

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>	6805 Toluca Drive, El Paso, TX 79912	<b>Order ID</b>	9025879	<b>Property ID</b>	34801320
<b>Inspection Date</b>	11/16/2023	<b>Date of Report</b>	11/18/2023		
<b>Loan Number</b>	51552	<b>APN</b>	C34099911200300		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

### Tracking IDs

<b>Order Tracking ID</b>	11.14_BPOUpdate	<b>Tracking ID 1</b>	11.14_BPOUpdate
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> SUBJECT IS A SINGLE FAMILY RESIDENTIAL WITH BRICK AND STUCCO EXTERIOR, COMPOSITION SHINGLE ROOFING, REFRIGERATED COOLING, CAR PAD, CARPET, LAMINATE AND VINYL FLOORING. SUBJECT APPEARS TO BE IN GOOD CONDITION WITH NO REPAIRS NOTICED. PER MLS COMMENTS- Seller will cover up to 2% towards closing costs or rate buy down, call to find out more!!! Come see this beautiful single level home in a vibrant west El Paso neighborhood! Enjoy 3 large bedrooms and 3 baths that are always set to the perfect temperature with your refrigerated air system. The spacious living area, open dining room and gorgeous kitchen with built-in cabinets, topped with luxurious quartz countertops and stainless steel appliances provide the perfect ambience for any occasion. This amazing home contains professionally installed carpeting and vinyl plank flooring. The primary bedroom includes a private bathroom with a large walk-in shower equipped with brushed nickel faucets and accessories. The spacious backyard is great for entertaining guest and is ideal for any custom design features that can really make this home unique. This home is in a great neighborhood with easy access to area schools, neighborhood parks, shopping, great food and entertainment.
<b>R. E. Taxes</b>	\$4,276	
<b>Assessed Value</b>	\$254,852	
<b>Zoning Classification</b>	Residential R3	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (VACANT ON LOCKBOX.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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>	Suburban	<b>Neighborhood Comments</b> SUBJECT IS LOCATED IN WEST EL PASO IN THE CHAPARRAL PARK SUBDIVISION. SUBJECT IS LOCATED IN AN ESTABLISHED NEIGHBORHOOD SURROUNDED BY HOMES OF SIMILAR AGE, DESIGN AND CONSTRUCTION. SUBJECT IS NEAR SCHOOLS, PARKS AND SHOPPING CENTERS.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$270,000 High: \$500,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	6805 Toluca Drive	1209 S Belvidere St	6734 Cresta Bonita Drive	748 Brisa Del Mar Drive
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79912	79912	79912	79912
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.52 <sup>1</sup>	0.52 <sup>1</sup>	0.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$404,900	\$329,999
<b>List Price \$</b>	--	\$384,900	\$404,900	\$314,999
<b>Original List Date</b>		09/05/2023	11/03/2023	09/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	64 · 74	15 · 15	28 · 65
<b>Age (# of years)</b>	44	36	45	37
<b>Condition</b>	Good	Good	Good	Good
<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>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,302	2,619	2,379	2,121
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	5 · 3	4 · 3	4 · 2
<b>Total Room #</b>	6	9	8	7
<b>Garage (Style/Stalls)</b>	None	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>	0.18 acres	0.25 acres	0.26 acres	0.18 acres
<b>Other</b>	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO

\* Listing 3 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.

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

**Listing 1** LISTING 1 COMP IS A SINGLE FAMILY RESIDENTIAL WITH STUCCO EXTERIOR, PITCHED ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE, CARPET AND VINYL FLOORING. SAME SUBDIVISION AS SUBJECT. SIMILAR TO SUBJECT.

**Listing 2** LISTING 2 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, SHINGLE ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE AND TILE FLOORING. SAME SUBDIVISION AS SUBJECT. SIMILAR TO SUBJECT.

**Listing 3** LISTING 3 COMP IS A SINGLE FAMILY RESIDENTIAL WITH STUCCO EXTERIOR, FLAT ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE, HARDWOOD, LAMINATE AND TILE FLOORING. SAME SUBDIVISION AS SUBJECT. SIMILAR TO SUBJECT.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6805 Toluca Drive	801 Gondola Lane	601 Punto Reyes Lane	613 Alta Cumbre Place
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79912	79912	79912	79912
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.42 <sup>1</sup>	0.66 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$345,000	\$350,000	\$398,950
<b>List Price \$</b>	--	\$345,000	\$320,000	\$398,950
<b>Sale Price \$</b>	--	\$355,000	\$310,000	\$390,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	08/04/2023	10/31/2023	10/20/2023
<b>DOM · Cumulative DOM</b>	-- · --	3 · 28	15 · 60	3 · 18
<b>Age (# of years)</b>	44	36	44	38
<b>Condition</b>	Good	Good	Good	Good
<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>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,302	2,095	2,024	2,200
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	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>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.18 acres	0.22 acres	0.49 acres	0.18 acres
<b>Other</b>	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO
<b>Net Adjustment</b>	--	+\$2,810	-\$8,310	-\$5,660
<b>Adjusted Price</b>	--	\$357,810	\$301,690	\$384,340

\* 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** SOLD 1 COMP IS A SINGLE FAMILY RESIDENTIAL WITH STUCCO EXTERIOR, TILE ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE AND TERRAZZO FLOORING. SAME SUBDIVISION AS SUBJECT. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR YEAR BUILT \$100, GLA \$30 SQFT, GARAGE \$1000 AND LOT SIZE \$150.
- Sold 2** SOLD 2 COMP IS A SINGLE FAMILY RESIDENTIAL WITH STUCCO EXTERIOR, PITCHED ROOFING, REFRIGERATED COOLING, POOL, DOUBLE ATTACHED GARAGE AND TILE FLOORING. SAME SUBDIVISION AS SUBJECT. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR GLA \$30 SQFT, POOL \$10000, GARAGE \$1000 AND LOT SIZE \$150.
- Sold 3** SOLD 3 COMP IS A SINGLE FAMILY RESIDENTIAL WITH STUCCO EXTERIOR, FLAT ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR YEAR BUILT \$100, GLA \$30 SQFT AND GARAGE \$1000 .

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	MISSION VALLEY REALTY	PER MLS SUBJECT WAS LISTED ON 06/23/2023 WITH LIST PRICE OF \$339,900 AND IS CURRENTLY ACTIVE WITH LIST PRICE OF \$299,900.					
<b>Listing Agent Name</b>	VIDAL ADAME						
<b>Listing Agent Phone</b>	915-356-5701						
<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>
06/23/2023	\$339,900	11/03/2023	\$299,900	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$315,000	\$315,000
<b>Sales Price</b>	\$313,000	\$313,000
<b>30 Day Price</b>	\$310,000	--
<b>Comments Regarding Pricing Strategy</b>		
RECOMMEND SELL AS IS CONDITION. SUBJECT APPEARS TO BE IN GOOD CONDITION WITH NO REPAIRS NOTICED. COMPS USED ARE FROM THE GREATER EL PASO ASSOCIATION OF REALTORS MLS DATABASE.		

## 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



Front



Address Verification



Side



Side



Side

### Subject Photos



Side



Street



Street



Other

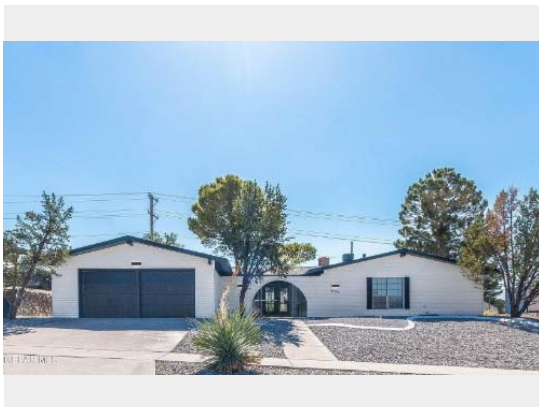
## Listing Photos

**L1** 1209 S BELVIDERE ST  
El Paso, TX 79912



Front

**L2** 6734 CRESTA BONITA DRIVE  
El Paso, TX 79912



Front

**L3** 748 BRISA DEL MAR DRIVE  
El Paso, TX 79912



Front



## Sales Photos

**S1** 801 GONDOLA LANE  
El Paso, TX 79912



Front

**S2** 601 PUNTO REYES LANE  
El Paso, TX 79912



Front

**S3** 613 ALTA CUMBRE PLACE  
El Paso, TX 79912



Front

### ClearMaps Addendum

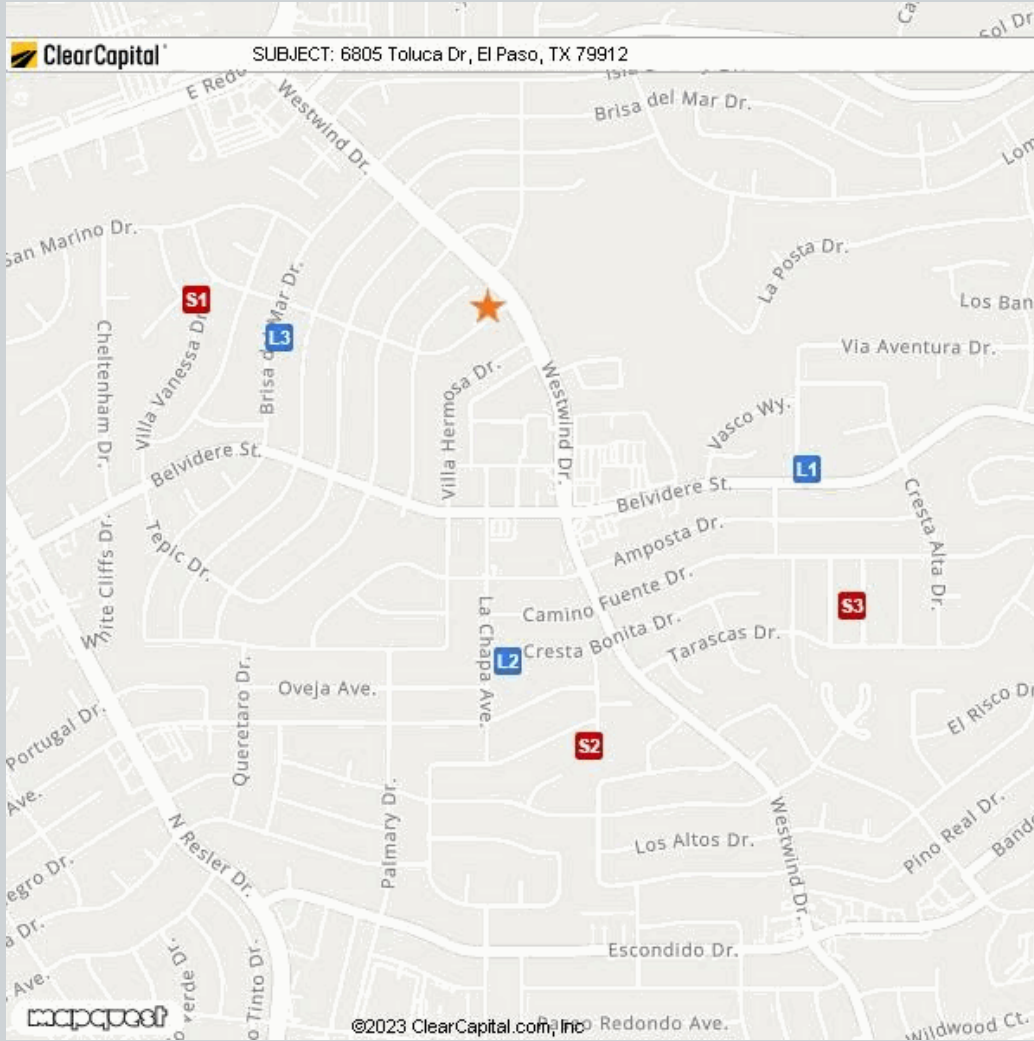
**Address** ★ 6805 Toluca Drive, El Paso, TX 79912

**Loan Number** 51552

**Suggested List** \$315,000

**Suggested Repaired** \$315,000

**Sale** \$313,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6805 Toluca Drive, El Paso, TX 79912	--	Parcel Match
L1 Listing 1	1209 S Belvidere St, El Paso, TX 79912	0.52 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6734 Cresta Bonita Drive, El Paso, TX 79912	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	748 Brisa Del Mar Drive, El Paso, TX 79912	0.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	801 Gondola Lane, El Paso, TX 79912	0.42 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	601 Punto Reyes Lane, El Paso, TX 79912	0.66 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	613 Alta Cumbre Place, El Paso, TX 79912	0.69 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>	Alejandro Guerrero	<b>Company/Brokerage</b>	GUERRERO & ASSOCIATES
<b>License No</b>	386565	<b>Address</b>	3428 BROOKROCK ST EL PASO TX 79935
<b>License Expiration</b>	09/30/2024	<b>License State</b>	TX
<b>Phone</b>	9154790539	<b>Email</b>	bpo@bank4closure.com
<b>Broker Distance to Subject</b>	13.27 miles	<b>Date Signed</b>	11/18/2023

*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.**