

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	1111 Boling Brook Street, San Antonio, TX 78245	Order ID	9507530	Property ID	35738323
Inspection Date	07/28/2024	Date of Report	07/29/2024		
Loan Number	56434	APN	158500310270		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	07.26_CitiAgedBPO	Tracking ID 1	07.26_CitiAgedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties	Condition Comments	
R. E. Taxes	\$4,085	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Per current MLS interior has been renovated	
Assessed Value	\$177,880		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(all windows and doors appears secured)			
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	1481 homes in the neighborhood with an average size of 1360 and average age of 45	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$314,999		
Market for this type of property	Decreased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1111 Boling Brook Street	1034 Lemon Tree	10514 Bounty Dr	9611 Quicksilver Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78245	78245	78245	78245
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.97 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$210,000	\$265,000	\$225,000
List Price \$	--	\$210,000	\$234,999	\$220,000
Original List Date		05/07/2024	04/27/2024	04/29/2024
DOM · Cumulative DOM	-- · --	83 · 83	93 · 93	63 · 91
Age (# of years)	46	49	45	49
Condition	Good	Average	Good	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 ; City Skyline	Neutral ; Residential
Style/Design	1 Story rnahc	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	960	1,067	1,067	1,075
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.16 acres	0.20 acres	0.19 acres	0.20 acres
Other	None	None	None	None

* Listing 3 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 One Living Area, Liv/Din Combo, Utility Area in Garage, 1st Floor Lvl/No Steps, Open Floor Plan, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Garage Door Opener

Listing 2 One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Area in Garage, 1st Floor Lvl/No Steps, Open Floor Plan, Laundry in Garage, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Stove/Range, Disposal

Listing 3 One Living Area, Separate Dining Room, Eat-In Kitchen, Utility Area in Garage, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1111 Boling Brook Street	1028 Boling Brook St	1026 Flower Frst	208 Dirschell Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78245	78245	78245	78245
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	1.20 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$245,000	\$260,000
List Price \$	--	\$225,000	\$245,000	\$260,000
Sale Price \$	--	\$210,000	\$252,000	\$264,000
Type of Financing	--	Va	Conventional	Fha
Date of Sale	--	04/04/2024	07/03/2024	06/05/2024
DOM · Cumulative DOM	-- · --	56 · 113	20 · 28	16 · 35
Age (# of years)	46	47	44	41
Condition	Good	Average	Good	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 rnahc	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	960	1,090	1,065	1,110
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	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	--	--	--	--
Lot Size	0.16 acres	0.39 acres	0.20 acres	0.25 acres
Other	None	None	None	None
Net Adjustment	--	-\$20,250	-\$17,375	-\$29,050
Adjusted Price	--	\$189,750	\$234,625	\$234,950

* 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** One Living Area, Liv/Din Combo, Eat-In Kitchen, Utility Room Inside, Utility Area in Garage, High Ceilings, Open Floor Plan, Pull Down Storage, Laundry in Garage, Attic - Access only, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Electric Water Heater, Solid Counter Tops, City Garbage service, Patio Slab, Privacy Fence, Chain Link Fence, Partial Fence, Mature Trees, adj. -7500 concessions, -23000 lot size, -9750 sq. ft., +20000 condition
- Sold 2** One Living Area, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Patio Slab, Covered Patio, Privacy Fence, Double Pane Windows, adj. -5500 concessions, -4000 lot size, -7875 sq. ft.
- Sold 3** One Living Area, Eat-In Kitchen, Utility Room Inside, Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, City Garbage service, Patio Slab, Privacy Fence, Double Pane Windows, Mature Trees, Additional Dwelling, adj. -8800 concessions, -9000 lot size, -11250 sq. ft.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	LPT Realty	Currently listed					
Listing Agent Name	Liz Niemietz						
Listing Agent Phone	210-325-0683						
# 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
04/12/2024	\$229,900	07/26/2024	\$214,700	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$235,000	\$235,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Pricing appears lot but subject is one of smaller in market and Subject pricing has been decreasing as noted by price changes.		

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 1034 Lemon Tree
San Antonio, TX 78245



Front

L2 10514 Bounty Dr
San Antonio, TX 78245



Front

L3 9611 Quicksilver Dr
San Antonio, TX 78245



Front

Sales Photos

S1 1028 Boling Brook St
San Antonio, TX 78245



Front

S2 1026 Flower Frst
San Antonio, TX 78245



Front

S3 208 Dirschell Dr
San Antonio, TX 78245



Front

ClearMaps Addendum

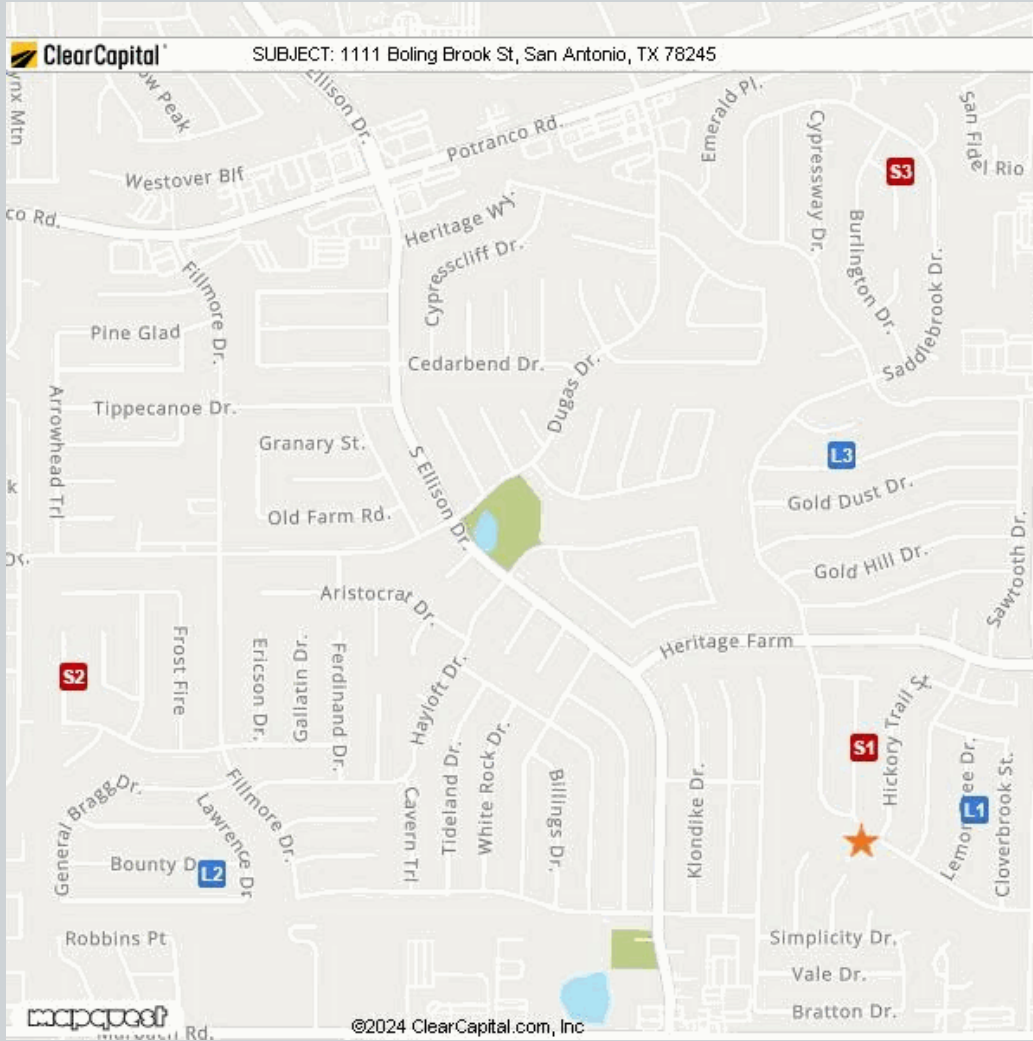
Address ★ 1111 Boling Brook Street, San Antonio, TX 78245

Loan Number 56434

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1111 Boling Brook Street, San Antonio, TX 78245	--	Parcel Match
L1	1034 Lemon Tree, San Antonio, TX 78245	0.18 Miles ¹	Parcel Match
L2	10514 Bounty Dr, San Antonio, TX 78245	0.97 Miles ¹	Parcel Match
L3	9611 Quicksilver Dr, San Antonio, TX 78245	0.58 Miles ¹	Parcel Match
S1	1028 Boling Brook St, San Antonio, TX 78245	0.14 Miles ¹	Parcel Match
S2	1026 Flower Frst, San Antonio, TX 78245	1.20 Miles ¹	Parcel Match
S3	208 Dirschell Dr, San Antonio, TX 78245	1.00 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	5.88 miles	Date Signed	07/29/2024

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.