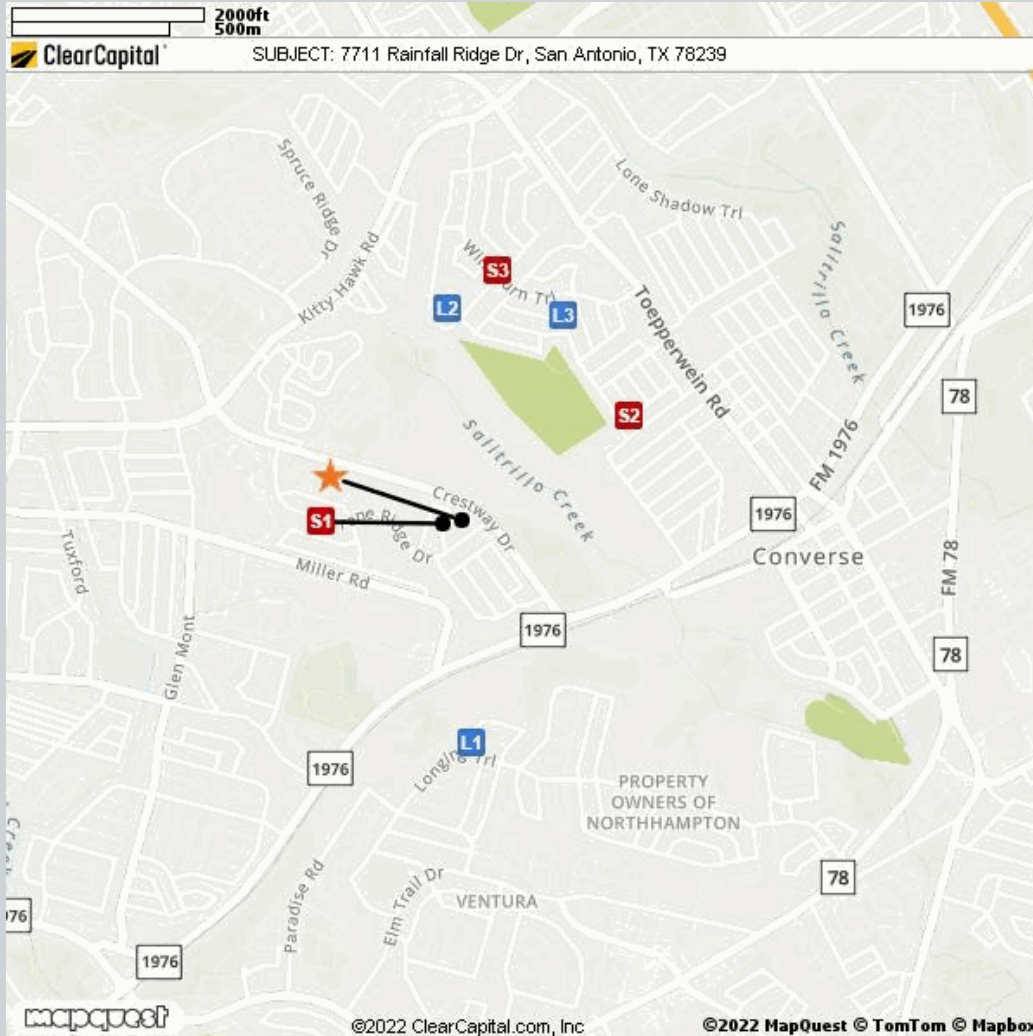
Address ★ 7711 Rainfall Ridge Drive, San Antonio, TX 78239

Loan Number 51117

Suggested List \$233,000

Suggested Repaired \$233,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7711 Rainfall Ridge Drive, San Antonio, TX 78239	--	Parcel Match
L1 Listing 1	7542 Longing Trail, San Antonio, TX 78244	0.70 Miles ¹	Parcel Match
L2 Listing 2	9835 Flatland Trail, Converse, TX 78109	0.60 Miles ¹	Parcel Match
L3 Listing 3	10018 Palomino Cyn, Converse, TX 78109	0.63 Miles ¹	Parcel Match
S1 Sold 1	7721 Ridge Mist Dr, San Antonio, TX 78239	0.06 Miles ¹	Parcel Match
S2 Sold 2	803 Meadow Branch, Converse, TX 78109	0.54 Miles ¹	Parcel Match
S3 Sold 3	8037 Pioneer Oak, Converse, TX 78109	0.71 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	Loren Baxter	Company/Brokerage	BANG REALTY - Texas Inc
License No	238915	Address	309 W Dewey Pl #222 San Antonio TX 78212
License Expiration	09/30/2023	License State	TX
Phone	2107560894	Email	lbaxterbpo@gmail.com
Broker Distance to Subject	11.02 miles	Date Signed	09/08/2022

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.