

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	8010 Falcon Meadows Drive, Converse, TX 78109	Order ID	8417098	Property ID	33271333
Inspection Date	09/07/2022	Date of Report	09/08/2022		
Loan Number	51119	APN	050807210110		
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	MARY JANE DELAGARZA	Condition Comments	
R. E. Taxes	\$2,025	The subject appeared to be in average condition, therefore there are no recommendations for repairs at this time.	
Assessed Value	\$175,090		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Meadowbrook Homeowners Association		
Association Fees	\$15 / Month (Other: none)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The area is near schools, medical, places of worship, commercial properties, and major roads and highways	
Sales Prices in this Neighborhood	Low: \$217200 High: \$340327		
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	8010 Falcon Meadows Drive	8010 Morning Grv	8184 Maple Meadow Dr	8171 Ocean Meadow Dr
City, State	Converse, TX	Converse, TX	Converse, TX	Converse, TX
Zip Code	78109	78109	78109	78109
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.31 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$259,000	\$259,000
List Price \$	--	\$250,000	\$259,000	\$259,000
Original List Date		09/03/2022	06/23/2022	07/14/2022
DOM · Cumulative DOM	-- · --	5 · 5	77 · 77	56 · 56
Age (# of years)	26	19	29	27
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 Contemporary	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,144	2,278	1,952	2,187
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	9	82	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	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	0.21 acres	0.16 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** : Do you want easy access to shopping, schools, and lower taxes than San Antonio? Then look no further! As you drive up to your new brick home that is conveniently located on a corner and is just under a quarter acre! You will enjoy the privacy of only one neighbor on one side of you. As you enter this two-story home you will be fond of the new vinyl plank floors at the entry, formal living and dining areas. The family room is located in the rear of the home for privacy
- Listing 2** , 3 bedroom, 2 bathroom home with brick and vinyl exterior and ample living area, with convenient access to Randolph AFB and local shopping. Flooring is all ceramic tile and laminate wood. No carpet! Other features include eat-in kitchen, walk-in pantry, separate dining area, two car garage, and backyard with privacy fence. Recent upgrades include HVAC replacement in 2022, granite counters and sinks/faucets in kitchen and bathrooms, window blinds, and new roof in 2018. Refrigerator and 10'x10' storage shed convey.
- Listing 3** This cozy home is tucked away in a well established neighborhood nuzzled between Ft. Sam Houston and Randolph AFB. Also, close to shopping and not far from downtown. The home has new water heater (2022) and garage door (2022). The roof was replaced in 2016. There is an irrigation system to keep the yard beautifully green. There is plenty of room for large family gatherings...the walk-in pantry is a dream.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8010 Falcon Meadows Drive	6326 Beech Trail Dr	6477 Beech Trail Dr	7923 Chestnut Bear
City, State	Converse, TX	Converse, TX	Converse, TX	Converse, TX
Zip Code	78109	78109	78109	78109
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.23 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$235,000	\$235,000
List Price \$	--	\$230,000	\$235,000	\$235,000
Sale Price \$	--	\$247,000	\$250,000	\$255,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	11/23/2021	04/22/2022	07/28/2022
DOM · Cumulative DOM	-- · --	27 · 27	42 · 42	41 · 41
Age (# of years)	26	28	26	26
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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,144	2,399	2,144	2,144
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	9	8	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	--	--	--	Pool - Yes
Lot Size	0.14 acres	0.15 acres	0.14 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	+\$500	+\$500	+\$500
Adjusted Price	--	\$247,500	\$250,500	\$255,500

* Sold 3 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** 2-story home in Meadow Brook subdivision. This spacious, well maintained 4 BR, 2.5 BA home features laminate and ceramic tile floors throughout downstairs. Retire into your huge Master Suite with large walk-in closet. Enjoy sitting under your covered patio overlooking a sizeable backyard. Some handicap accessible upgrades have been made to include a fully functional chair lift along with handrails installed in each bathroom. Quick drive to SAMMC, JBSA, Randolph AFB, shopping, schools, and dining.
- Sold 2** This home has many features that stand out that will give you a comfortable feel as you enter. Featuring two spacious living areas to be able to host guests and entertain. This kitchen have plenty of updated countertop space and cabinetry to utilize. Upstairs you will be greeted with an open game room with access to the three large bedrooms upstairs. Are you needing a large backyard, well this backyard has plenty of space
- Sold 3** 3 bedroom 2.5 bathroom residence created with an abundance of space for comfortable living in mind. The interior features an open floor plan, two versatile living areas with a wood-based fireplace, fabulous kitchen with pantry, inviting breakfast area, formal dining and spacious master-suite with walk-in closet. Situated on a cul-de-sac the outdoor space is complete with an outdoor deck and pool for entertaining.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no history for the subject.			
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	\$255,000	\$255,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
The subjects market value is based on the available comps that sold in the subjects area in a fair market.		

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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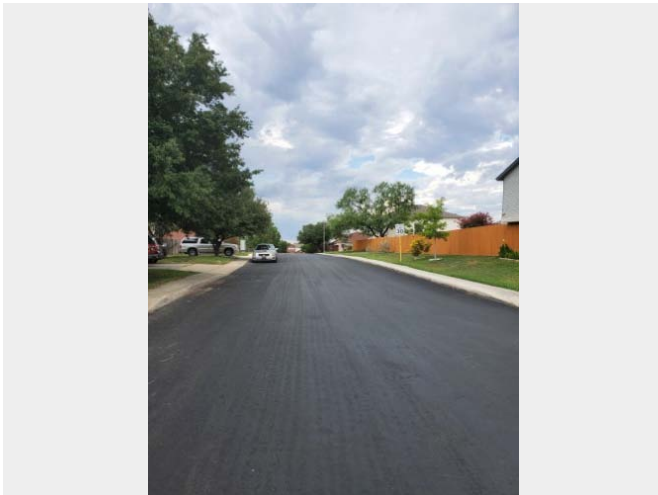
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 8010 Morning Grv
Converse, TX 78109



Front

L2 8184 Maple Meadow Dr
Converse, TX 78109



Front

L3 8171 Ocean Meadow Dr
Converse, TX 78109



Front

Sales Photos

S1 6326 Beech Trail Dr
Converse, TX 78109



Front

S2 6477 Beech Trail Dr
Converse, TX 78109



Front

S3 7923 Chestnut Bear
Converse, TX 78109



Front

ClearMaps Addendum

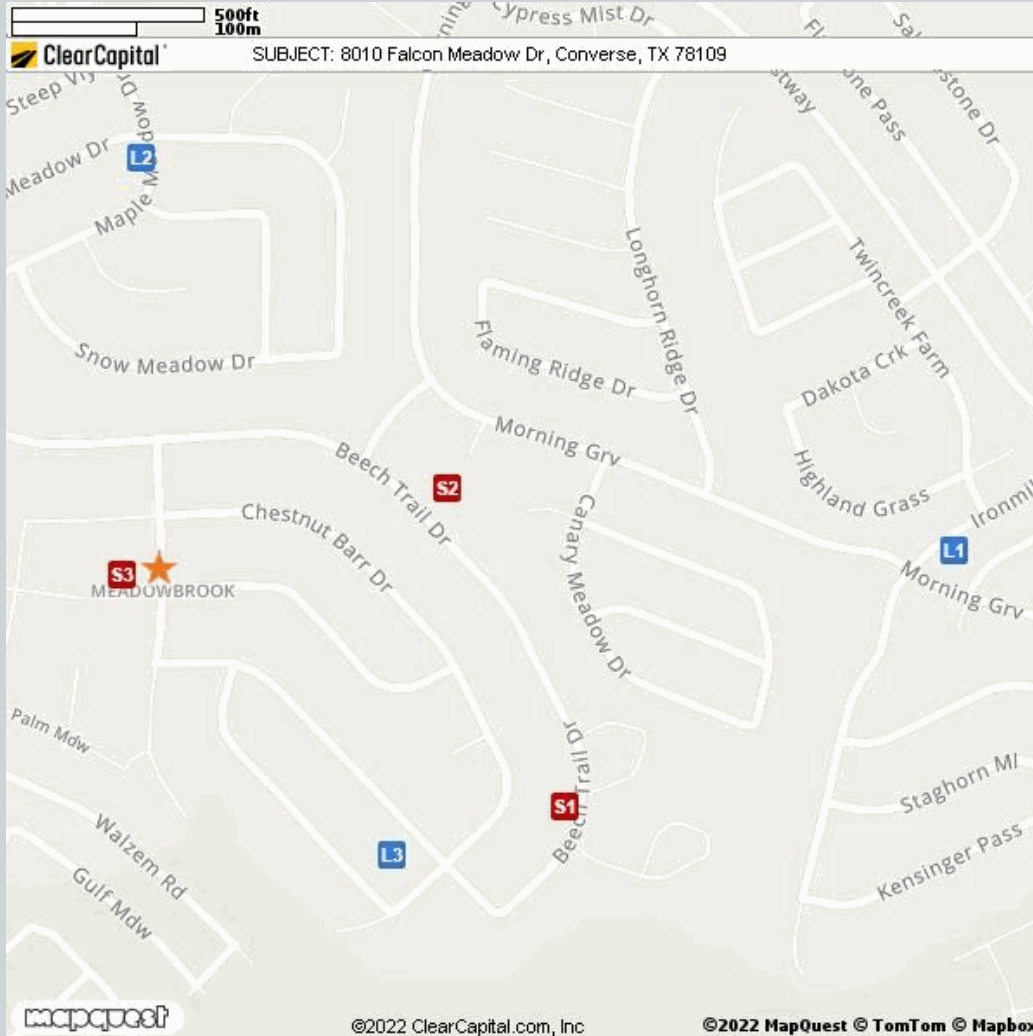
Address ★ 8010 Falcon Meadows Drive, Converse, TX 78109

Loan Number 51119

Suggested List \$255,000

Suggested Repaired \$255,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8010 Falcon Meadows Drive, Converse, TX 78109	--	Parcel Match
L1 Listing 1	8010 Morning Grv, Converse, TX 78109	0.60 Miles ¹	Parcel Match
L2 Listing 2	8184 Maple Meadow Dr, Converse, TX 78109	0.31 Miles ¹	Parcel Match
L3 Listing 3	8171 Ocean Meadow Dr, Converse, TX 78109	0.27 Miles ¹	Parcel Match
S1 Sold 1	6326 Beech Trail Dr, Converse, TX 78109	0.35 Miles ¹	Parcel Match
S2 Sold 2	6477 Beech Trail Dr, Converse, TX 78109	0.23 Miles ¹	Parcel Match
S3 Sold 3	7923 Chestnut Bear, Converse, TX 78109	0.02 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	Tomas Arredondo	Company/Brokerage	Phalanx Realty Group
License No	548675	Address	5803 Lake Placid San Antonio TX 78222
License Expiration	01/29/2024	License State	TX
Phone	2103921109	Email	tomtomsa3@gmail.com
Broker Distance to Subject	7.07 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.