

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	7915 Cenote Drive, San Antonio, TX 78254	Order ID	8891888	Property ID	34525417
Inspection Date	08/23/2023	Date of Report	08/24/2023		
Loan Number	54860	APN	182961640180		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	08.22.23 BPO Request	Tracking ID 1	08.22.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	ALAX CARRIER	Subject is an appropriate improvement for the neighborhood. All homes are maintained and marketable. From the exterior the subject appears to be in average condition. At time of inspection garage door appears to be in need of repair. According to public remarks, interior may need sheetrock repair. The subject is of typical style, use and construction for the area. There were no apparent adverse environmental conditions noted in the subject neighborhood.
R. E. Taxes	\$7,063	
Assessed Value	\$285,330	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$1,000	
Total Estimated Repair	\$3,000	
HOA	TALISE DE CULEBRA HOA	
Association Fees	\$500 / Year (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in an area of mixed styles and ages. Surrounding properties are maintained throughout, lawns are satisfactory and marketable. Neighborhood marketing trends are stable; however, there is a shortage of supply for the area. There is very minimal REO Activity in the immediate area. Seller concessions on average are at an acceptable range. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$289000 High: \$480000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7915 Cenote Drive	7710 Watersedge Cv	13038 Cedar creek Trl	12449 Big Valley Crk
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.	--	0.23 ¹	0.06 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$339,900	\$364,500
List Price \$	--	\$275,000	\$339,900	\$320,000
Original List Date		07/24/2023	07/13/2023	05/06/2023
DOM · Cumulative DOM	-- · --	30 · 31	41 · 42	109 · 110
Age (# of years)	10	9	9	5
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,592	1,364	1,690	1,695
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.11 acres	0.13 acres	0.13 acres	0.14 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.

Current Listings - Cont.

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

- Listing 1** This comp is comparable to subject in style, features, characteristics, lot size, age, proximity, condition, bedroom and bathroom count. Subject is superior in GLA. Agent Remarks state: JUST LISTED and priced to sell!!! Stop by and view this beautiful, cozy single-story home located in the highly desirable NW side of town. This home features 3 bedrooms and 2 full bathrooms with a comfortable open concept feel. The kitchen features 42" dark wood kitchen cabinets, granite countertops and all appliances convey! The primary bedroom is located in the rear of the home for privacy and has its own private bathroom with walk-in closet. Large covered back patio for excellent backyard entertaining. The home is located in a perfect neighborhood with excellent schools, close to Lackland AFB, SeaWorld, Fiesta Texas, La Cantera shopping center, movie theater, great restaurants, major brand department stores, and multiple collegiate universities. Easy access to major highways.
- Listing 2** This comp is comparable to subject in style, features, characteristics, lot size, age, proximity, condition, bedroom and bathroom count. This comp is superior in GLA. Agent Remarks state: This fantastic single-story has a great open floor plan. The spacious layout includes high ceilings, three bedrooms, two baths, and a bonus room that can be used as a private office. Spacious kitchen, large living area for family gatherings and entertaining. Nice size covered patio. The private backyard has a storage shed that conveys. The home has a two-car garage with epoxy coating. Conveniently located near Loop 1604 & Alamo Ranch shopping center, Seaworld, Lackland Air force base.
- Listing 3** This comp is comparable to subject in style, features, characteristics, lot size, proximity, condition, bedroom and bathroom count. This comp is superior in GLA and age. Agent Remarks state: The seller will offer \$5,000.00 to buyer to go towards an interest rate buydown. This home is just like new and PRICED BELOW BCAD APPRAISAL! Beautiful grey and white kitchen features a large island and large pantry. Enjoy gas cooking! The split master bedroom features an ensuite with large shower and walk in closet. Beautiful flooring throughout the home. Nice neighborhood with many amenities. Come and see this one today!!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7915 Cenote Drive	12819 Waterlily Way	12939 Shoreline Dr	12930 Cedar creek Trl
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.	--	0.22 ¹	0.19 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,995	\$328,700	\$289,000
List Price \$	--	\$324,995	\$347,500	\$285,900
Sale Price \$	--	\$324,995	\$348,000	\$280,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/05/2023	05/31/2023	04/12/2023
DOM · Cumulative DOM	-- · --	80 · 80	62 · 62	73 · 73
Age (# of years)	10	11	4	5
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,592	1,801	1,811	1,643
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.11 acres	0.14 acres	0.18 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	-\$17,363	-\$10,226	-\$16,785
Adjusted Price	--	\$307,632	\$337,774	\$263,215

* Sold 2 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** This comp is comparable to subject in style, features, characteristics, lot size, age, proximity, condition, bedroom and bathroom count. This comp is superior in GLA. Agent Remarks state: This amazing one story home has it all. Large ceramic tile flooring in all the wet and living areas. The gourmet kitchen includes granite counters, 42" accented cabinets with brushed nickel hardware, tile backsplash and SS appliances. The spacious master bedroom is tucked away in the rear of the home for peace, quiet and privacy. It boasts a big walk in closet and large walk in shower. Lets not forget the 3 car garage, stamped rear patio and manicured landscaping. Did I mention the programable color changing holiday lights in the soffits. Schedule your showing today! Adjustments: GLA: -9363, Seller Concessions: -\$5000, Garage Bay: -\$3000
- Sold 2** This comp is comparable to subject in style, features, characteristics, lot size, proximity, condition, bedroom and bathroom count. This comp is superior in GLA and age. Agent Remarks state: : Beautiful one-story home with large, covered rear patio and AMAZING greenbelt view! Come see this CastleRock home in Talise De Culebra and fall in LOVE!!! Island kitchen with granite counters, 42" cabinets and gas cooking! Split master with huge walk-in closet. Master bath has dual vanity, garden tub and stall shower with seat! Home is plumbed for a water softener. Move-in ready! The fridge, washer and dryer convey! Convenient to 1604, Alamo Ranch, shopping, restaurants, Sea World and Lackland AFB. HOA has wonderful amenities: Pool, clubhouse, park/playground, jogging trails & basketball court. Adjustments: GLA: -9811, Seller Concessions: -\$415
- Sold 3** This comp is comparable to subject in style, features, characteristics, lot size, proximity, bedroom and bathroom count. This comp is superior in GLA, condition and age. Agent Remarks state: Bellow Tax value of \$306,580 You're going to love this gorgeous one story upgraded, 100% move in ready, 3 sided brick home with 3 bed, 2 bath and an office with no neighbor behind in desirable neighborhood of Talise De Culebra. Enjoy the high ceilings open concept with lots of neutral lights and oversized kitchen with the granite countertops, subway tile backsplash, recessed lights and all the appliances. Just installed luxury wood looking porcelain tile, ceiling fans, kitchen faucet, shower-head with handles, toilets, new patio concrete slab, and much more... Close to popular restaurants and Alamo Ranch shopping Center with the easy access to Highway 1604 and 151 and Sea world. HOA amenities includes , water park, Olympic size community pool, play ground and sport complex. Adjustments: GLA: -2285, Seller Concessions: -\$500, Condition: -\$14,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Beautiful 2013 home all original. Property needs some TLC including some cleaning and dry wall repair. This can be a amazing home with just some work done.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/25/2023	\$269,000	06/08/2023	\$250,000	Cancelled	06/09/2023	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,900	\$302,900
Sales Price	\$299,900	\$302,900
30 Day Price	\$293,800	--
Comments Regarding Pricing Strategy		
<p>After analyzing research data, the comparables render consistent market trends in comparison with other existing properties with the same market type. Comparables are representative of the current price trends, which are the actions of buyers and sellers in the area in the recent past. The sales bracket the final estimate of price. These sales were considered the best from the extensive search of market data. Due to the lack of sold comps in the subject immediate area, it was necessary to expand back to 6 months for additional comps. In this market and for this type of buyer these comps will compete.</p>		

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



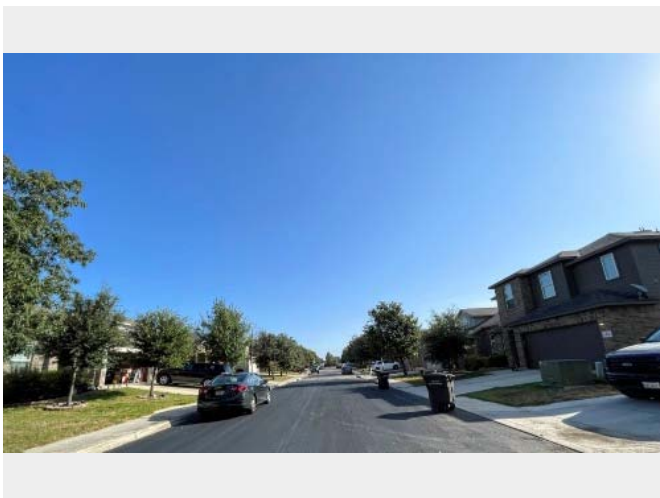
Address Verification



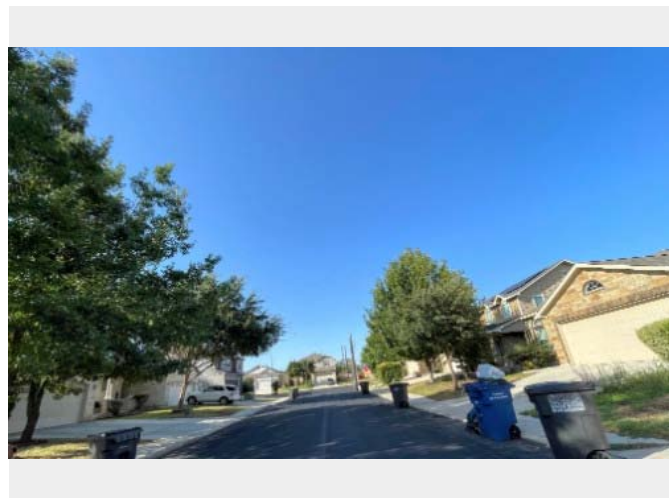
Side



Side



Street



Street

Listing Photos

L1 7710 Watersedge Cv
San Antonio, TX 78254



Front

L2 13038 Cedarcreek Trl
San Antonio, TX 78254



Front

L3 12449 Big Valley Crk
San Antonio, TX 78254



Front

Sales Photos

S1 12819 Waterlily Way
San Antonio, TX 78254



Front

S2 12939 Shoreline Dr
San Antonio, TX 78254



Front

S3 12930 Cedar creek Trl
San Antonio, TX 78254



Front

ClearMaps Addendum

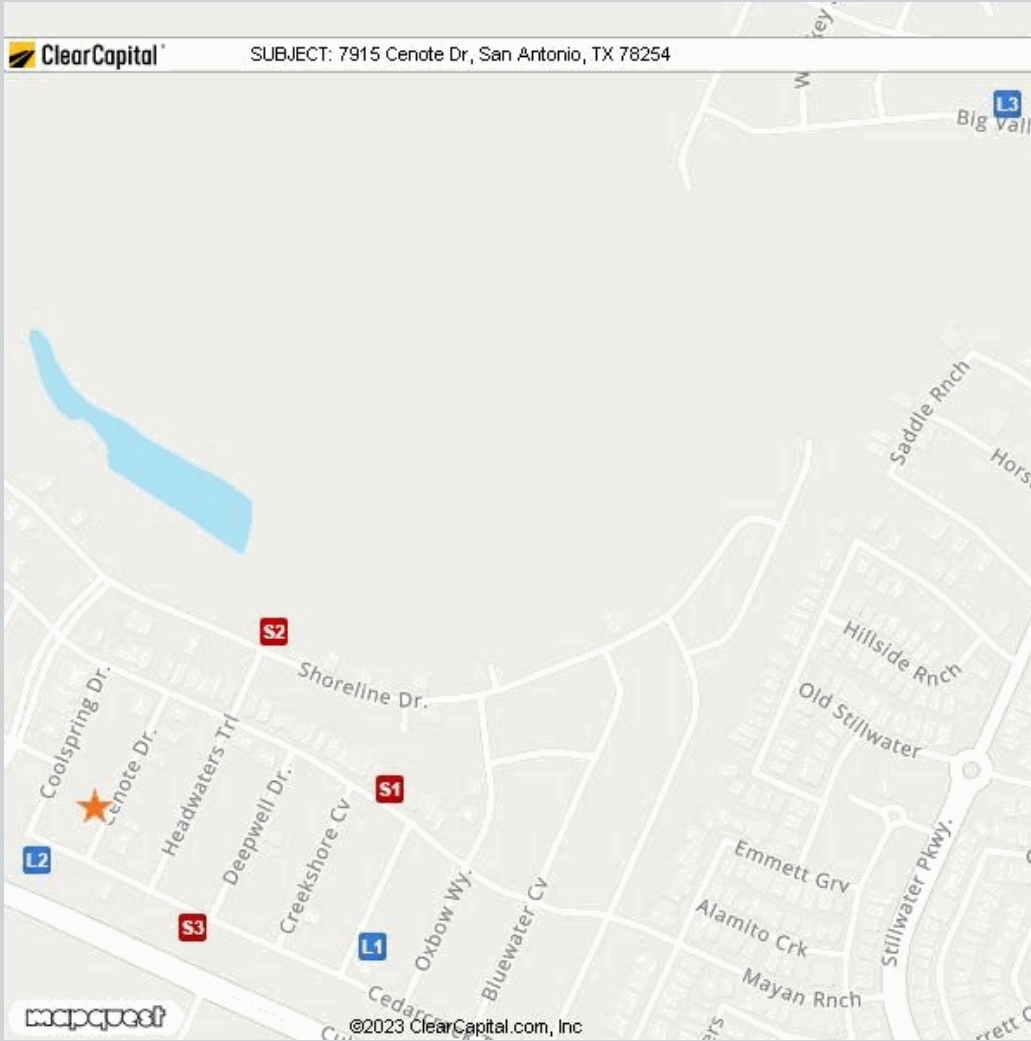
Address ★ 7915 Cenote Drive, San Antonio, TX 78254

Loan Number 54860

Suggested List \$299,900

Suggested Repaired \$302,900

Sale \$299,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7915 Cenote Drive, San Antonio, TX 78254	--	Parcel Match
L1 Listing 1	7710 Watersedge Cv, San Antonio, TX 78254	0.23 Miles ¹	Parcel Match
L2 Listing 2	13038 Cedarcreek Trl, San Antonio, TX 78254	0.06 Miles ¹	Parcel Match
L3 Listing 3	12449 Big Valley Crk, San Antonio, TX 78254	0.86 Miles ¹	Parcel Match
S1 Sold 1	12819 Waterlily Way, San Antonio, TX 78254	0.22 Miles ¹	Parcel Match
S2 Sold 2	12939 Shoreline Dr, San Antonio, TX 78254	0.19 Miles ¹	Parcel Match
S3 Sold 3	12930 Cedarcreek Trl, San Antonio, TX 78254	0.12 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	SHARON BASS	Company/Brokerage	Vortex Realty
License No	663337	Address	2241 NW Military Hwy San Antonio TX 78213
License Expiration	11/30/2023	License State	TX
Phone	2105048485	Email	srbass14@gmail.com
Broker Distance to Subject	13.78 miles	Date Signed	08/24/2023

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.