

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>	4 Crystal Bow, San Antonio, TEXAS 78238	<b>Order ID</b>	8843561	<b>Property ID</b>	34418531
<b>Inspection Date</b>	07/25/2023	<b>Date of Report</b>	07/25/2023		
<b>Loan Number</b>	54442	<b>APN</b>	18089-006-0260		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

Tracking IDs					
<b>Order Tracking ID</b>	20230724_BPO	<b>Tracking ID 1</b>	20230724_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Falcon Charles	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,469	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required. "Address is faded on mailbox. Verification made visually and via tax "	
<b>Assessed Value</b>	\$180,521		
<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>	
<b>Local Economy</b>	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
<b>Sales Prices in this Neighborhood</b>	Low: \$188,000 High: \$312,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	4 Crystal Bow	15 Talon Brook	17 Laden Creek	6511 Sun Creek St
<b>City, State</b>	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78238	78238	78238	78238
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.11 <sup>1</sup>	0.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$255,000	\$245,000	\$270,000
<b>List Price \$</b>	--	\$255,000	\$245,000	\$270,000
<b>Original List Date</b>		07/18/2023	06/09/2023	07/05/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 7	45 · 46	19 · 20
<b>Age (# of years)</b>	22	21	23	45
<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 Colonial	2 Stories Colonial	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,369	1,369	1,335	1,617
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	0.11 acres	0.07 acres	0.12 acres	0.27 acres
<b>Other</b>	None	None	None	None

\* 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.

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

**Listing 1** Adjustments:;Bed:0,Bath:0,HBath:0,Lot:\$80,Total Adjustment:\$80,Net Adjustment Value:\$255080 Comparable 1 is a similar home on inferior lot size. It has similar bedroom and similar bathroom count. It appears similar to the subject in age.

**Listing 2** Adjustments:;Bed:0,Bath:0,HBath:1000,Total Adjustment:\$1000,Net Adjustment Value:\$246000 Property is similar to the subject in condition, similar in features type and location. Similar in age.

**Listing 3** Adjustments:;Bed:-3000,Bath:0,HBath:1000,GLA:\$-4960,Age:\$575,Lot:\$-320,Total Adjustment:\$-6705,Net Adjustment Value:\$263295 The property superior to the subject in square footage. Lot size makes it superior by comparison. No adjustments necessary for bath count.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	4 Crystal Bow	15 Stager Hills	4911 Bear Wood	5517 Saffron Way
<b>City, State</b>	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78238	78238	78238	78238
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.46 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$245,000	\$240,000	\$270,000
<b>List Price \$</b>	--	\$235,000	\$240,000	\$270,000
<b>Sale Price \$</b>	--	\$235,000	\$240,000	\$260,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/04/2023	05/12/2023	06/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	118 · 118	40 · 40	37 · 37
<b>Age (# of years)</b>	22	21	17	14
<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 Colonial	2 Stories Colonial	2 Stories Colonial	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,369	1,374	1,446	1,447
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	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>	0.11 acres	0.17 acres	0.07 acres	0.11 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$120	-\$1,460	-\$2,560
<b>Adjusted Price</b>	--	\$234,880	\$238,540	\$257,440

\* Sold 3 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** Adjustments:;Bed:0,Bath:0,HBath:0,Lot:\$-120,Total Adjustment:-120,Net Adjustment Value:\$234880 Single family tract home similar to subject in feature age type and location. Similar in view. Owner occupied. Standard type sale, superior in lot size.
- Sold 2** Adjustments:;Bed:0,Bath:0,HBath:0,GLA:\$-1540,Lot:\$80,Total Adjustment:-1460,Net Adjustment Value:\$238540 A similar model home located in the immediate competing market. It shares values defining qualities with the subject in regards to age, style, locational qualities, and amenities. Condition makes it similar by comparison.
- Sold 3** Adjustments:;Bed:0,Bath:0,HBath:1000,GLA:\$-1560,Garage:\$-2000,Total Adjustment:-2560,Net Adjustment Value:\$257440 Property similar to the subject in bedroom count and similar in condition. Owner occupied. Standard type sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None Noted			
<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>	\$260,000	\$260,000
<b>Sales Price</b>	\$255,000	\$255,000
<b>30 Day Price</b>	\$250,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>I went back 6 months, out in distance 0.5 miles, and even with relaxing Lot size and year built search criteria I was unable to find much comparable which fit the GLA requirements. Within 1 miles and back 6 months I found few comparable to which I could only use 6 due to Sq Ft and condition factors. The ones used are the best possible currently available comparable within 1 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparable. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was broadened to 6 months time. SFR with 3 beds and 2.5 baths. The exterior inspection revealed that the subject has been adequately maintained and considered to be in average condition. Property is located near parks, schools, commercial centers, and other non residential properties. These factors will not affects the market value of the subject. It was necessary to exceed the threshold for age variance of 10 years, lot size variance guideline of 15%, bed and bath count, to use the best available comparable from within the subject's market. Subject/Comparable garage count is as per MLS/Pictures. Comparable property condition was identified using both MLS comments and interior pictures. The utilized comps are as similar in GLA, Style, and Age as possible. The area is primarily residential. The subject is most similar to Sales comp 3 (recently sold) and Listing comp 1 and is weighted toward these for a potential sales/listing price as they are most similar to the subject out of the comps selected. Unable to bracket sales with subject's GLA, variance is minimal and does not have an impact on price opinion. "Address is faded on mailbox. Verification made visually and via tax "</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 15 Talon Brook  
San Antonio, TX 78238



Front

**L2** 17 Laden Creek  
San Antonio, TX 78238



Front

**L3** 6511 Sun Creek St  
San Antonio, TX 78238



Front



## Sales Photos

**S1** 15 Stager hills  
San Antonio, TX 78238



Front

**S2** 4911 Bear Wood  
San Antonio, TX 78238



Front

**S3** 5517 Saffron Way  
San Antonio, TX 78238



Front

## ClearMaps Addendum

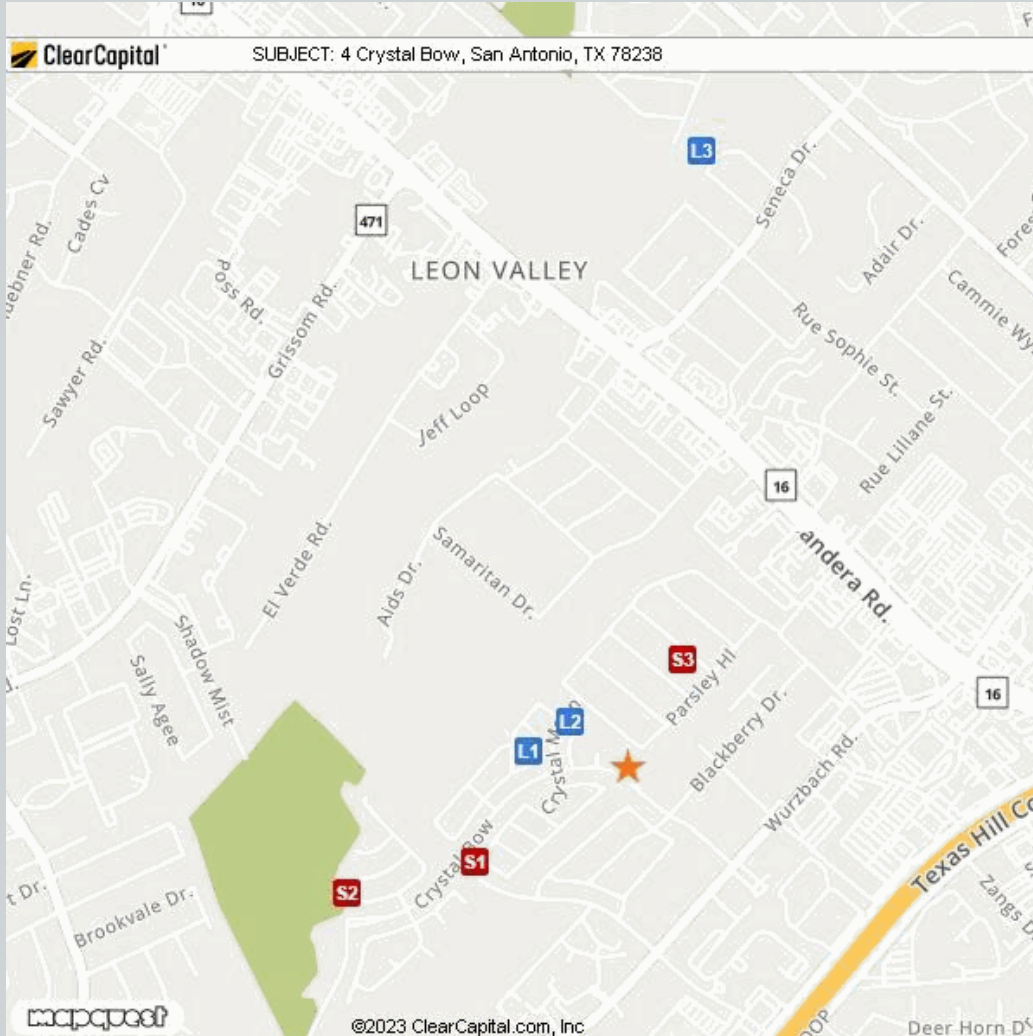
**Address** ★ 4 Crystal Bow, San Antonio, TEXAS 78238

**Loan Number** 54442

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4 Crystal Bow, San Antonio, Texas 78238	--	Parcel Match
L1 Listing 1	15 Talon Brook, San Antonio, TX 78238	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	17 Laden Creek, San Antonio, TX 78238	0.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6511 Sun Creek St, San Antonio, TX 78238	0.92 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	15 Stager Hills, San Antonio, TX 78238	0.27 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4911 Bear Wood, San Antonio, TX 78238	0.46 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5517 Saffron Way, San Antonio, TX 78238	0.18 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>	Lacy Anne Hasbrook	<b>Company/Brokerage</b>	Bang Realty-Texas Inc
<b>License No</b>	590817	<b>Address</b>	1819 N Main Ave San Antonio TX 78212
<b>License Expiration</b>	01/31/2024	<b>License State</b>	TX
<b>Phone</b>	2107560894	<b>Email</b>	sabpo@bangrealty.com
<b>Broker Distance to Subject</b>	7.56 miles	<b>Date Signed</b>	07/25/2023

*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.**