

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	6418 Chimney Nest, San Antonio, TX 78233	Order ID	8911897	Property ID	34557714
Inspection Date	09/06/2023	Date of Report	09/07/2023		
Loan Number	54959	APN	17792-001-0080		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	09.05.23 BPO Request	Tracking ID 1	09.05.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Ramirez Marcus J	Condition Comments
R. E. Taxes	\$6,218	Based on exterior observation, subject property is in Fair condition. No immediate repair or modernization required.
Assessed Value	\$252,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Sales Prices in this Neighborhood	Low: \$147,800 High: \$300,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6418 Chimney Nest	14611 Ridge Meadow Dr	6823 Knights Haven	12810 Falcons Nest
City, State	San Antonio, TX	San Antonio, TX	Live Oak, TX	San Antonio, TX
Zip Code	78233	78233	78233	78233
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	1.07 ¹	1.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$155,000	\$239,000	\$265,750
List Price \$	--	\$155,000	\$239,000	\$265,750
Original List Date		08/03/2023	08/15/2023	08/05/2023
DOM · Cumulative DOM	-- · --	34 · 35	22 · 23	32 · 33
Age (# of years)	38	48	21	17
Condition	Fair	Fair	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 Colonial	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,328	1,759	2,195	2,244
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	6	6
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	--	--	Pool - Yes	--
Lot Size	0.11 acres	0.18 acres	0.14 acres	0.14 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.

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

Listing 1 Adjustments:Bed:0,Bath:0,HBath:1000,GLA:\$11380,Lot:\$-140,Total Adjustment:\$12240,Net Adjustment Value:\$167240
Comparable 1 is a similar home on superior lot size. It has similar bedroom and similar bathroom count. It appears similar to the subject in age.

Listing 2 Adjustments:Condition:\$-7500,Bed:3000,Bath:0,HBath:0,GLA:\$2660,Age:\$-425,Pool:\$-5000,Total Adjustment:\$-7265,Net Adjustment Value:\$231735 Property is superior to the subject in condition, similar in features type and location. Superior in age.

Listing 3 Adjustments:Condition:\$-7500,Bed:3000,Bath:0,HBath:0,GLA:\$1680,Age:\$-525,Total Adjustment:\$-3345,Net Adjustment Value:\$262405 The property inferior to the subject in square footage. Lot size makes it similar by comparison. No adjustments necessary for bath count.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6418 Chimney Nest	15026 Old Creek St	5822 Champions Hill Dr	13914 Villa Camino
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78233	78217	78233	78233
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.79 ¹	0.67 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$180,000	\$299,000	\$254,999
List Price \$	--	\$180,000	\$249,000	\$254,999
Sale Price \$	--	\$184,750	\$235,500	\$250,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/28/2023	05/02/2023	09/23/2022
DOM · Cumulative DOM	-- · --	19 · 19	92 · 92	42 · 42
Age (# of years)	38	44	41	25
Condition	Fair	Fair	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 Colonial	1 Story Ranch	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,328	2,219	2,250	2,042
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2	4 · 2 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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	0.11 acres	0.18 acres	0.19 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,040	-\$100	-\$105
Adjusted Price	--	\$187,790	\$235,400	\$249,895

* Sold 1 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** Adjustments:Bed:0,Bath:0,HBath:1000,GLA:\$2180,Lot:\$-140,Total Adjustment:3040,Net Adjustment Value:\$187790 Single family tract home similar to subject in feature age type and location. Similar in view. Owner occupied. Standard type sale, superior in lot size.
- Sold 2** Adjustments:Condition:\$-7500,Bed:3000,Bath:0,HBath:1000,GLA:\$1560,Garage:\$4000,Lot:\$-160,Carport:\$-2000,Total Adjustment:-100,Net Adjustment Value:\$235400 A similar model home located in the immediate competing market. It shares values defining qualities with the subject in regards to age, style, locational qualities, and amenities. Condition makes it superior by comparison.
- Sold 3** Adjustments:Condition:\$-7500,Bed:0,Bath:0,HBath:0,GLA:\$5720,Age:\$-325,Garage:\$2000,Total Adjustment:-105,Net Adjustment Value:\$249895 Property similar to the subject in bedroom count and superior in condition. Owner occupied. Standard type sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$195,000	\$195,500
Sales Price	\$190,000	\$190,500
30 Day Price	\$188,000	--
Comments Regarding Pricing Strategy		
<p>The subject is an SFR Colonial style home in Fair condition, as per the recent sold mls. Comparables (s1,a1) are in as is condition, (s2, s3,a2,a3) are in as repaired condition. I have searched within 1 mile, +/- 20% GLA, +/- 10 years and 6 months. There are very limited comparables available within the criteria so I have exceeded the proximity up to 2 miles. Also, Comparables exceed year built, style, bed bath count, and lot size. It was necessary to exceed +/- 20% gla. Comparables have variances in garage count and basement. Necessary adjustments are provided for the variance. Comparables garage count verified from the MLS pics. Initially sold date parameter was 90 days, due to limited comparables it was necessary to exceed 365 days sold date criteria, choose The subject is located near a commercial area, a water body, and a major road. However, which will not affect the subject's market value and marketability. In delivering the final valuation, most weight has been placed on CS1 and LC1, as they are most similar to the subject condition and overall structure. The details were taken from the tax record.</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



Street

Listing Photos

L1 14611 Ridge Meadow Dr
San Antonio, TX 78233



Front

L2 6823 Knights Haven
Live Oak, TX 78233



Front

L3 12810 Falcons Nest
San Antonio, TX 78233



Front

Sales Photos

S1 15026 Old Creek St
San Antonio, TX 78217



Front

S2 5822 Champions Hill Dr
San Antonio, TX 78233



Front

S3 13914 Villa Camino
San Antonio, TX 78233



Front

ClearMaps Addendum

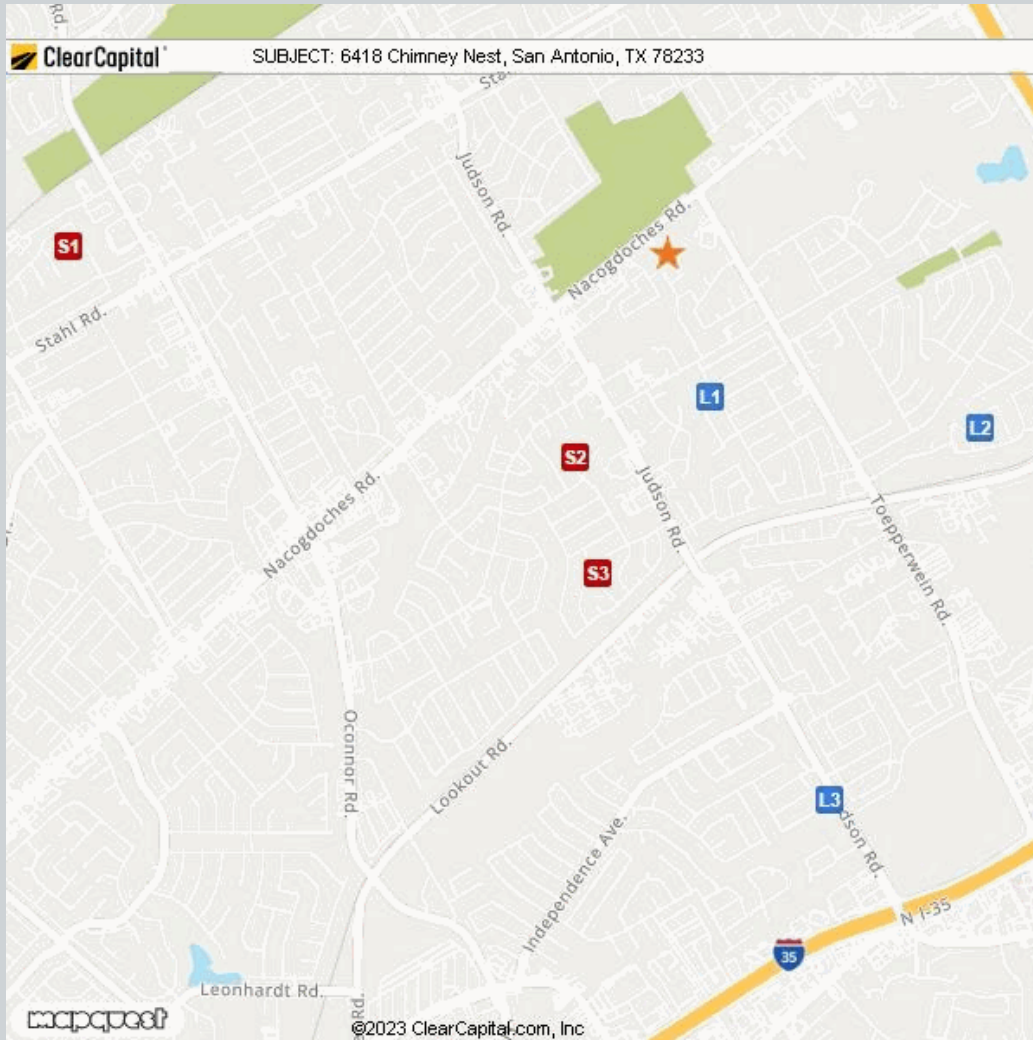
Address ★ 6418 Chimney Nest, San Antonio, TX 78233

Loan Number 54959

Suggested List \$195,000

Suggested Repaired \$195,500

Sale \$190,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6418 Chimney Nest, San Antonio, TX 78233	--	Parcel Match
L1 Listing 1	14611 Ridge Meadow Dr, San Antonio, TX 78233	0.45 Miles ¹	Parcel Match
L2 Listing 2	6823 Knights Haven, San Antonio, TX 78233	1.07 Miles ¹	Parcel Match
L3 Listing 3	12810 Falcons Nest, San Antonio, TX 78233	1.70 Miles ¹	Parcel Match
S1 Sold 1	15026 Old Creek St, San Antonio, TX 78217	1.79 Miles ¹	Parcel Match
S2 Sold 2	5822 Champions Hill Dr, San Antonio, TX 78233	0.67 Miles ¹	Parcel Match
S3 Sold 3	13914 Villa Camino, San Antonio, TX 78233	0.98 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	Elizabeth Ann Lentz De La Rosa	Company/Brokerage	BSL Real Estate LLC
License No	645757	Address	2186 Jackson Keller Rd Ste 1082, San Antonio TX 78213
License Expiration	04/30/2025	License State	TX
Phone	8306314469	Email	delaroselizzy@gmail.com
Broker Distance to Subject	10.66 miles	Date Signed	09/07/2023

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.