

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 | 319 Perch Meadow, San Antonio, TX 78253 | Order ID | 8900686 | Property ID | 34539934 |
| Inspection Date | 08/29/2023 | Date of Report | 08/30/2023 | | |
| Loan Number | 54958 | APN | 043751090370 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Bexar | | |

| Tracking IDs | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Order Tracking ID | 08.28.23 BPO Request | Tracking ID 1 | 08.28.23 BPO Request | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| General Conditions | | Condition Comments |
|---------------------------------------|-------------------------------|---|
| Owner | Catamount Properties 2018 LLC | Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms within the neighborhood. No visible address on subject. Provided is neighbors address |
| R. E. Taxes | \$7,405 | |
| Assessed Value | \$365,320 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | Redbird Ranch Hoa | |
| Association Fees | \$612 / Year (Tennis) | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| Neighborhood & Market Data | | Neighborhood Comments |
|--|-------------------------------------|--|
| Location Type | Suburban | Subject is located in established neighborhood that is part of a larger planned and growing community. Only 173 homes in the neighborhood with an average size of 2857 and average age of 15 |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$220,000 High: \$465,000 | |
| Market for this type of property | Increased 2 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 319 Perch Meadow | 243 Cardinal Song | 105 Rose Spoonbill | 15210 Field Sparrow |
| City, State | San Antonio, TX | San Antonio, TX | San Antonio, TX | San Antonio, TX |
| Zip Code | 78253 | 78253 | 78253 | 78253 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.33 ¹ | 18.46 ¹ | 0.67 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$319,000 | \$450,000 | \$346,000 |
| List Price \$ | -- | \$319,000 | \$420,000 | \$345,000 |
| Original List Date | | 07/05/2023 | 06/08/2023 | 08/07/2023 |
| DOM · Cumulative DOM | -- · -- | 10 · 56 | 83 · 83 | 23 · 23 |
| Age (# of years) | 17 | 7 | 4 | 7 |
| Condition | Average | Average | Good | 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 | 2 Stories conv | 2 Stories conv | 2 Stories conv | 2 Stories conv |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 3,024 | 2,439 | 3,277 | 2,679 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 · 1 | 4 · 2 · 1 | 5 · 3 |
| Total Room # | 7 | 7 | 7 | 8 |
| Garage (Style/Stalls) | Attached 3 Car(s) | Attached 2 Car(s) | Attached 3 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 | 0.23 acres | 0.15 acres | 0.16 acres | 0.13 acres |
| Other | None | None | None | None |

* 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** Two Living Areas, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Open Floor Plan, Laundry Main Level, Walk in Closets, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Water Softener (owned)
- Listing 2** Two Living Areas, Separate Dining Room, Island Kitchen, Walk-In Pantry, Study/Office, Game Room, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
- Listing 3** wo Living Areas, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, High Ceilings, Walk in Closets, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Covered Patio

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 319 Perch Meadow | 243 Cardinal Song | 422 Redbird Chase | 510 Redbird Song |
| City, State | San Antonio, TX | San Antonio, TX | San Antonio, TX | San Antonio, TX |
| Zip Code | 78253 | 78253 | 78253 | 78253 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.33 ¹ | 0.33 ¹ | 0.32 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$319,000 | \$350,000 | \$385,000 |
| List Price \$ | -- | \$319,000 | \$350,000 | \$385,000 |
| Sale Price \$ | -- | \$325,000 | \$365,000 | \$376,500 |
| Type of Financing | -- | Va | Fha | Va |
| Date of Sale | -- | 08/07/2023 | 05/10/2023 | 08/24/2023 |
| DOM · Cumulative DOM | -- · -- | 10 · 33 | 13 · 39 | 49 · 70 |
| Age (# of years) | 17 | 15 | 11 | 13 |
| 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 | 2 Stories conv | 2 Stories conv | 2 Stories conv | 2 Stories conv |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 3,024 | 2,439 | 3,052 | 3,222 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 · 1 | 5 · 3 · 1 | 4 · 2 · 1 |
| Total Room # | 7 | 7 | 8 | 7 |
| Garage (Style/Stalls) | Attached 3 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 | 0.23 acres | 0.15 acres | 0.31 acres | 0.18 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | +\$51,875 | -\$22,159 | -\$4,850 |
| Adjusted Price | -- | \$376,875 | \$342,841 | \$371,650 |

* 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** Two Living Areas, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Walk-In Pantry, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Upper Level, Laundry Room, Walk in Closets, Ceiling Fans, Chandelier, Central Vacuum, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Solid Counter Tops, City Garbage service, adj. -5000 concessions, +8000 lot size, 43875 sq. ft., +5000 parking
- Sold 2** Two Living Areas, Separate Dining Room, Eat-In Kitchen, Walk-In Pantry, Game Room, High Ceilings, Open Floor Plan, Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Dishwasher, Covered Patio, Privacy Fence, adj. -17059 concessions, -8000 lot size, -2100 sq. ft., +5000 parking
- Sold 3** Three Living Areas, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Game Room, Loft, Utility Room Inside, All Bedrooms Upstairs, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Upper Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, City Garbage service, adj. +5000 lot size, -14850 sq. ft., +5000 parking

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|---|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | Recent sale 08/25/2023 308000 cash sale | | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # 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 |
| 08/09/2023 | \$365,000 | 08/23/2023 | \$365,000 | Sold | 08/28/2023 | \$308,000 | MLS |

Marketing Strategy

| | | |
|--|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$375,000 | \$375,000 |
| Sales Price | \$371,000 | \$371,000 |
| 30 Day Price | \$365,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Used most similar comps in size, condition and amenities and within the same neighborhood. | | |

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



Street



Street



Street

Listing Photos

L1 243 Cardinal Song
San Antonio, TX 78253



Front

L2 105 Rose Spoonbill
San Antonio, TX 78253



Front

L3 15210 Field Sparrow
San Antonio, TX 78253



Front

Sales Photos

S1 243 Cardinal Song
San Antonio, TX 78253



Front

S2 422 Redbird Chase
San Antonio, TX 78253



Front

S3 510 Redbird Song
San Antonio, TX 78253



Front

ClearMaps Addendum

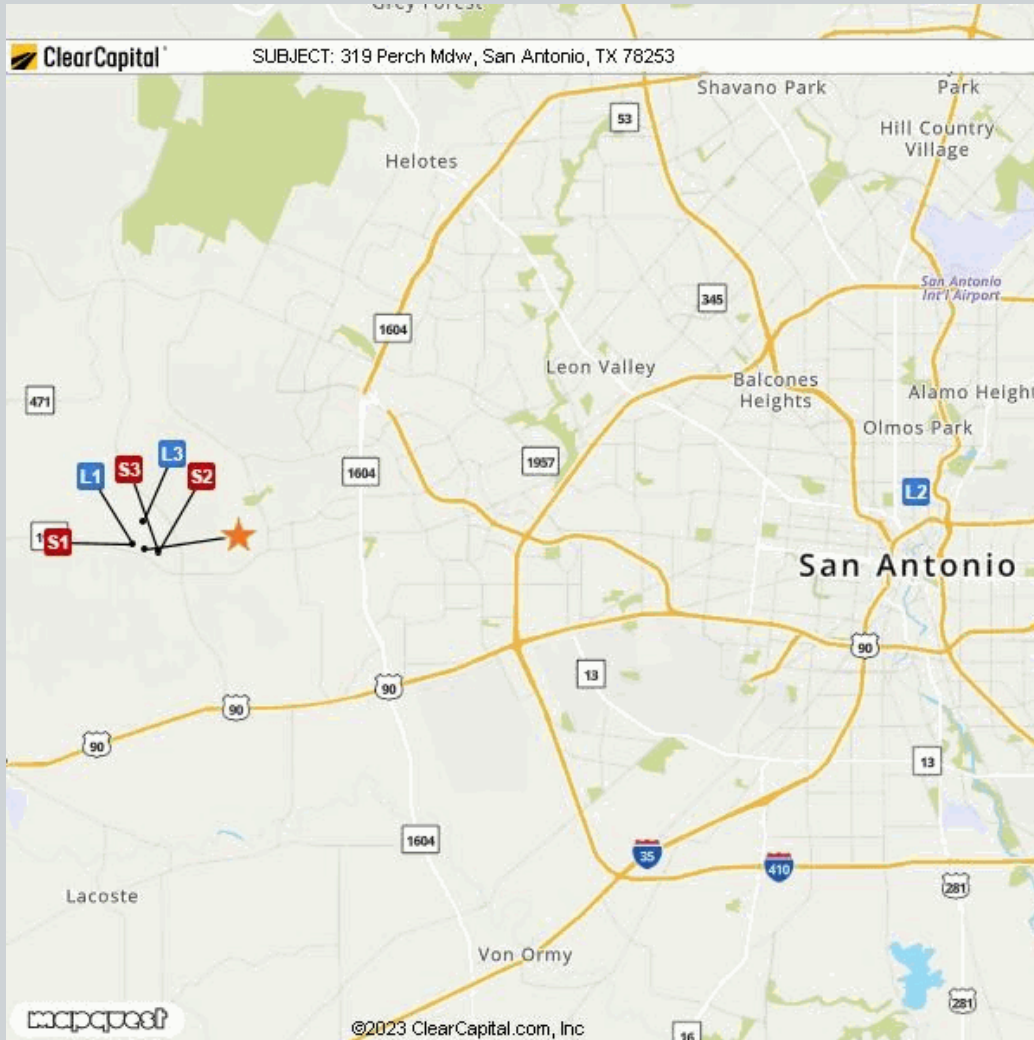
Address ★ 319 Perch Meadow, San Antonio, TX 78253

Loan Number 54958

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$371,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|--------------------------|-------------------------|
| ★ Subject | 319 Perch Meadow, San Antonio, TX 78253 | -- | Parcel Match |
| L1 Listing 1 | 243 Cardinal Song, San Antonio, TX 78253 | 0.33 Miles ¹ | Parcel Match |
| L2 Listing 2 | 105 Rose Spoonbill, San Antonio, TX 78253 | 18.46 Miles ¹ | Street Centerline Match |
| L3 Listing 3 | 15210 Field Sparrow, San Antonio, TX 78253 | 0.67 Miles ¹ | Parcel Match |
| S1 Sold 1 | 243 Cardinal Song, San Antonio, TX 78253 | 0.33 Miles ¹ | Parcel Match |
| S2 Sold 2 | 422 Redbird Chase, San Antonio, TX 78253 | 0.33 Miles ¹ | Parcel Match |
| S3 Sold 3 | 510 Redbird Song, San Antonio, TX 78253 | 0.32 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 | Karen Wesler | Company/Brokerage | Sterling Real Estate Services |
| License No | 0515538 | Address | 7417 Peaceful Mdws San Antonio TX 78250 |
| License Expiration | 10/31/2024 | License State | TX |
| Phone | 2102157740 | Email | karenwesler@gmail.com |
| Broker Distance to Subject | 9.78 miles | Date Signed | 08/30/2023 |

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.