

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	10523 Noble Canyon, San Antonio, TX 78254	Order ID	9205963	Property ID	35173815
Inspection Date	03/10/2024	Date of Report	03/12/2024		
Loan Number	54475	APN	044509060770		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject home is in good condition. Neighboring homes are of the same age and features.
R. E. Taxes	\$7,494	
Assessed Value	\$388,450	
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	ALAMO MANGEMENT GROUP (210) 485-4088	
Association Fees	\$400 / Year (Pool,Other: park/playground)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments All homes are occupied. Amenities offered include a pool, park and playground. Homes are of the same age and features.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$277000 High: \$770000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10523 Noble Canyon	10611 Noble Cyn	10203 Round Rdg	12031 Silver Valley
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78254	78254	78254	78254
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.25 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$319,900	\$329,900	\$380,000
List Price \$	--	\$319,900	\$329,900	\$380,000
Original List Date		02/29/2024	02/20/2024	02/19/2024
DOM · Cumulative DOM	-- · --	9 · 12	21 · 21	21 · 22
Age (# of years)	6	7	4	5
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,605	2,394	2,052	2,605
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 3	4 · 3
Total Room #	10	10	10	10
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	.12 acres	0.12 acres	0.11 acres	0.21 acres
Other	--	--	--	--

* Listing 1 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 Chef Kitchen with , Island, Stainless Steel Appliances and Granite counter tops*Upgraded light fixtures through out. covered and extended patio, pergola and green belt lot

Listing 2 Home feature's 9 ft. Ceiling open concept with 4 bedrooms, three full bath 1 bedroom on the first level with a full bath. House fully landscaped easy maintenance yard. Wrap side walk to yard. Location conveniently located close to 1604, 151, Alamo Ranch Shops,Sea world, North West Vista College,Government Canyon

Listing 3 open floorplan, separate dining room, home office with French doors, media room, upstairs laundry room, and beautiful tile flooring

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	10523 Noble Canyon	10138 Castello Cyn	12130 Matador Rnch	10515 Noble Cayon
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78254	78254	78254	78254
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.48 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$288,999	\$365,000	\$374,960
List Price \$	--	\$274,999	\$365,000	\$354,900
Sale Price \$	--	\$275,000	\$365,000	\$354,900
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	01/29/2024	06/28/2023	06/29/2023
DOM · Cumulative DOM	-- · --	102 · 102	34 · 34	73 · 100
Age (# of years)	6	7	5	6
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,605	1,813	2,601	2,304
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 3	4 · 3
Total Room #	10	10	10	10
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	.12 acres	0.10 acres	0.13 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$275,000	\$365,000	\$354,900

* Sold 3 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** popular Silver Canyon subdivision! A 2 story turn-key residence within the coveted Northside School District. An open floor plan with 3 bedrooms, 2 and a half bathrooms and a living/family room on each floor.
- Sold 2** home features an open floor plan with tons of natural light, spacious chef's kitchen with 5 gas burners, and center island perfect for entertaining. First floor features study with french doors, ideal for a home office or children's playroom. HUGE primary room upstairs with an oversized walk-in closet and his/hers sinks.
- Sold 3** Open Floor Plan, 2 living spaces, 4 Bedrooms and 3 Full Baths. Island Kitchen, equipped with SS appliances, Granite Countertops, 42" Upgraded Cabinets, and Tiled backsplash. Spacious Guest bedroom downstairs with full bath in the first floor. Numerous Upgrades through out.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty- TX LLC	This home has been listed for sale in mls on 04/13/23 and 01/10/24					
Listing Agent Name	Clayton Lake						
Listing Agent Phone	310-640-3070						
# of Removed Listings in Previous 12 Months	1						
# 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
04/13/2023	\$375,900	06/30/2023	\$320,000	Sold	07/28/2023	\$297,000	MLS
09/01/2023	\$359,900	10/06/2023	\$354,900	Expired	12/03/2023	\$354,900	MLS
01/10/2024	\$349,900	02/07/2024	\$339,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$350,000	\$350,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
Home inventory in this subdivision has been very limited in 2024. Home sales have increased and home prices have remained stable.		

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



Side



Side



Street



Street

Listing Photos

L1 10611 Noble Cyn
San Antonio, TX 78254



Front

L2 10203 Round Rdg
San Antonio, TX 78254



Front

L3 12031 Silver Valley
San Antonio, TX 78254



Front

Sales Photos

S1 10138 Castello Cyn
San Antonio, TX 78254



Front

S2 12130 Matador Rnch
San Antonio, TX 78254



Front

S3 10515 Noble Cayon
San Antonio, TX 78254



Front

ClearMaps Addendum

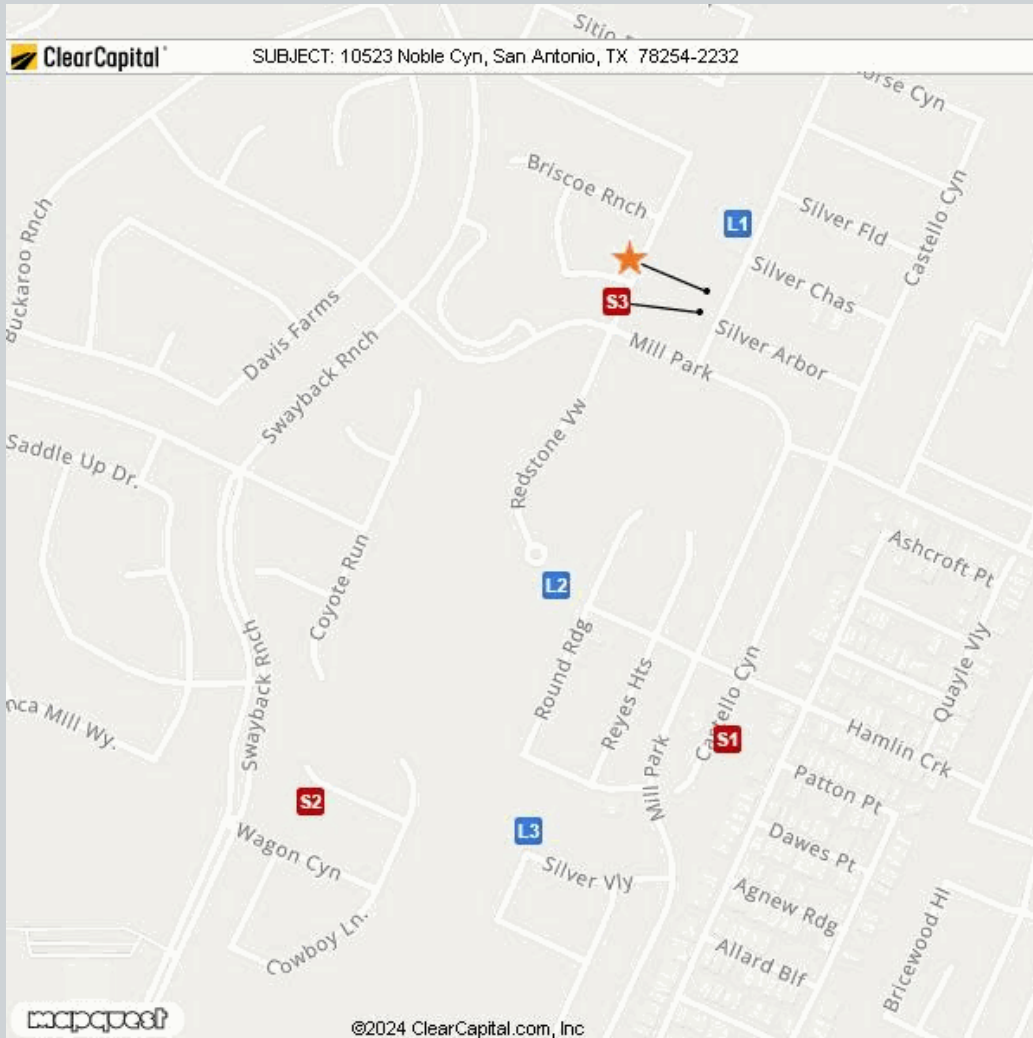
Address ★ 10523 Noble Canyon, San Antonio, TX 78254

Loan Number 54475

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10523 Noble Canyon, San Antonio, TX 78254	--	Parcel Match
L1 Listing 1	10611 Noble Cyn, San Antonio, TX 78254	0.06 Miles ¹	Parcel Match
L2 Listing 2	10203 Round Rd, San Antonio, TX 78254	0.25 Miles ¹	Parcel Match
L3 Listing 3	12031 Silver Valley, San Antonio, TX 78254	0.42 Miles ¹	Parcel Match
S1 Sold 1	10138 Castello Cyn, San Antonio, TX 78254	0.33 Miles ¹	Parcel Match
S2 Sold 2	12130 Matador Rnch, San Antonio, TX 78254	0.48 Miles ¹	Parcel Match
S3 Sold 3	10515 Noble Cayon, San Antonio, TX 78254	0.02 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	SANDRA GREEN	Company/Brokerage	Levi Rodgers Real Estate Group
License No	755252	Address	8603 N Loop 1604 W San Antonio TX 78249
License Expiration	02/28/2025	License State	TX
Phone	2108011923	Email	sgreenlucia@gmail.com
Broker Distance to Subject	4.23 miles	Date Signed	03/12/2024

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.