

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>	424 Cactus Crossing Drive, El Paso, TX 79928	<b>Order ID</b>	8647625	<b>Property ID</b>	33980281
<b>Inspection Date</b>	03/08/2023	<b>Date of Report</b>	03/09/2023		
<b>Loan Number</b>	52831	<b>APN</b>	318760		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

### Tracking IDs

<b>Order Tracking ID</b>	03.08.23 BPO Request	<b>Tracking ID 1</b>	03.08.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	GUTIERREZ RODRIGO I	<b>Condition Comments</b> The property is in average condition. Subject is located close to schools and shopping and medical services are with in 2miles from subject
<b>R. E. Taxes</b>	\$6,508	
<b>Assessed Value</b>	\$200,736	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>		
<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> The area is an establish area in El Paso county, Most homes are stucco or brick veneer. Homes in the neighborhood vary between a one and two car garage. The area is close to schools, parks and shopping centers
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$160,000 High: \$255,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	424 Cactus Crossing Drive	1716 Catham	14153 Warren Belin	13813 Horizon Heights
<b>City, State</b>	El Paso, TX	Horizon City, TX	El Paso, TX	Horizon City, TX
<b>Zip Code</b>	79928	79928	79928	79928
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.77 <sup>1</sup>	1.64 <sup>1</sup>	2.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$329,900	\$224,900	\$254,500
<b>List Price \$</b>	--	\$329,900	\$224,900	\$254,500
<b>Original List Date</b>		02/01/2023	03/02/2023	01/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	25 · 36	7 · 7	29 · 42
<b>Age (# of years)</b>	16	19	18	22
<b>Condition</b>	Average	Average	Average	Average
<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>	2 Stories contemp	1 Story ranch	2 Stories contemp	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,044	2,452	1,830	1,990
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 3	4 · 2 · 1	4 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	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>	0.14 acres	0.16 acres	0.15 acres	0.17 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** Custom built home in the heart of Horizon City. Very spacious for the whole family. Single Story. Formal Living room and Dining room. Four bedrooms and three bathrooms. Main bedroom has his and her closets and a bathroom with jetted tub for relaxing and a separate shower for busy days. The rest of the bedrooms all have built-in desks. A separate office is located in front of the house for someone working from home. There is a Great Room with a fireplace open to the kitchen for the family to hang out together. The 40 ft back porch is great for cookouts. This home is great for entertaining too. There is a storage room in the back yard
- Listing 2** . SPACIOUS OPEN FLOOR PLAN. REFINISHED BAMBOO FLOORING IN FRONT ROOM AND FAMILY ROOM. TILE FLOORS DOWNSTAIRS IN KITCHEN AREA. ALL BEDROOMS ARE UPSTAIRS. REFRIGERATOR CONVEYS WITH THE SALE ALONG WITH 2 WHITE SHELING UNITS IN KITCHEN. BACKYARD HAS GRASS AND TREES AND A CONCRETE PATIO ALMOST THE LENGTH OF THE BACK OF HOMEMFOR THOSE FUTURE PARTYS. METAL STOREROOM IN THE BACK ALSO CONVEYS. FRONT HAS EASY CARE ROCK LANDSCAPING. EASY ACCESS TO HORIZON BLVD. THE LB IS ON THE GAS METER
- Listing 3** ome see and fall in love with this impeccable single-story house, which conveniently sits in a corner lot close to shopping centers and restaurants! As you walk-in to the house, you will be greeted by the neatness of this ideal home, which features open floor plan, 2 living rooms, dining and breakfast area, built-in electric oven, microwave and dishwasher. It also includes an island with gas cooktop, spacious primary bedroom with double door entrance, a splendid bathroom with jetted tub, separate shower, double vanity, and walk-in closet. Covered patio, shed, low maintenance landscaping, 3 car garage, RV parking space and enough space in the front to park.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	424 Cactus Crossing Drive	14108 Peter Noyes	16004 Homestead	14712 Cactus Crossing
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79928	79928	79928	79928
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.74 <sup>1</sup>	2.48 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$234,999	\$275,000	\$205,000
<b>List Price \$</b>	--	\$234,999	\$275,000	\$205,000
<b>Sale Price \$</b>	--	\$240,000	\$267,000	\$217,800
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	09/12/2022	09/13/2022	12/19/2022
<b>DOM · Cumulative DOM</b>	-- · --	23 · 55	71 · 110	5 · 19
<b>Age (# of years)</b>	16	18	13	15
<b>Condition</b>	Average	Average	Average	Average
<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>	2 Stories contemp	2 Stories contemp	2 Stories contemp	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,044	2,286	2,369	1,636
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	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>	0.14 acres	0.14 acres	0.19 acres	0.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$5,425	-\$7,500	+\$12,750
<b>Adjusted Price</b>	--	\$245,425	\$259,500	\$230,550

\* Sold 1 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** This home offers a great floor plan, with a bonus room downstairs which could be another living area or office room. This home offers low maintenance landscaping and plenty of backyard with unlimited potential. Close to schools, shopping, restaurants, and more.
- Sold 2** As you walk into this gorgeous home, you will be welcomed by sky high cathedral ceilings with a large living area ideal for those family gatherings. The large kitchen offers a lot of counter space and matching modern GE appliances that will make cooking those Holiday meals a breeze. The 4th/Flex room is located in the lower level and it's ideal for a game room, theater room or office. The primary bedroom will make you feel like you have "arrived." Large ensuite features shower, tub and walk-in closet. Additionally, the home had some recent upgrades to include; 40 gallon water heater (installed 5/2022),
- Sold 3** one story home with 3 bedrooms and 2 bath

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				At the time of inspection there was no active MLS and no sale post			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$270,000	\$270,000
<b>Sales Price</b>	\$246,000	\$246,000
<b>30 Day Price</b>	\$238,000	--
<b>Comments Regarding Pricing Strategy</b>		
The properties chosen for comparables are based on the subject gla size, style and location. Based on low values and a semi stable market values are close related and only decrease after a 120 mark		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Street

## Listing Photos

**L1** 1716 CATHAM  
Horizon City, TX 79928



Front

**L2** 14153 Warren Belin  
El Paso, TX 79928



Front

**L3** 13813 HORIZON HEIGHTS  
Horizon City, TX 79928



Front



## Sales Photos

**S1** 14108 PETER NOYES  
El Paso, TX 79928



Front

**S2** 16004 HOMESTEAD  
El Paso, TX 79928



Front

**S3** 14712 Cactus Crossing  
El Paso, TX 79928



Front

## ClearMaps Addendum

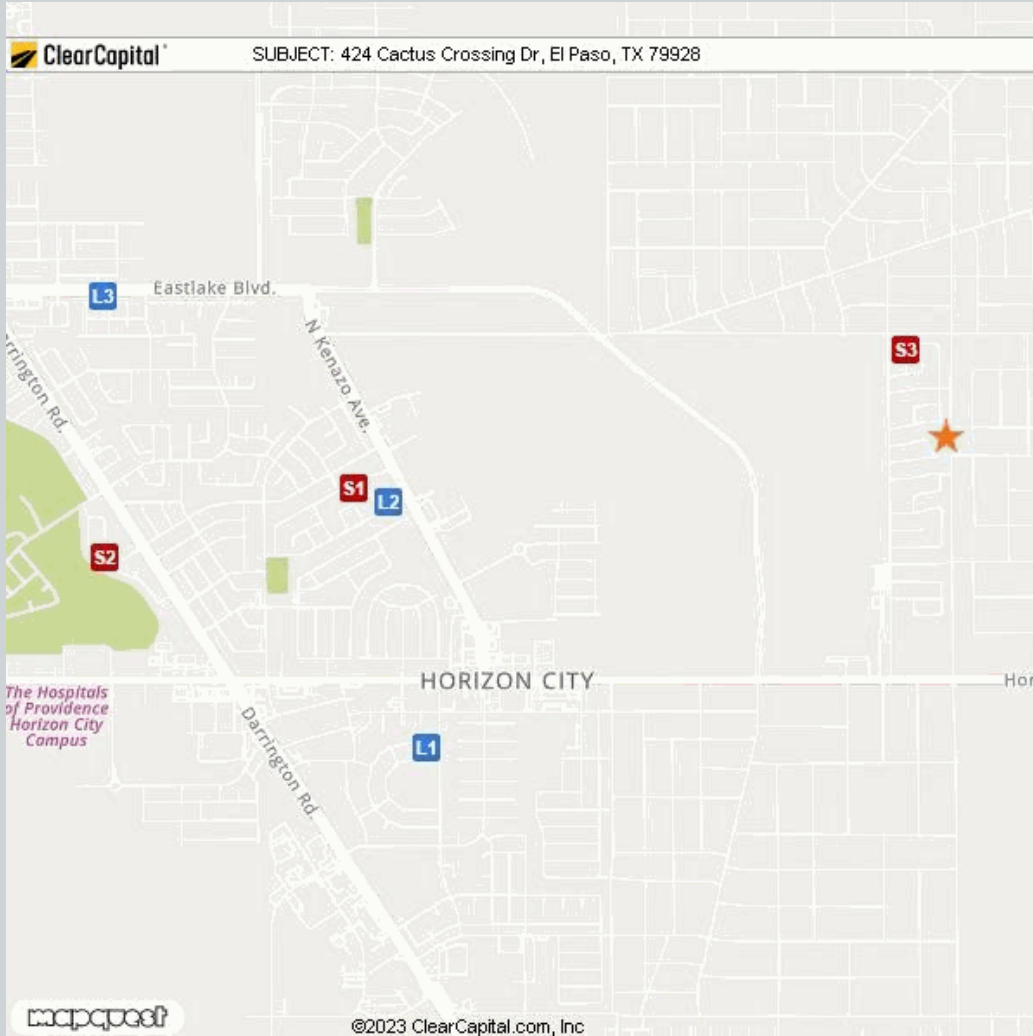
**Address** ★ 424 Cactus Crossing Drive, El Paso, TX 79928

**Loan Number** 52831

**Suggested List** \$270,000

**Suggested Repaired** \$270,000

**Sale** \$246,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	424 Cactus Crossing Drive, El Paso, TX 79928	--	Parcel Match
L1 Listing 1	1716 Catham, El Paso, TX 79928	1.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	14153 Warren Belin, El Paso, TX 79928	1.64 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	13813 Horizon Heights, El Paso, TX 79928	2.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	14108 Peter Noyes, El Paso, TX 79928	1.74 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	16004 Homestead, El Paso, TX 79928	2.48 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	14712 Cactus Crossing, El Paso, TX 79928	0.28 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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>	Erika Williams	<b>Company/Brokerage</b>	Romewest Properties LLC
<b>License No</b>	618421	<b>Address</b>	10420 Montwood El Paso TX 79935
<b>License Expiration</b>	02/28/2025	<b>License State</b>	TX
<b>Phone</b>	9153155839	<b>Email</b>	erika19williams@gmail.com
<b>Broker Distance to Subject</b>	11.56 miles	<b>Date Signed</b>	03/09/2023

*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.