

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>	132 Valley Run Trail, Elgin, TX 78621	<b>Order ID</b>	8828583	<b>Property ID</b>	34358011
<b>Inspection Date</b>	07/16/2023	<b>Date of Report</b>	07/17/2023		
<b>Loan Number</b>	54332	<b>APN</b>	084654		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bastrop		

### Tracking IDs

<b>Order Tracking ID</b>	07.13.23 BPO Request	<b>Tracking ID 1</b>	07.13.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Lambert, Adam	<b>Condition Comments</b> Home is visible appears occupied and secure
<b>R. E. Taxes</b>	\$509,300	
<b>Assessed Value</b>	\$259,304	
<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>	\$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> Neighborhood is well maintained. There didn't appear to be any vacant house or homes in distress. Subject is a corner property in average condition as compared to homes around it.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$259,000 High: \$325,000	
<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
Street Address	132 Valley Run Trail	131 Shenandoah Trail	804 Lavaca Loop	100 Kendall Cv
City, State	Elgin, TX	Elgin, TX	Elgin, TX	Elgin, TX
Zip Code	78621	78621	78621	78621
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 <sup>1</sup>	0.28 <sup>1</sup>	0.44 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,990	\$275,000	\$295,500
List Price \$	--	\$285,990	\$275,000	\$279,000
Original List Date		06/17/2023	04/27/2023	04/12/2023
DOM · Cumulative DOM	-- · --	30 · 30	81 · 81	96 · 96
Age (# of years)	22	23	18	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; 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	1,305	1,222	1,379	1,444
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	0.159 acres	0.160 acres	0.137 acres	0.162 acres
Other	--	--	--	--

\* Listing 2 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** The listing is slight superior to the subject because it is better maintained. Staged to sell the curb appeal is slightly better

**Listing 2** Appears to be equal be similar to subject same style. Appears to be slightly over priced because it has not sold

**Listing 3** Slightly superior due to slightly large floor plan

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	132 Valley Run Trail	325 Insider Loop	18624 Quiet Range Dr	802 Lavaxa
<b>City, State</b>	Elgin, TX	Elgin, TX	Elgin, TX	Elgin, TX
<b>Zip Code</b>	78621	78621	78621	78621
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.98 <sup>1</sup>	0.95 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$299,000	\$300,000
<b>List Price \$</b>	--	\$275,000	\$299,000	\$308,000
<b>Sale Price \$</b>	--	\$275,000	\$299,000	\$308,000
<b>Type of Financing</b>	--	Va	Fha	Fha
<b>Date of Sale</b>	--	04/28/2023	06/15/2023	07/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	10 · 39	9 · 42	54 · 88
<b>Age (# of years)</b>	22	3	2	1
<b>Condition</b>	Average	Excellent	Excellent	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; 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>	1,305	1,115	1,520	1,882
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	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>	0.159 acres	0.195 acres	0.184 acres	0.137 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$10,000	-\$10,000	-\$15,000
<b>Adjusted Price</b>	--	\$265,000	\$289,000	\$293,000

\* 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.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Superior because of the newer construction. However inferior due to 2 bedrooms instead of 3 and smaller living size

**Sold 2** This home is newer than subject and slightly larger. so slightly superior. however most comparable to the subject

**Sold 3** Older home with an extra bedroom and larger living area.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Appears the subject was purchased in 2001 from the builder. It has not been listed at all			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$289,000	\$289,000
<b>Sales Price</b>	\$275,000	\$275,000
<b>30 Day Price</b>	\$265,000	--
<b>Comments Regarding Pricing Strategy</b>		
Unfortunately for the subject property there are several new developments around it. The newer homes are selling under 300, If a different market it would have gone for more		

### 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



Address Verification



Street



## Listing Photos

**L1** 131 Shenandoah Trail  
Elgin, TX 78621



Front

**L2** 804 Lavaca Loop  
Elgin, TX 78621



Front

**L3** 100 Kendall CV  
Elgin, TX 78621



Front

## Sales Photos

**S1** 325 Insider loop  
Elgin, TX 78621



Front

**S2** 18624 Quiet Range Dr  
Elgin, TX 78621



Front

**S3** 802 Lavaxa  
Elgin, TX 78621



Front

### ClearMaps Addendum

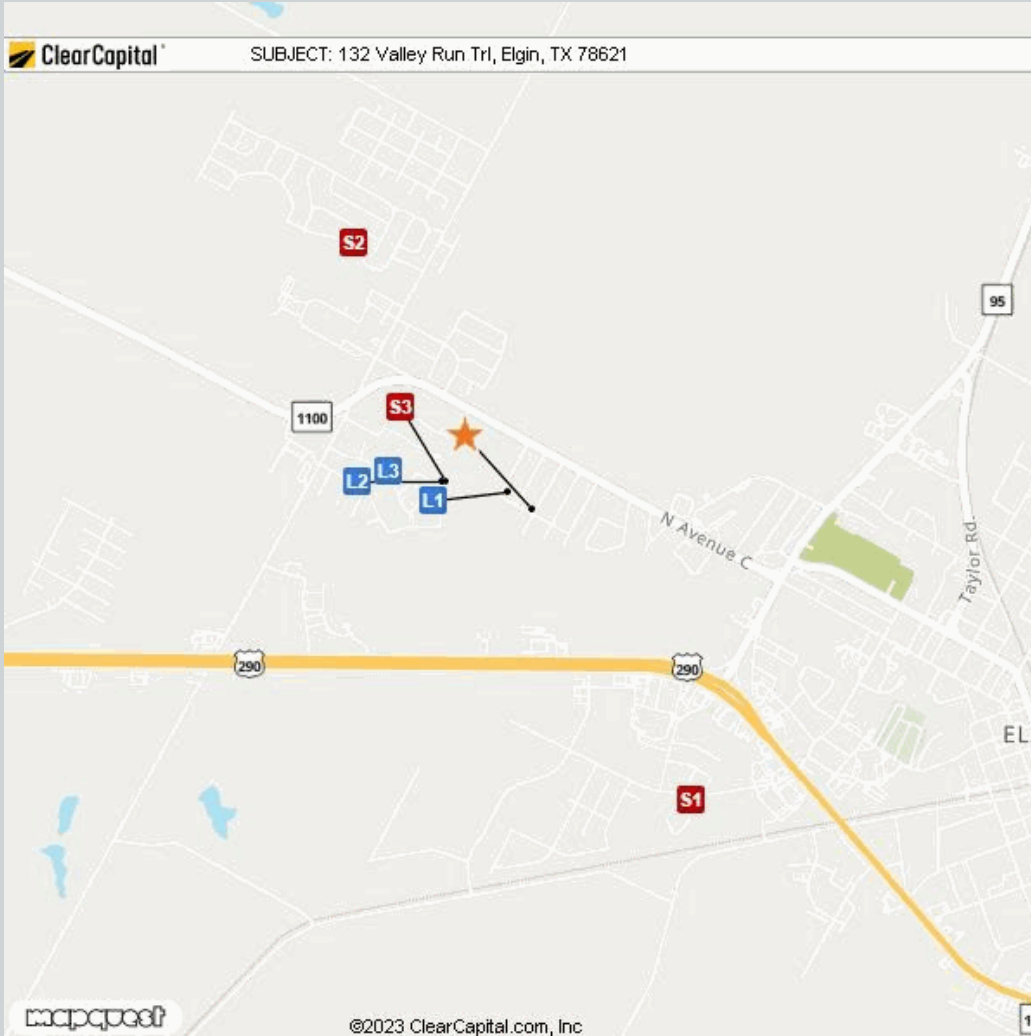
**Address** ★ 132 Valley Run Trail, Elgin, TX 78621

**Loan Number** 54332

**Suggested List** \$289,000

**Suggested Repaired** \$289,000

**Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	132 Valley Run Trail, Elgin, TX 78621	--	Parcel Match
L1 Listing 1	131 Shenandoah Trail, Elgin, TX 78621	0.08 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	804 Lavaca Loop, Elgin, TX 78621	0.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	100 Kendall Cv, Elgin, TX 78621	0.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	325 Insider Loop, Elgin, TX 78621	0.98 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	18624 Quiet Range Dr, Elgin, TX 78621	0.95 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	802 Lavaxa, Elgin, TX 78621	0.27 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>	Elizabeth Dowd-Davenport	<b>Company/Brokerage</b>	Compass
<b>License No</b>	785480	<b>Address</b>	126 King Street Bastrop TX 78602
<b>License Expiration</b>	05/31/2024	<b>License State</b>	TX
<b>Phone</b>	6319496105	<b>Email</b>	betty.davenport@compass.com
<b>Broker Distance to Subject</b>	13.39 miles	<b>Date Signed</b>	07/17/2023

*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.**