

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	4220 Larchmont Drive, El Paso, TX 79902	Order ID	8503264	Property ID	33517884
Inspection Date	11/06/2022	Date of Report	11/06/2022		
Loan Number	51601	APN	P78399901106400		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	11.03.22 BPO	Tracking ID 1	11.03.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SCOTT EMMERICH	Condition Comments	
R. E. Taxes	\$6,020	SUBJECT IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, PITCHED ROOFING, EVAPORATIVE COOLING, CAR PAD, HARDWOOD AND TILE FLOORING. SUBJECT APPEARS TO BE IN AVERAGE CONDITION. PER MLS COMMENTS- Amazing location along with amazing views. Check out this great property in need of some TLC. This home has tons of storage areas along with a great floorplan. There are 2 living areas separated by a formal dining area with shutters on the windows and doors throughout the home. Garage has been converted and can be used as an extra bedroom or office/ work area. Master bedroom has a bay window and a Jack and Jill bathroom to the 2nd bedroom. There are extra covered areas and room throughout the backyard that can be used for extra storage. Home is being sold As-Is. Cash, conventional, and Hard money.	
Assessed Value	\$203,377		
Zoning Classification	Residential R-3		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	SUBJECT IS LOCATE IN WEST EL PASO IN THE PIEDMONT HILLS 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.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$398,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4220 Larchmont Drive	3920 Bancroft Drive	4308 Santa Rita St	4217 Canterbury Drive
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79902	79902	79902	79902
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.33 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,500	\$349,900	\$264,950
List Price \$	--	\$300,500	\$329,900	\$264,950
Original List Date		09/23/2022	10/11/2022	09/11/2022
DOM · Cumulative DOM	-- · --	27 · 44	26 · 26	11 · 56
Age (# of years)	22	61	63	62
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	2,277	2,072	2,210	1,827
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	3 · 2 · 1	3 · 2
Total Room #	7	8	7	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.20 acres	0.27 acres	0.55 acres	0.27 acres
Other	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO

* Listing 3 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 LISTING 1 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, SHINGLE ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE, LAMINATE AND TILE FLOORING. SIMILAR TO SUBJECT. SAME SUBDIVISION AS SUBJECT.

Listing 2 LISTING 2 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK VENEER EXTERIOR, PITCHED SHINGLE ROOFING, REFRIGERATED COOLING, POOL, DOUBLE ATTACHED GARAGE, CARPET, LAMINATE AND TILE FLOORING. SIMILAR TO SUBJECT.

Listing 3 LISTING 3 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, PITCHED SHINGLE ROOFING, EVAPORATIVE COOLING, SINGLE ATTACHED GARAGE, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4220 Larchmont Drive	4131 N Stanton Street	4225 Canterbury Drive	4024 Santa Anita Drive
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79902	79902	79902	79902
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.18 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,999	\$275,000	\$290,999
List Price \$	--	\$219,999	\$260,000	\$290,000
Sale Price \$	--	\$235,000	\$255,000	\$300,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	08/11/2022	07/12/2022	09/21/2022
DOM · Cumulative DOM	-- · --	8 · 23	16 · 32	15 · 41
Age (# of years)	22	66	60	64
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	2,277	1,817	1,938	2,267
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	3 · 3
Total Room #	7	6	6	8
Garage (Style/Stalls)	None	Attached 1 Car	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.22 acres	0.27 acres	0.28 acres
Other	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO
Net Adjustment	--	+\$13,500	+\$870	-\$3,100
Adjusted Price	--	\$248,500	\$255,870	\$296,900

* 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** SOLD 1 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, SHINGLE ROOFING, REFRIGERATED COOLING, SINGLE ATTACHED GARAGE, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT. SAME SUBDIVISION AS SUBJECT. ADJUSTMENTS MADE FOR GLA \$30 SQFT, BATHROOM COUNT\$1000, LOT SIZE \$150 AND GARAGE \$1000.
- Sold 2** SOLD 2 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, SHINGLE ROOFING, EVAPORATIVE COOLING, SINGLE CAR PORT, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR GLA \$30 SQFT, YEAR BUILT \$100, BATHROOM \$1000, GARAGE \$1000 AND LOT SIZE \$150.
- Sold 3** SOLD 3 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, SHINGLE ROOFING, EVAPORATIVE COOLING, DOUBLE ATTACHED GARAGE, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR GLA \$30 SQFT, YEAR BUILT \$100, GARAGE \$1000 AND LOT SIZE \$150.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				PER MLS SUBJECT WAS LISTED ON 08/28/2022 WITH LIST PRICE OF \$265,000 AND SOLD DATE OF 11/01/2022 WITH SOLD PRICE OF \$215,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/28/2022	\$265,000	--	--	Sold	11/01/2022	\$215,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$250,000
Sales Price	\$249,000	\$249,000
30 Day Price	\$248,000	--
Comments Regarding Pricing Strategy		
RECOMMEND SELL AS IS CONDITION. SUBJECT APPEARS TO BE IN AN AVERAGE CONDITION WITH NO REPAIRS NOTICED. COMPS USED ARE FROM THE GREATER EL PASO ASSOCIATION OF REALTORS MLS DATABASE. COMPS LIMITED IN SUBDIVISION HAD TO EXPAND SEARCH PARAMETERS.		

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



Side



Street



Street



Other

Listing Photos

L1 3920 BANCROFT DRIVE
El Paso, TX 79902



Front

L2 4308 SANTA RITA ST
El Paso, TX 79902



Front

L3 4217 CANTERBURY DRIVE
El Paso, TX 79902



Front

Sales Photos

S1 4131 N STANTON STREET
El Paso, TX 79902



Front

S2 4225 CANTERBURY DRIVE
El Paso, TX 79902



Front

S3 4024 SANTA ANITA DRIVE
El Paso, TX 79902



Front

ClearMaps Addendum

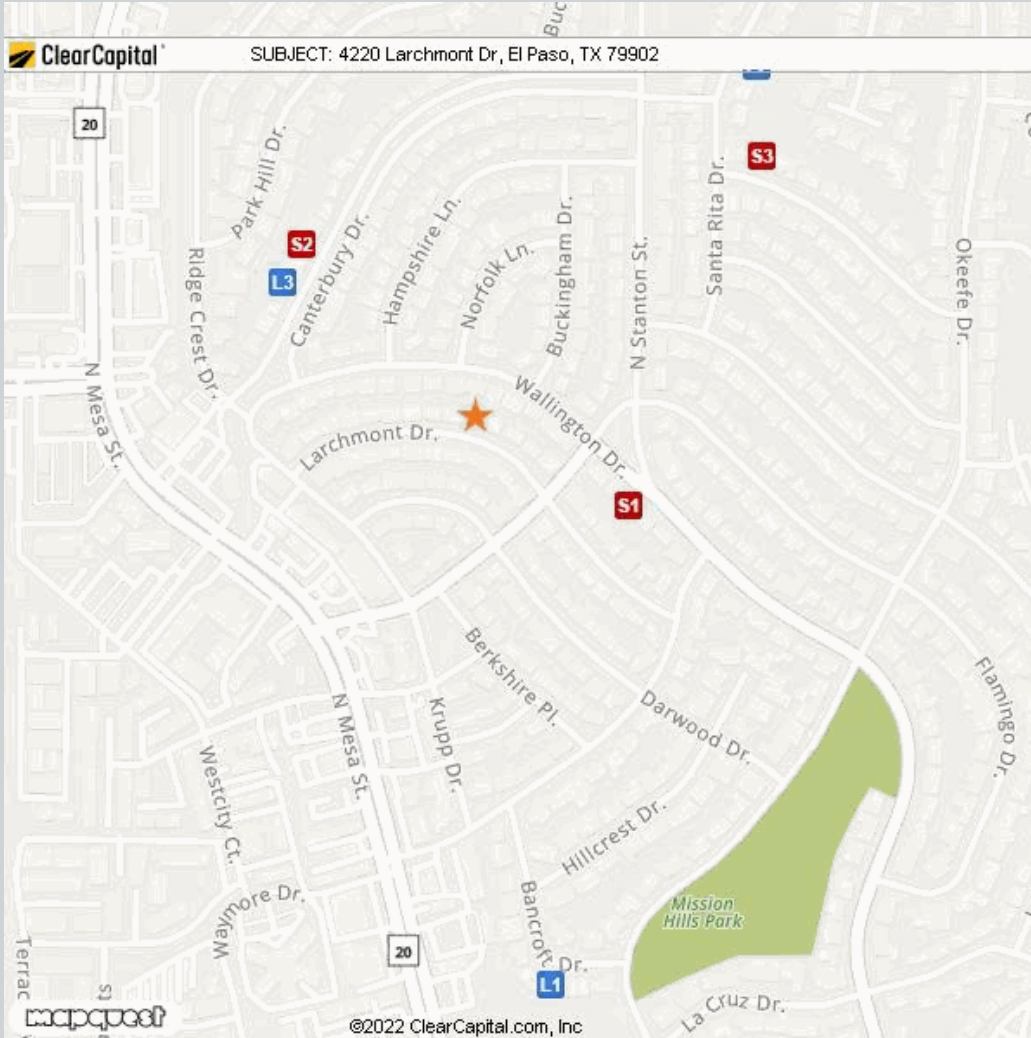
Address ★ 4220 Larchmont Drive, El Paso, TX 79902

Loan Number 51601

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$249,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4220 Larchmont Drive, El Paso, TX 79902	--	Parcel Match
L1 Listing 1	3920 Bancroft Drive, El Paso, TX 79902	0.42 Miles ¹	Parcel Match
L2 Listing 2	4308 Santa Rita St, El Paso, TX 79902	0.33 Miles ¹	Parcel Match
L3 Listing 3	4217 Canterbury Drive, El Paso, TX 79902	0.17 Miles ¹	Parcel Match
S1 Sold 1	4131 N Stanton Street, El Paso, TX 79902	0.13 Miles ¹	Parcel Match
S2 Sold 2	4225 Canterbury Drive, El Paso, TX 79902	0.18 Miles ¹	Parcel Match
S3 Sold 3	4024 Santa Anita Drive, El Paso, TX 79902	0.28 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	Alejandro Guerrero	Company/Brokerage	GUERRERO & ASSOCIATES
License No	386565	Address	3428 BROOKROCK ST EL PASO TX 79935
License Expiration	09/30/2024	License State	TX
Phone	9154790539	Email	bpo@bank4closure.com
Broker Distance to Subject	10.35 miles	Date Signed	11/06/2022

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.