

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>	7023 Elmbank, San Antonio, TX 78244	<b>Order ID</b>	8911897	<b>Property ID</b>	34557872
<b>Inspection Date</b>	09/06/2023	<b>Date of Report</b>	09/07/2023		
<b>Loan Number</b>	55038	<b>APN</b>	050802150050		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

Tracking IDs					
<b>Order Tracking ID</b>	09.05.23 BPO Request	<b>Tracking ID 1</b>	09.05.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	TANYA CHACON	<b>Condition Comments</b> 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 with no immediate signs of deferred maintenance or major repairs needed at time of inspection. The subject is of typical style, use and construction for the area. There were no apparent adverse environmental conditions noted in the subject neighborhood.
<b>R. E. Taxes</b>	\$2,835	
<b>Assessed Value</b>	\$191,890	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<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> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$200800 High: \$325125	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	7023 Elmbank	6907 Quail Lk	7822 Horse Holw	4311 Somerville Bay
<b>City, State</b>	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78244	78244	78244	78244
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.35 <sup>1</sup>	0.89 <sup>1</sup>	0.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$229,900	\$215,000	\$250,000
<b>List Price \$</b>	--	\$225,000	\$200,000	\$250,000
<b>Original List Date</b>		05/05/2023	04/18/2023	04/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	124 · 125	141 · 142	148 · 149
<b>Age (# of years)</b>	22	38	15	21
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,501	1,564	1,281	1,623
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	5	6	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	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>	0.17 acres	0.15 acres	0.10 acres	0.17 acres
<b>Other</b>	--	Fireplace	--	--

\* Listing 3 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** This comp is comparable to subject in style, features, characteristics, lot size, proximity, condition, bedroom and bathroom count. This comp is superior in GLA. Subject is superior in age. Agent Remarks state: : This lovely property boasts an open floor plan with high ceilings, creating a spacious and welcoming atmosphere. You'll immediately be drawn to the stunning floor-to-ceiling brick gas fireplace, perfect for cozy evenings with loved ones. The low-hanging ceiling fan in the living room adds to the ambiance and provides a refreshing breeze on warm summer days. Step outside to the large, covered patio in the backyard, which is the perfect spot for entertaining guests or simply relaxing in the shade. The primary bedroom is conveniently located downstairs and features a walk-in closet, two vanities, a tub shower combo, and a linen closet. There is also a half bath and under-stair storage downstairs. In the kitchen, you'll find tile flooring, a side-by-side fridge, a built-in microwave, a pantry, and a cozy breakfast nook with outside access to one of the patios. There is a dining room as well giving you two eating areas when entertaining. Upstairs, you'll find two secondary bedrooms with ceiling fans, a full secondary bathroom, and a linen closet. The backyard is a nature lover's paradise, with a nice shade tree providing the perfect spot for a picnic or afternoon read.
- Listing 2** This comp is comparable to subject in features, characteristics, lot size, age, proximity, condition and bedroom count. Subject is superior in GLA. Agent Remarks state: Investment opportunity! Tenant occupied! Single story home with ceramic tile floors, fridge and freezer. Please verify schools if important. Comps of different style were utilized due to the lack of more comparable sales of the same style in this market location. The appeal of particular style over the other would not have a significant impact on subject price opinion in this market segment.
- Listing 3** This comp is comparable to subject in features, characteristics, lot size, age, proximity, condition and bedroom count. This comp is superior in GLA. Agent Remarks state: Investment opportunity! This incredible home in the wonderful gated community of The Greens @ Woodlake. This house has a great covered patio out back with a big backyard. Seperate garden tub & shower in master bath plus double vanities, garage door opener. Easy access to I-10, FM 78 and 410. Comps of different style were utilized due to the lack of more comparable sales of the same style in this market location. The appeal of particular style over the other would not have a significant impact on subject price opinion in this market segment.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7023 Elmbank	7007 Elmbank	6840 Timberlake Run	7160 Still Hollow Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78244	78244	78244	78244
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	0.90 <sup>1</sup>	0.32 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$249,999	\$249,000
List Price \$	--	\$210,000	\$235,000	\$249,000
Sale Price \$	--	\$210,000	\$225,000	\$245,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	03/08/2023	03/28/2023	04/21/2023
DOM · Cumulative DOM	-- · --	48 · 48	111 · 111	58 · 58
Age (# of years)	22	22	20	23
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 Traditional	1 Story Ranch	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,501	1,496	1,750	1,446
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.17 acres	0.18 acres	0.12 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,819	-\$16,005	-\$8,511
Adjusted Price	--	\$207,181	\$208,995	\$236,489

\* Sold 2 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** This comp is comparable to subject in features, characteristics, lot size, age, proximity, condition and bedroom count. Subject is superior in GLA. Agent Remarks state: Well maintained home in the Woodlake community near Walzem/Windcrest. The open plan layout is ideal for families wanting a warm, inviting atmosphere for gathering and entertaining. As you enter the front door, the entryway is met with the formal dining room. Moving forward you enter the large family room connected to the spacious kitchen. Easy access to the large backyard is accessible through French doors in the family room. Down the hall, you can find the master bedroom and additional bedrooms. We invite you to come see this beautiful home. Easy access to major highways (35/90/1604) and Ft. Sam Houston. Comps of different style were utilized due to the lack of more comparable sales of the same style in this market location. The appeal of particular style over the other would not have a significant impact on subject price opinion in this market segment. Adjustments: GLA: \$181, Bath: \$3000 This comp was used due to the lack of more similar comps selling within a 3 month time period. No time adjustment was necessary as being nominal based on percent change per month.
- Sold 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: Let's bring in 2023 with a new home for you! This 2-story home is waiting to have all 3 bedrooms filled with love and laughter. There are two separate living areas great for watching the news and keeping busy all at the same time. There are no neighbors behind you and the street is a cul-de-sac! Don't let a good home slip between your fingers! Seller is willing to contribute towards CLOSING COST/BUYDOWN. Bring any offer! Adjustments: GLA: -\$9005, Garage Bay: -\$2000, Seller Contributions: -\$5000 This comp was used due to the lack of more similar comps selling within a 3 month time period. No time adjustment was necessary as being nominal based on percent change per month.
- Sold 3** This comp is comparable to subject in style, features, characteristics, lot size, age, proximity, condition and bedroom count. Subject is superior in GLA. Agent Remarks state: Gorgeous 3 bedroom 2 bath 1446 square foot 2 story home. Open floor plan, spacious kitchen and dining area, ceramic flooring in main living areas, master bedroom downstairs with whirlpool tub in the master bathroom. Stainless steel stove, microwave and dishwasher will convey. Back yard has a beautiful covered patio perfect for your entertaining needs. Conveniently located and within minutes to major freeways and shopping centers. This house is beautiful and It Will Not Last!!!! Please Come See It Today!!!! Adjustments: GLA: \$1989 , Garage Bay: -\$2000, Seller Contributions: -\$5500 This comp was used due to the lack of more similar comps selling within a 3 month time period. No time adjustment was necessary as being nominal based on percent change per month.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Choose FHA financing to qualify for special low down payment! The interior has bold, striking wall paint. 1520 Square feet - information is from the FHA appraisal and is deemed reliable but not guaranteed. This Property is eligible for 203k financing. Sale of this property is subject to HUD regulations. This is an as is sale. Seller will make no repairs. Lot Size Not Guaranteed. This property is available with FHA financing and a repair escrow in the amount of \$770.00			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$219,800	\$219,800
<b>Sales Price</b>	\$217,600	\$217,600
<b>30 Day Price</b>	\$213,300	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested pricing is based on the subject's condition and the value is consistent with the likeness of most similar comps in the record at the time of inspection. The property appears to be in average condition and there are no needed repairs. There are no apparent adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.		

## 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



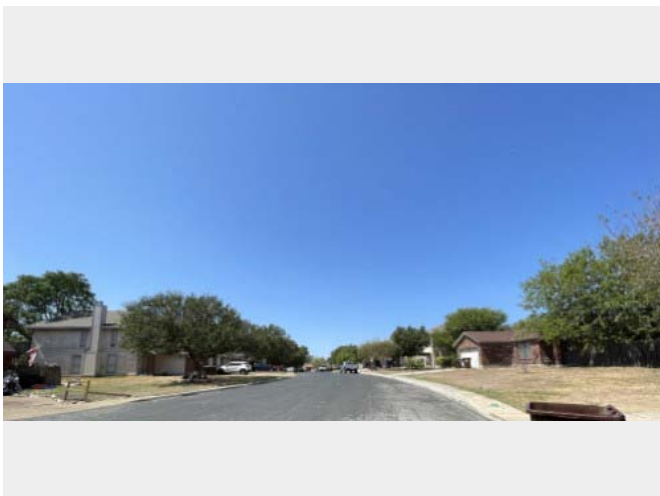
Address Verification



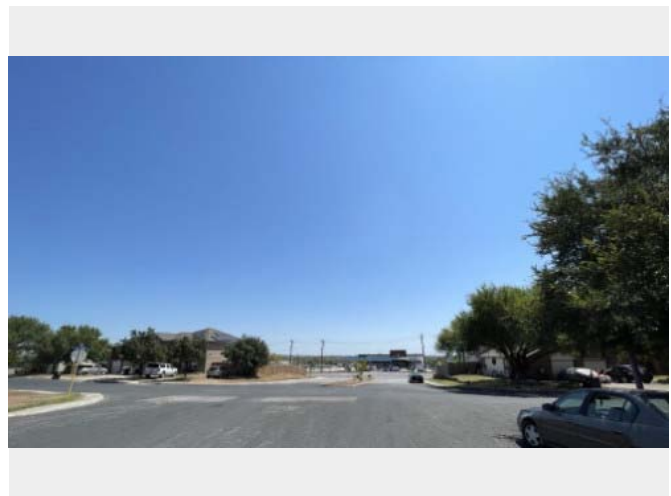
Side



Side



Street



Street



## Listing Photos

**L1** 6907 Quail Lk  
San Antonio, TX 78244



Front

**L2** 7822 Horse Holw  
San Antonio, TX 78244



Front

**L3** 4311 Somerville Bay  
San Antonio, TX 78244



Front

## Sales Photos

**S1** 7007 Elmbank  
San Antonio, TX 78244



Front

**S2** 6840 Timberlake Run  
San Antonio, TX 78244



Front

**S3** 7160 Still Hollow Dr  
San Antonio, TX 78244



Front

## ClearMaps Addendum

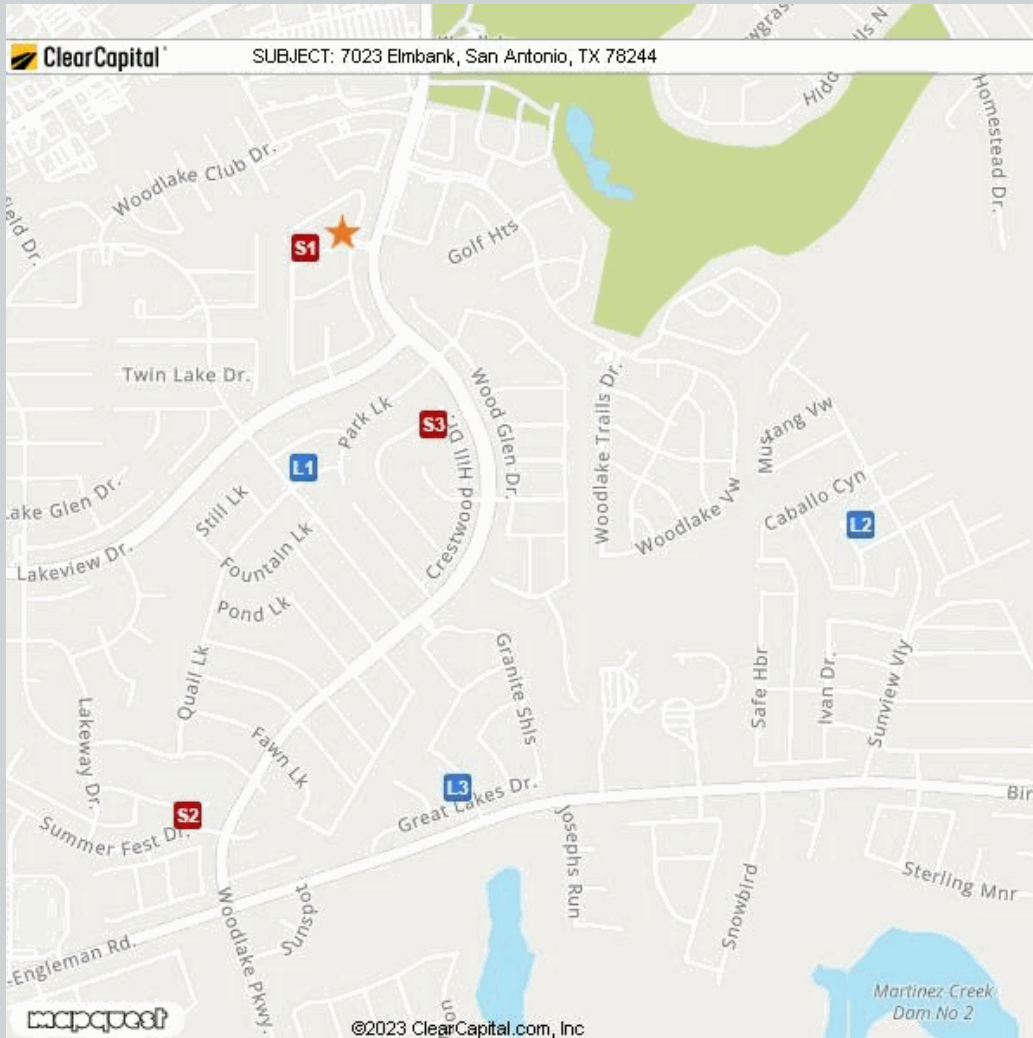
**Address** ★ 7023 Elmbank, San Antonio, TX 78244

**Loan Number** 55038

**Suggested List** \$219,800

**Suggested Repaired** \$219,800

**Sale** \$217,600



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7023 Elmbank, San Antonio, TX 78244	--	Parcel Match
L1 Listing 1	6907 Quail Lk, San Antonio, TX 78244	0.35 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7822 Horse Holw, San Antonio, TX 78244	0.89 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4311 Somerville Bay, San Antonio, TX 78244	0.85 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7007 Elmbank, San Antonio, TX 78244	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6840 Timberlake Run, San Antonio, TX 78244	0.90 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7160 Still Hollow Dr, San Antonio, TX 78244	0.32 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>	SHARON BASS	<b>Company/Brokerage</b>	Vortex Realty
<b>License No</b>	663337	<b>Address</b>	2241 NW Military Hwy San Antonio TX 78213
<b>License Expiration</b>	11/30/2023	<b>License State</b>	TX
<b>Phone</b>	2105048485	<b>Email</b>	srbass14@gmail.com
<b>Broker Distance to Subject</b>	11.18 miles	<b>Date Signed</b>	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.**