

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	8214 Banbury Drive, San Antonio, TX 78239	Order ID	8768453	Property ID	34234415
Inspection Date	06/05/2023	Date of Report	06/05/2023		
Loan Number	51864	APN	050516050120		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	06.02.23 Citi-CS BPO Request	Tracking ID 1	06.02.23 Citi-CS BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$3,838	Based on exterior observation the subject appears to be in good condition. Subject property is in good condition, conforms well to surrounding area	
Assessed Value	\$188,950		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Neighborhood appears to be in good condition when compared to other similar communities in the area.	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$315,000		
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	8214 Banbury Drive	7535 Lago Frio	8342 Glen Mont	6911 Glen Fair
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78239	78239	78239	78239
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.77 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$280,000	\$284,900	\$299,000
List Price \$	--	\$250,000	\$254,900	\$270,000
Original List Date		02/05/2023	03/11/2023	03/19/2023
DOM · Cumulative DOM	-- · --	118 · 120	84 · 86	76 · 78
Age (# of years)	50	42	50	49
Condition	Good	Good	Good	Good
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	1,566	1,368	1,360	1,710
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	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	0.20 acres	0.17 acres	0.18 acres	0.18 acres
Other	None	None	None	None

* Listing 2 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 The property is inferior in gla but similar in bed count to the subject. Active1 => GLA= \$3960, Total= \$3960, Net Adjusted Value= \$253960

Listing 2 The property is superior in bed count but similar in bath count to the subject.Active2 => Bed= \$-3000, GLA= \$4120, Total= \$1120, Net Adjusted Value= \$256020

Listing 3 The property is superior in bed count but similar in condition to the subject.Active3 => Bed= \$-3000, GLA= \$-2880, Total= \$-5880, Net Adjusted Value= \$264120

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8214 Banbury Drive	9310 Shining Star	8011 Cool Forest	8107 Pleasant Forest
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78239	78239	78239	78239
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.29 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$236,000	\$249,900	\$260,500
List Price \$	--	\$236,000	\$249,900	\$260,500
Sale Price \$	--	\$240,000	\$246,000	\$260,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/30/2023	04/15/2023	02/13/2023
DOM · Cumulative DOM	-- · --	97 · 97	53 · 53	45 · 45
Age (# of years)	50	46	51	51
Condition	Good	Good	Good	Good
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	1,566	1,396	1,666	1,568
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.20 acres	0.18 acres	0.21 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,400	-\$2,000	+\$1,000
Adjusted Price	--	\$243,400	\$244,000	\$261,500

* Sold 2 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 The property is inferior in gla but similar in lot size to the subject. Sold1 => GLA= \$3400, Total= \$3400, Net Adjusted Value= \$243400

Sold 2 The property is superior in gla but similar in age to the subject. Sold2 => GLA= \$-2000, Total= \$-2000, Net Adjusted Value= \$244000

Sold 3 The property is similar in gla,bed/bath /half bath count to the subject. Sold3 => Sold date = \$1000, Total= \$1000, Net Adjusted Value= \$261500

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	eXp Realty	Subject current status is active					
Listing Agent Name	Joel Benites, PSA						
Listing Agent Phone	210-222-2227						
# 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
06/02/2023	\$249,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$257,900	\$257,900
Sales Price	\$249,900	\$249,900
30 Day Price	\$247,900	--
Comments Regarding Pricing Strategy		
<p>As per tax record subject owner name is CATAMOUNT PROPERTIES 2018 LLC Subject bath count was taken from subject listing mls, as it is not found in the tax record. As per the recent active mls, subject is in renovated condition. I have searched a distance up to 0.5 mile, GLA +/-20%, year built 20 +/-, sold date up to 6 months back. There were limited comparable available. Therefore I had to exceed bed count guideline parameters and search up to 1 mile. Since there were limited comparable available within subject's market neighborhood, it was necessary to use a sold comparable with a sale date (sale #3) beyond 90 days from the date of this report. Subject is located near commercial building. This will negatively affect the market ability of the subject. There were no similar location comps available, hence it was necessary to exceed the location guidelines for all comps. Necessary location adjustment was provided. Also since there were limited comps in the same side of the subject it was necessary for me to cross highways to get enough comps. This will not affect the market ability of the subject. In delivering final valuation, most weight has been placed on CS2 and LC2 as they are most similar to subject condition and overall structure. Comparable(CS1) received multiple offers which resulted in an increased final sale price relative to list price.</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



Street

Listing Photos

L1 7535 Lago Frio
San Antonio, TX 78239



Front

L2 8342 Glen Mont
San Antonio, TX 78239



Front

L3 6911 Glen Fair
San Antonio, TX 78239



Front

Sales Photos

S1 9310 Shining Star
San Antonio, TX 78239



Front

S2 8011 Cool Forest
San Antonio, TX 78239



Front

S3 8107 Pleasant Forest
San Antonio, TX 78239



Front

ClearMaps Addendum

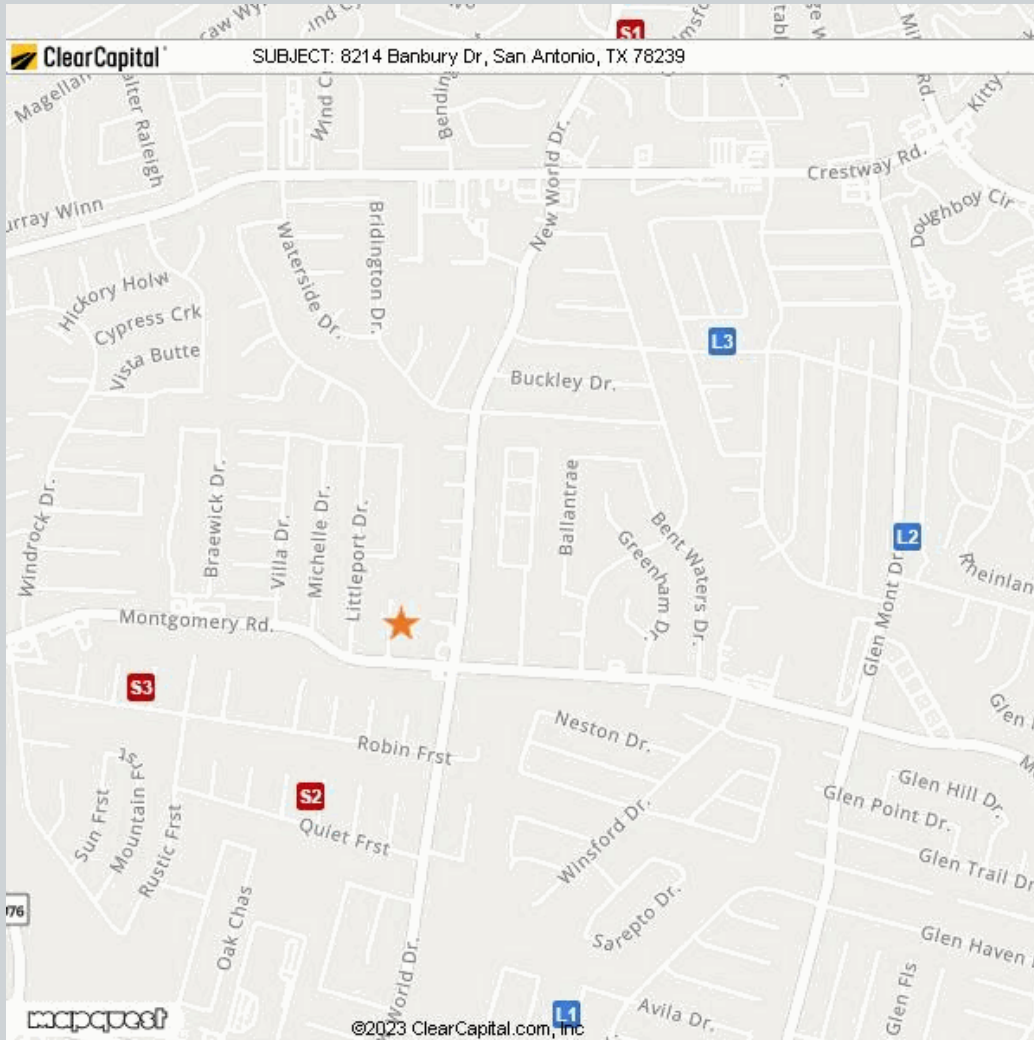
Address ★ 8214 Banbury Drive, San Antonio, TX 78239

Loan Number 51864

Suggested List \$257,900

Suggested Repaired \$257,900

Sale \$249,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8214 Banbury Drive, San Antonio, TX 78239	--	Parcel Match
L1 Listing 1	7535 Lago Frio, San Antonio, TX 78239	0.63 Miles ¹	Parcel Match
L2 Listing 2	8342 Glen Mont, San Antonio, TX 78239	0.77 Miles ¹	Parcel Match
L3 Listing 3	6911 Glen Fair, San Antonio, TX 78239	0.64 Miles ¹	Parcel Match
S1 Sold 1	9310 Shining Star, San Antonio, TX 78239	0.94 Miles ¹	Parcel Match
S2 Sold 2	8011 Cool Forest, San Antonio, TX 78239	0.29 Miles ¹	Parcel Match
S3 Sold 3	8107 Pleasant Forest, San Antonio, TX 78239	0.40 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	Elizabeth Ann Lentz De La Rosa	Company/Brokerage	BSL Real Estate LLC
License No	645757	Address	2186 Jackson Keller Rd Ste 1082, San Antonio TX 78213
License Expiration	04/30/2025	License State	TX
Phone	8306314469	Email	delaroselizzy@gmail.com
Broker Distance to Subject	10.20 miles	Date Signed	06/05/2023

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.