

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>	9302 Brevard, San Antonio, TX 78254	<b>Order ID</b>	9205963	<b>Property ID</b>	35173817
<b>Inspection Date</b>	03/10/2024	<b>Date of Report</b>	03/12/2024		
<b>Loan Number</b>	54705	<b>APN</b>	179160050090		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

Tracking IDs					
<b>Order Tracking ID</b>	3.8_CitiBPO_update	<b>Tracking ID 1</b>	3.8_CitiBPO_update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject home is similar to neighboring homes in age and features.
<b>R. E. Taxes</b>	\$718,606	
<b>Assessed Value</b>	\$312,890	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Lockbox provided)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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> Homes are occupied. No amenities offered due to no Hoa.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$231000 High: \$497000	
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	9302 Brevard	7611 Bresnahan St	7639 Susan Elaine St	9315 Hoke Dr
<b>City, State</b>	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78254	78240	78240	78254
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.63 <sup>1</sup>	0.49 <sup>1</sup>	0.90 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$329,888	\$343,000	\$395,900
<b>List Price \$</b>	--	\$329,888	\$335,000	\$379,500
<b>Original List Date</b>		03/07/2024	01/25/2024	10/06/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	47 · 47	158 · 158
<b>Age (# of years)</b>	43	44	47	40
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	2 Stories traditional	2 Stories traaditional	2 Stories Contemporary	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,926	2,058	2,186	2,184
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	4 · 3	3 · 2
<b>Total Room #</b>	9	9	9	9
<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>	--	--	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	.17 acres	0.22 acres	0.23 acres	0.21 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** Large open floor-plan highlights this property and is ready to be adorned. NEW PAINT, NEW FLOORING, NEW FANS/LIGHT FIXTURES, NEW DISHWASHER and NEW STOVETOP! Large backyard with a covered patio deck! Roof 2 years old and HVAC is 5 years old
- Listing 2** where unique design meets natural beauty! This distinctive residence, tucked away in the northwest side, is a stone's throw from the tranquil OP Schnabel Park, offering you the opportunity to immerse yourself in an active lifestyle, surrounded by nature's charm. Minutes away from HEB! The property offers four bedrooms
- Listing 3** Nestled on a peaceful cul-de-sac, this delightful custom built 3-bedroom, 2-bathroom, 1-story home boasts 2,184 square feet of well-designed living space. With numerous updates throughout, this house is a true gem. As you step inside, you'll immediately notice the inviting 19-foot ceilings, which flood the home with natural light, creating a bright and airy atmosphere. The kitchen is a chef's dream, featuring custom cabinets with shelving, and plenty of storage space for all your culinary needs. This home has been meticulously cared for, with carpet, tile, and engineered flooring that's not only beautiful but also easy to maintain. You'll find ceiling fans in every room, ensuring comfort year-round. Plus, a house-wide filtration system adds an extra layer of convenience to your daily life. Key home systems like the HVAC, water heater, stove, and dishwasher have been updated and are approximately 3 years old

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	9302 Brevard	9347 Bianca	8315 Dragon St	9219 Lasater St
<b>City, State</b>	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78254	78254	78254	78254
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.21 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$340,000	\$324,900	\$345,000
<b>List Price \$</b>	--	\$307,000	\$319,900	\$345,000
<b>Sale Price \$</b>	--	\$285,000	\$305,000	\$345,000
<b>Type of Financing</b>	--	Cash	Conventional	Va
<b>Date of Sale</b>	--	02/02/2024	02/15/2024	01/11/2024
<b>DOM · Cumulative DOM</b>	-- · --	196 · 196	105 · 105	47 · 47
<b>Age (# of years)</b>	43	45	48	45
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,926	1,929	1,647	2,275
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<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>	.17 acres	0.17 acres	0.23 acres	0.23 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$285,000	\$305,000	\$345,000

\* 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** Featuring 3 Bedrooms, 2 bathroom, an open floor plan with a spacious living room, dining room, kitchen with stainless steel appliances and built-in desk in breakfast area, French doors, updated bathrooms, neutral tones, yard with mature trees and a covered patio. You will love the location, nearby Nani Falcone Community Park and trails, OP Schnabel Park, shopping and more
- Sold 2** Newly Remodeled Home! Features include wood burning fireplace, wood beamed peaked ceilings in living room. BRAND NEW HVAC, new flooring, new carpet, new lighting, and the bathrooms have been refreshed (with painted cabinets, counter tops, new faucets, new lights). The entire inside and outside of the home has been freshly painted! Kitchen highlights new appliances, new faucets, new hardware, Quartz countertops, and a beautiful backsplash. Home is on a Dead End Cul-de-Sac Street. Move in Ready and there is a convenient neighborhood Pool. Great location close to the Medical Center, Lackland AFB, USSA, restaurants, shopping, and easy access to 1604 and 410
- Sold 3** remarkable multi-level residence seamlessly blends spaciousness, comfort, and contemporary design. Upon entry, natural light floods the interior, enhancing the open and airy ambiance. The living room, adorned with lofty ceilings, imparts a grand feel, creating an inviting space for both relaxation and entertainment. The well-designed kitchen boasts ample counter space and a convenient breakfast nook, catering to the preferences of aspiring chefs. Adjacent is the sophisticated dining area, perfect for hosting

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Morris Realty	Subject home was listed for sale on mls on 11/09/2023					
<b>Listing Agent Name</b>	Craig Morris						
<b>Listing Agent Phone</b>	(210)654-0616						
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
11/09/2023	\$339,900	12/14/2023	\$334,900	Expired	01/10/2024	\$334,900	MLS
01/18/2024	\$319,900	02/07/2024	\$299,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$305,000	\$305,000
<b>Sales Price</b>	\$305,000	\$305,000
<b>30 Day Price</b>	\$305,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to a shortage of inventory homes in this area. Prices have remained stable.		

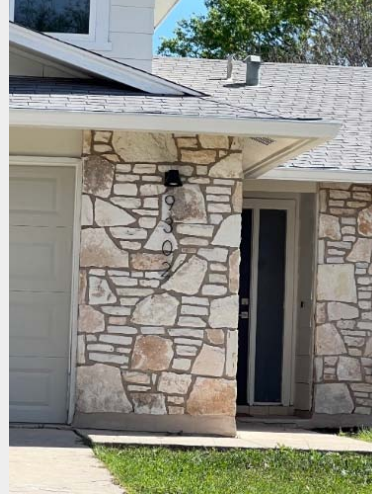
## Clear Capital Quality Assurance Comments Addendum

**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** 7611 Breshahan St  
San Antonio, TX 78240



Front

**L2** 7639 Susan Elaine St  
San Antonio, TX 78240



Front

**L3** 9315 Hoke Dr  
San Antonio, TX 78254



Front



## Sales Photos

**S1** 9347 Bianca  
San Antonio, TX 78254



Front

**S2** 8315 Dragon St  
San Antonio, TX 78254



Front

**S3** 9219 Lasater St  
San Antonio, TX 78254



Front

## ClearMaps Addendum

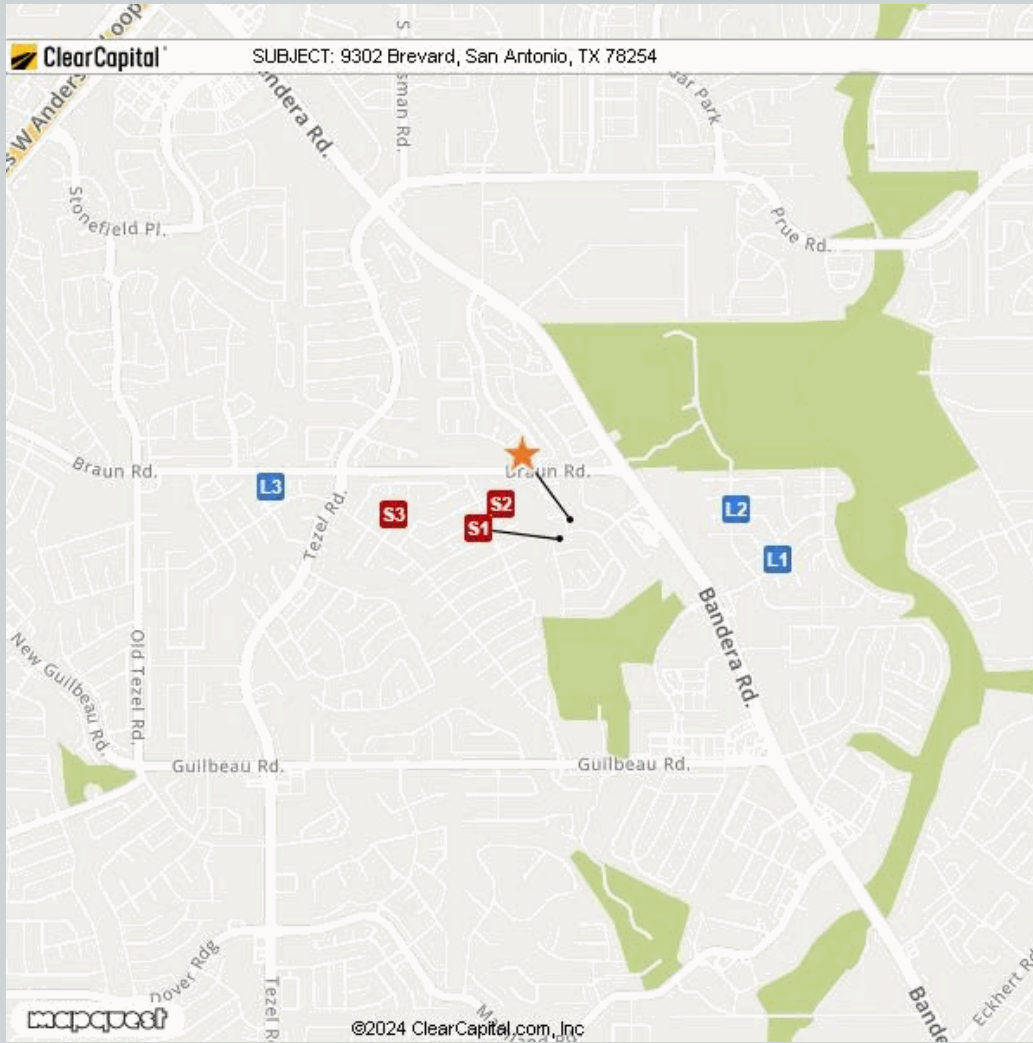
**Address** ★ 9302 Brevard, San Antonio, TX 78254

**Loan Number** 54705

**Suggested List** \$305,000

**Suggested Repaired** \$305,000

**Sale** \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9302 Brevard, San Antonio, TX 78254	--	Parcel Match
L1 Listing 1	7611 Bresnahan St, San Antonio, TX 78240	0.63 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7639 Susan Elaine St, San Antonio, TX 78240	0.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9315 Hoke Dr, San Antonio, TX 78254	0.90 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9347 Bianca, San Antonio, TX 78254	0.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8315 Dragon St, San Antonio, TX 78254	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9219 Lasater St, San Antonio, TX 78254	0.53 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>	SANDRA GREEN	<b>Company/Brokerage</b>	Levi Rodgers Real Estate Group
<b>License No</b>	755252	<b>Address</b>	8603 N Loop 1604 W San Antonio TX 78249
<b>License Expiration</b>	02/28/2025	<b>License State</b>	TX
<b>Phone</b>	2108011923	<b>Email</b>	sgreenlucia@gmail.com
<b>Broker Distance to Subject</b>	2.34 miles	<b>Date Signed</b>	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.**