

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	12439 Mcdermonts Farm Street, San Antonio, TEXAS 78233	Order ID	9305225	Property ID	35346266
Inspection Date	04/29/2024	Date of Report	05/01/2024		
Loan Number	57129	APN	159400170260		
Borrower Name	Catamount Properties 2018 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	4.26_BPO	Tracking ID 1	4.26_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MARIA S ALMANZA	Condition Comments Subject is in C4 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 C4 condition. No major repairs to note at this time, no issues are expected with the resale of this property.
R. E. Taxes	\$932	
Assessed Value	\$257,680	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject is located in the Valley Forge development in San Antonio, TX. Subject conforms to neighborhood and is located near shopping, schools, restaurants, parks, public transportation, and IH35. 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: \$149000 High: \$291500	
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	12439 Mcdermonts Farm Street	6018 Little Brandywine Crk	12310 Bridge Path St	12063 Arms Way St
City, State	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	Live Oak, TX
Zip Code	78233	78233	78233	78233
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.25 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$227,000	\$304,000	\$264,900
List Price \$	--	\$227,000	\$304,000	\$264,900
Original List Date		12/07/2023	04/17/2024	04/10/2024
DOM · Cumulative DOM	-- · --	144 · 146	12 · 14	19 · 21
Age (# of years)	48	48	49	51
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,666	1,668	1,831	1,875
Bdrm · Bths · ½ Bths	3 · 2	4 · 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	0.19 acres	0.19 acres	0.19 acres	0.12 acres
Other	--	--	--	--

* 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 located in same market and development in Valley Forge, similar appeal and condition to the subject property, typical updates and features for area. While this comp has received some updates, it should be considered average for the market. Lower end finishes, carper flooring, etc.

Listing 2 similar quality of build to the subject property, similar GLA, superior condition to the subject property with recent renovations, shows potential for ROI, no concessions noted in MLS remarks.

Listing 3 typical updates and features for area, similar appeal and condition to the subject property, located in same market as the subject property, no concessions noted in MLS remarks.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12439 Mcdermonts Farm Street	6142 E Valley Forge Ave	12422 Constitution St	5846 Burgoyne St
City, State	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78233	78233	78233	78233
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.45 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$235,000	\$280,000
List Price \$	--	\$250,000	\$235,000	\$280,000
Sale Price \$	--	\$235,000	\$235,000	\$285,500
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	08/07/2023	03/29/2024	10/12/2023
DOM · Cumulative DOM	-- · --	130 · 130	52 · 52	56 · 56
Age (# of years)	48	50	52	50
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,666	1,804	1,971	1,845
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 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	0.19 acres	0.19 acres	0.18 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,520	-\$22,200	-\$7,160
Adjusted Price	--	\$229,480	\$212,800	\$278,340

* 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** \$5,520 negative adjustment made for superior GLA, similar appeal to the subject, typical updates and features for area, \$14,100 seller concessions noted in MLS remarks. While this comp has received some updates, it should be considered average for the market. Lower end finishes, some cosmetic repairs needed based on interior photos.
- Sold 2** \$-12,200 negative adjustment made for superior GLA, similar appeal to the subject, typical updates and features for area, \$10,000 negative adjustment made for some recent updates noted in MLS.
- Sold 3** \$-7,160 negative adjustment made for superior GLA, similar appeal and condition to the subject, no concessions noted in MLS, similar appeal and condition to the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject recently sold on 4/25/2024 for \$180,000.			
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
10/06/2023	\$259,000	03/23/2024	\$199,000	Sold	04/25/2024	\$180,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$223,000	\$223,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$212,000	--
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 Valley Forge 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



Address Verification



Side



Street

Listing Photos

L1 6018 Little Brandywine Crk
San Antonio, TX 78233



Front

L2 12310 Bridge Path St
San Antonio, TX 78233



Front

L3 12063 Arms Way St
Live Oak, TX 78233



Front

Sales Photos

S1 6142 E Valley Forge Ave
San Antonio, TX 78233



Front

S2 12422 Constitution St
San Antonio, TX 78233



Front

S3 5846 Burgoyne St
San Antonio, TX 78233



Front

ClearMaps Addendum

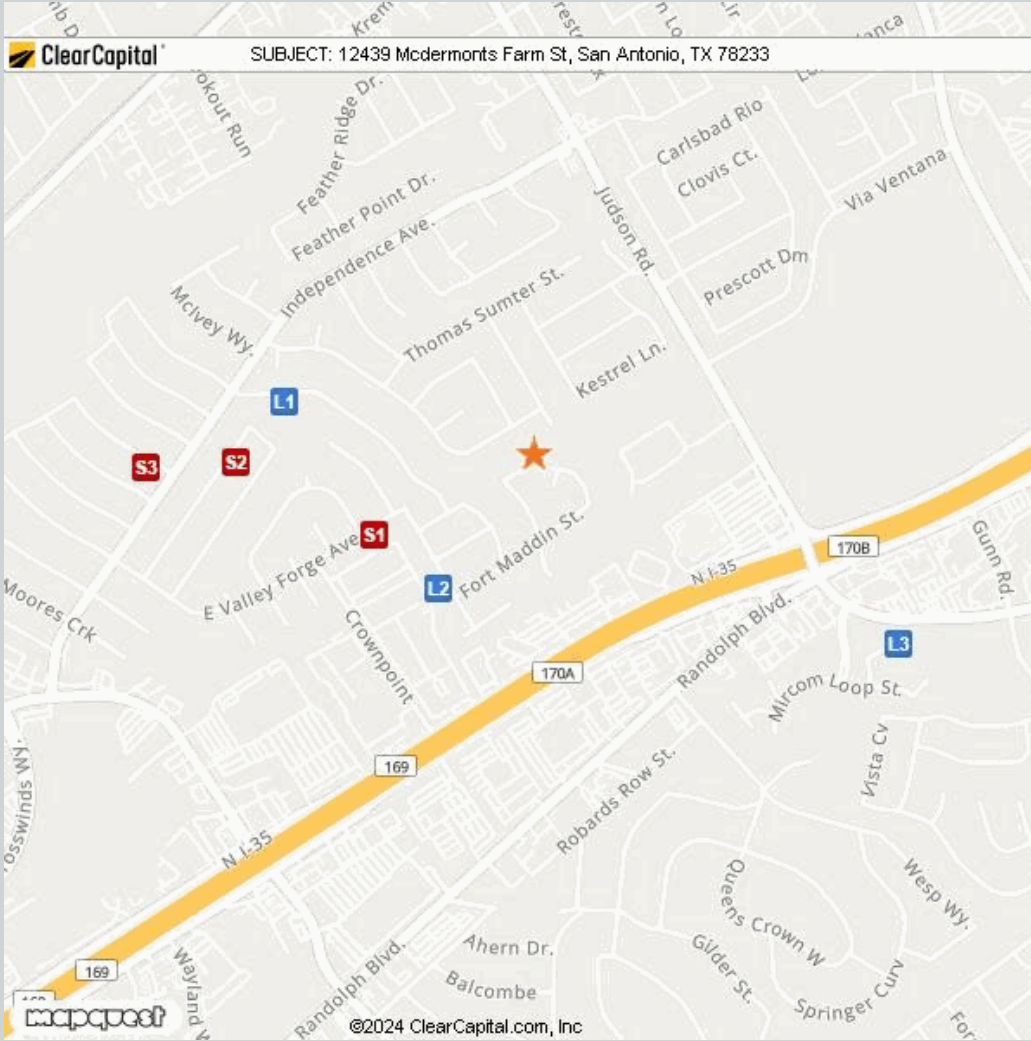
Address ★ 12439 Mcdermonts Farm Street, San Antonio, TEXAS 78233

Loan Number 57129

Suggested List \$223,000

Suggested Repaired \$223,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12439 Mcdermonts Farm Street, San Antonio, Texas 78233	--	Parcel Match
L1 Listing 1	6018 Little Brandywine Crk, San Antonio, TX 78233	0.38 Miles ¹	Parcel Match
L2 Listing 2	12310 Bridge Path St, San Antonio, TX 78233	0.25 Miles ¹	Parcel Match
L3 Listing 3	12063 Arms Way St, San Antonio, TX 78233	0.61 Miles ¹	Parcel Match
S1 Sold 1	6142 E Valley Forge Ave, San Antonio, TX 78233	0.27 Miles ¹	Parcel Match
S2 Sold 2	12422 Constitution St, San Antonio, TX 78233	0.45 Miles ¹	Parcel Match
S3 Sold 3	5846 Burgoyne St, San Antonio, TX 78233	0.58 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	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	6.95 miles	Date Signed	05/01/2024

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.