

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	714 Patricia, San Antonio, TX 78216	Order ID	9669882	Property ID	36042004
Inspection Date	10/07/2024	Date of Report	10/08/2024		
Loan Number	57016	APN	134890330110		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs

Order Tracking ID	10.4_CitiAgedBPO	Tracking ID 1	10.4_CitiAgedBPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject is in C3 condition based on drive by inspection, similar to other homes in this area, no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in C3 condition. No major repairs to note at this time, no issues are expected with the resale of this property.
R. E. Taxes	\$1,260	
Assessed Value	\$330,690	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject property appears to secure based on drive-by inspection.)		
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 Subject is located in the Harmony Hills development in San Antonio, TX. Subject conforms to neighborhood and is located near shopping, schools, restaurants, parks, public transportation, and Hwy 281. Subject located in a stable market, stable job market, there is some congestion in area during rush hour, no REO activity in area at the time of the evaluation.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$232000 High: \$437000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	714 Patricia	1107 Mount Riga	11702 Sandman St	1114 Mount Riga
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78216	78213	78216	78213
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.30 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$359,900	\$429,000
List Price \$	--	\$410,000	\$359,900	\$429,000
Original List Date		08/01/2024	09/01/2024	07/31/2024
DOM · Cumulative DOM	-- · --	68 · 68	37 · 37	69 · 69
Age (# of years)	61	55	58	55
Condition	Good	Good	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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	2,222	2,240	2,296	2,500
Bdrm · Bths · ½ Bths	4 · 2	5 · 2 · 1	4 · 2 · 1	5 · 2
Total Room #	8	8	8	8
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	0.24 acres	0.24 acres	0.29 acres	0.28 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.

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

Listing 1 typical updates and features for area, similar appeal and condition to the subject property, no seller concessions noted in MLS remarks.

Listing 2 similar appeal and condition to the subject property, located in same market, similar quality of build to the subject property, no concessions noted in MLS remarks.

Listing 3 similar quality of build to the subject, similar appeal and condition to the subject property, typical updates and features for area, no seller concessions noted in MLS remarks.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	714 Patricia	11411 Raindrop Dr	723 Susie Ct	802 Serenade Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78216	78216	78216	78216
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.11 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$419,900	\$353,999
List Price \$	--	\$425,000	\$419,900	\$353,999
Sale Price \$	--	\$410,000	\$421,000	\$360,000
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	02/15/2024	12/27/2023	12/02/2023
DOM · Cumulative DOM	-- · --	153 · 153	55 · 55	64 · 64
Age (# of years)	61	60	61	59
Condition	Good	Good	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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	2,222	2,325	2,475	2,081
Bdrm · Bths · ½ Bths	4 · 2	5 · 2	4 · 2 · 1	4 · 2
Total Room #	8	9	8	8
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	0.24 acres	0.24 acres	0.27 acres	0.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,500	-\$10,090	\$0
Adjusted Price	--	\$407,500	\$410,910	\$360,000

* 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** adjustment made for difference in bedroom count, no adjustment warranted for GLA difference as comp GLA is within 10% of the subject's GLA, typical updates and features for area.
- Sold 2** \$2500 negative adjustment made for superior bath count, \$7590 negative adjustment made for difference in GLA, similar appeal and condition to the subject property.
- Sold 3** \$10,000 seller concessions noted in MLS, similar appeal and condition to the subject property, typical updates and features for area.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	JPAR San Antonio	Subject currently listed for sale. Sold on 3/28/2024 for \$247,250.					
Listing Agent Name	Morgan Bertram						
Listing Agent Phone	210-717-6690						
# 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
02/26/2024	\$295,000	02/29/2024	\$295,000	Sold	03/28/2024	\$247,250	MLS
09/12/2024	\$399,900	10/03/2024	\$395,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$398,000	\$398,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no major construction noted in area. Subject value based on comparison of similarities and differences between subject and listed and sold comps. All sale comps have closed within the past 6 months and are located in the Harmony Hills market.		

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

Listing Photos

L1 1107 Mount Riga
San Antonio, TX 78213



Front

L2 11702 Sandman St
San Antonio, TX 78216



Front

L3 1114 Mount Riga
San Antonio, TX 78213



Front

Sales Photos

S1 11411 Raindrop Dr
San Antonio, TX 78216



Front

S2 723 Susie Ct
San Antonio, TX 78216



Front

S3 802 Serenade Dr
San Antonio, TX 78216



Front

ClearMaps Addendum

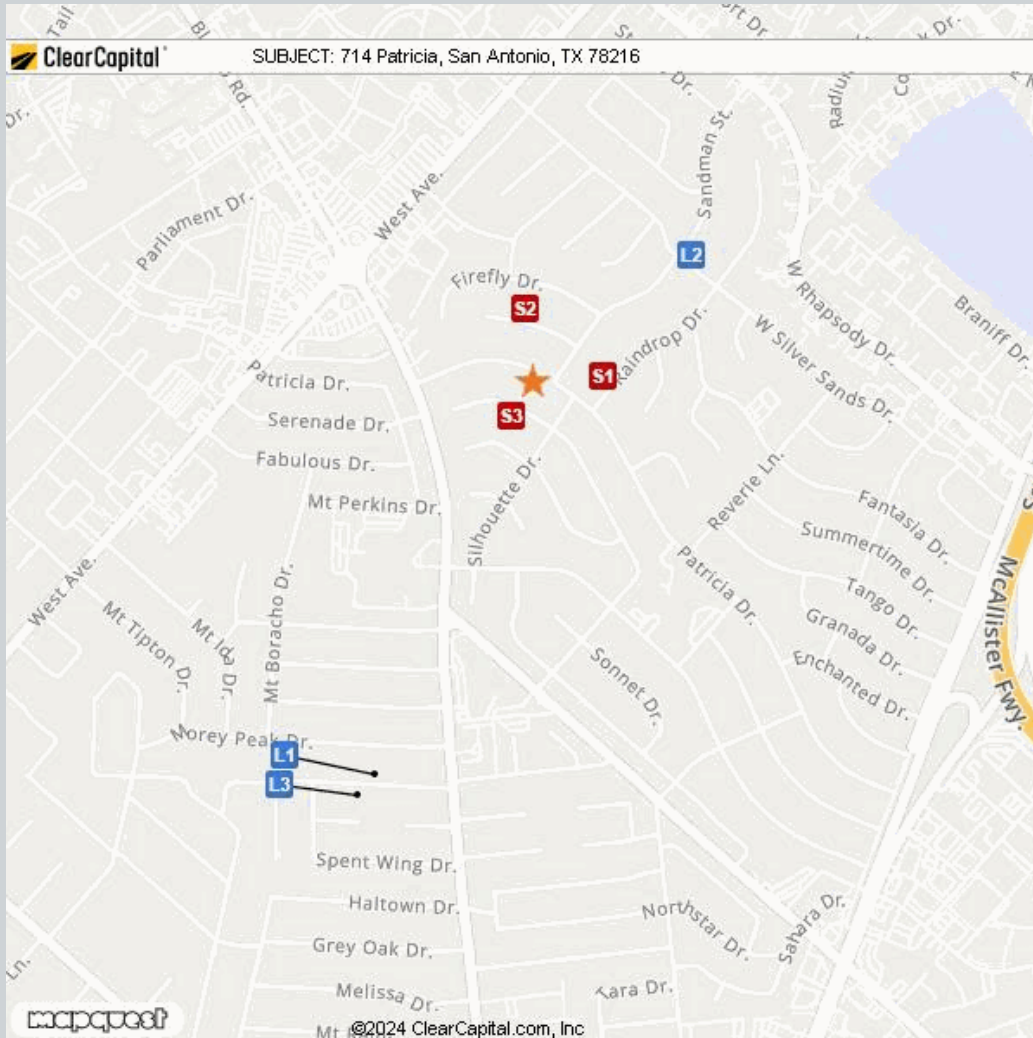
Address ★ 714 Patricia, San Antonio, TX 78216

Loan Number 57016

Suggested List \$398,000

Suggested Repaired \$398,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	714 Patricia, San Antonio, tx 78216	--	Parcel Match
L1 Listing 1	1107 Mount Riga, San Antonio, TX 78213	0.63 Miles ¹	Parcel Match
L2 Listing 2	11702 Sandman St, San Antonio, TX 78216	0.30 Miles ¹	Parcel Match
L3 Listing 3	1114 Mount Riga, San Antonio, TX 78213	0.67 Miles ¹	Parcel Match
S1 Sold 1	11411 Raindrop Dr, San Antonio, TX 78216	0.11 Miles ¹	Parcel Match
S2 Sold 2	723 Susie Ct, San Antonio, TX 78216	0.11 Miles ¹	Parcel Match
S3 Sold 3	802 Serenade Dr, San Antonio, TX 78216	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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprotider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Jordan Williams	Company/Brokerage	Compass Real Estate Group
License No	528928	Address	19919 Park Falls San Antonio TX 78259
License Expiration	04/30/2025	License State	TX
Phone	2104131006	Email	jordanprestonwilliams@gmail.com
Broker Distance to Subject	6.82 miles	Date Signed	10/08/2024

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.