

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	6250 Broadmeadow, San Antonio, TX 78240	Order ID	9205963	Property ID	35173530
Inspection Date	03/11/2024	Date of Report	03/13/2024		
Loan Number	54924	APN	173430030070		
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	
R. E. Taxes	\$4,335	All homes are occupied. Homes are similar to subject home in age and features. Amenities offered are pool, clubhouse,park and playground	
Assessed Value	\$275,790		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Lockbox)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Apple Creek POA (888)874-1978		
Association Fees	\$312 / Year (Pool,Other: Clubhouse, park, playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	All homes are occupied. Amenities offered include a clubhouse, pool, park and playground.	
Sales Prices in this Neighborhood	Low: \$187400 High: \$312000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6250 Broadmeadow	6310 Broadmeadow	7807 Dashwood	7102 Norman Lane
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78240	78240	78240	78240
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.14 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$299,000	\$274,900
List Price \$	--	\$335,000	\$289,500	\$274,900
Original List Date		03/02/2024	12/29/2023	01/26/2024
DOM · Cumulative DOM	-- · --	7 · 11	45 · 75	47 · 47
Age (# of years)	37	39	38	21
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	1,506	1,877	1,621	1,526
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.1444 acres	0.16 acres	.14 acres	.08 acres
Other	--	--	--	--

* Listing 2 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 recently renovated 4-bedroom, 2.5-bathroom two-story home nestled in the highly sought-after Apple Creek neighborhood. Vaulted ceilings create an airy and spacious atmosphere, complementing the cozy fireplace in the living/family room.

Listing 2 The kitchen has been refreshed with newly painted white cabinets, newer stainless dishwasher, and newer stainless smooth top stove. The primary bedroom downstairs features a walk in closet and a double french door entry into a gorgeous newly updated primary bathroom. It has a huge tiled walk in shower, new double vanities, new mirrors, and new lighting. Primary and upstairs bathrooms are also newly tiled. The garage has a screen that can be used in the event you want to use the space as a man cave or work out room.

Listing 3 3 bedroom, 2.5 bath, two story jewel box is situated in Rockwell Village, a gated garden home community near the Medical Center. This location allows for easy access to restaurants and highways

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6250 Broadmeadow	7719 Dashwood	7707 Dashwood	6254 John Chapman
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78240	78240	78240	78240
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.19 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$320,000	\$340,000
List Price \$	--	\$260,000	\$320,000	\$335,000
Sale Price \$	--	\$245,000	\$320,000	\$328,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	12/26/2023	06/29/2023	09/26/2023
DOM · Cumulative DOM	-- · --	39 · 39	74 · 74	145 · 145
Age (# of years)	37	39	39	34
Condition	Good	Average	Average	Average
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	1,506	1,550	1,631	1,824
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
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	.1444 acres	0.14 acres	0.14 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$245,000	\$320,000	\$328,000

* 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** Great find in Apple Creek, Three bedroom two and half bath, this home has a open style living room with high ceilings and fireplace. Kitchen with an eat in breakfast area and separate dining room. Bedrooms are upstairs with updated bathrooms. Close to the medical center and highways
- Sold 2** Impressive Primary suite, with many upgrades completed in 2021 to include flooring, granite countertops, paint, an outside deck, and a primary bathroom walk-in shower. LOCATION Close to the medical center, UTSA, La Cantera, and Helotes.
- Sold 3** easy access to Bandera Road and 410, you'll have all the amenities of the city at your fingertips. Plus surrounded by several public parks (including a neighborhood dog park

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Subject was listed for sale om ml on 10/13/23					
Listing Agent Name	Clayton Lake						
Listing Agent Phone	(702) 364-0515						
# 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
10/13/2023	\$305,000	10/24/2023	\$305,000	Cancelled	12/16/2023	\$305,000	MLS
01/18/2024	\$229,900	02/05/2024	\$299,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$300,000	\$300,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
Inventory shortage in neighborhood. Prices remaining stable at		

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 6310 Broadmeadow
San Antonio, TX 78240



Front

L2 7807 Dashwood
San Antonio, TX 78240



Back

L3 7102 Norman lane
San Antonio, TX 78240



Front

Sales Photos

S1 7719 Dashwood
San Antonio, TX 78240



Front

S2 7707 Dashwood
San Antonio, TX 78240



Front

S3 6254 John Chapman
San Antonio, TX 78240



Front

ClearMaps Addendum

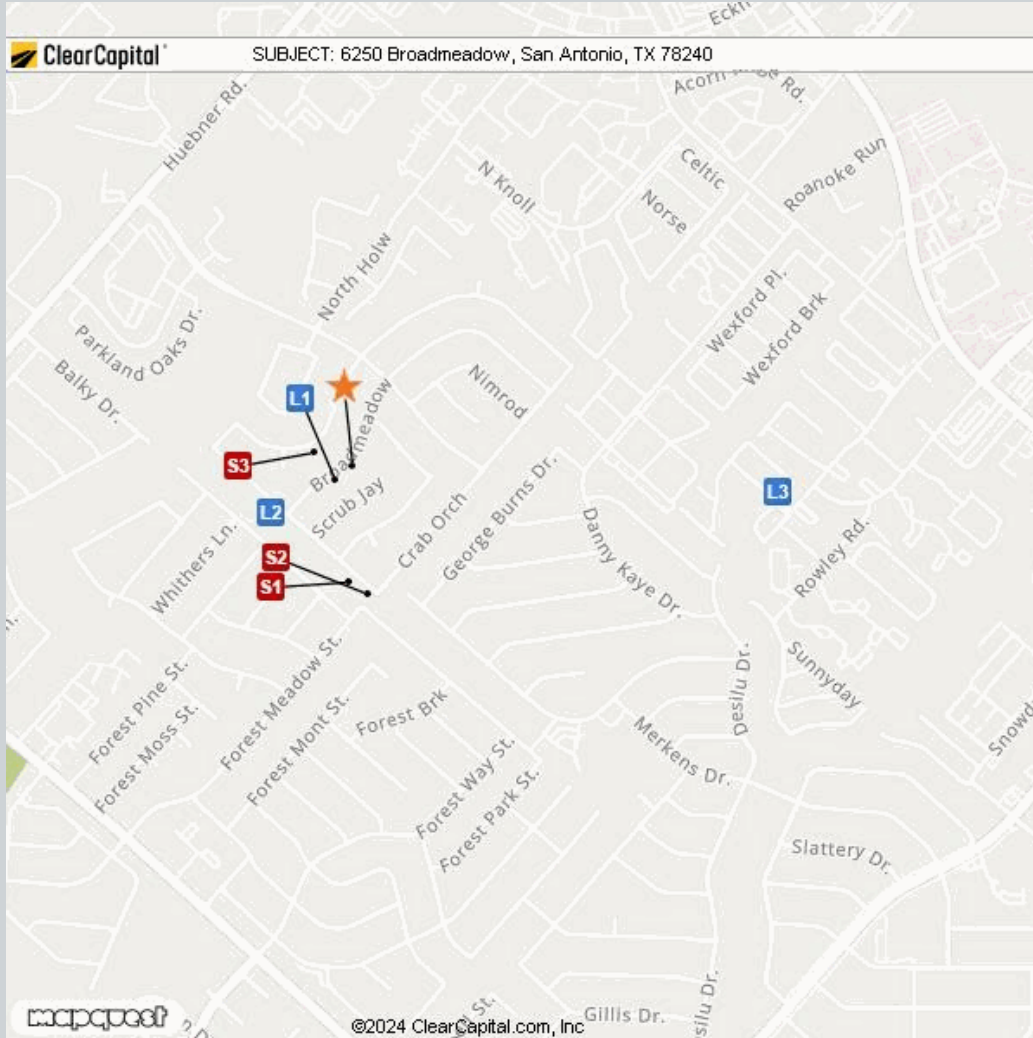
Address ★ 6250 Broadmeadow, San Antonio, TX 78240

Loan Number 54924

Suggested List \$300,000

Suggested Repaired \$300,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6250 Broadmeadow, San Antonio, TX 78240	--	Parcel Match
L1 Listing 1	6310 Broadmeadow, San Antonio, TX 78240	0.03 Miles ¹	Parcel Match
L2 Listing 2	7807 Dashwood, San Antonio, TX 78240	0.14 Miles ¹	Parcel Match
L3 Listing 3	7102 Norman Lane, San Antonio, TX 78240	0.64 Miles ¹	Parcel Match
S1 Sold 1	7719 Dashwood, San Antonio, TX 78240	0.17 Miles ¹	Parcel Match
S2 Sold 2	7707 Dashwood, San Antonio, TX 78240	0.19 Miles ¹	Parcel Match
S3 Sold 3	6254 John Chapman, San Antonio, TX 78240	0.06 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	5.01 miles	Date Signed	03/13/2024

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.