

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>	6182 Valley Cliff, San Antonio, TEXAS 78250	<b>Order ID</b>	9421618	<b>Property ID</b>	35575012
<b>Inspection Date</b>	06/19/2024	<b>Date of Report</b>	06/20/2024		
<b>Loan Number</b>	57807	<b>APN</b>	187860860660		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Bexar		

Tracking IDs					
<b>Order Tracking ID</b>	6.18_bpo	<b>Tracking ID 1</b>	6.18_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,599	Subject needs more work than all comps found in the immediate and expanded markets. Needs new roof and trees trimmed back from roof	
<b>Assessed Value</b>	\$239,350		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(all windows and doors appear secured)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$13,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$13,000		
<b>HOA</b>	Great Northwest Community Improvement Association 210-681-2983		
<b>Association Fees</b>	\$250 / Year (Tennis)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	1548 homes in the neighborhood with an average size of 1308 and average age of 41	
<b>Sales Prices in this Neighborhood</b>	Low: \$140,000 High: \$300,000		
<b>Market for this type of property</b>	Decreased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6182 Valley Cliff	9375 Valley Hedge	6131 Valley Bay	9354 Valley Hedge
<b>City, State</b>	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78250	78250	78250	78250
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.27 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$222,000	\$234,999	\$220,900
<b>List Price \$</b>	--	\$222,000	\$210,000	\$220,900
<b>Original List Date</b>		06/14/2024	03/10/2024	05/23/2024
<b>DOM · Cumulative DOM</b>	-- · --	6 · 6	102 · 102	11 · 28
<b>Age (# of years)</b>	38	39	39	39
<b>Condition</b>	Fair	Good	Good	Good
<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 conv	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,501	1,223	1,464	1,281
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	None	Attached 1 Car
<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>	0.1 acres	0.11 acres	0.1 acres	0.1 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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** One Living Area, Liv/Din Combo, Walk-In Pantry, Utility Room Inside, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Electric Water Heater, Smooth Cooktop, Solid Counter Tops, City Garbage service
- Listing 2** One Living Area, Eat-In Kitchen, Study/Office, 1st Floor Lvl/No Steps, Converted Garage, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, City Garbage service
- Listing 3** One Living Area, Separate Dining Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Lower Level, Laundry Room, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Dishwasher, Electric Water Heater, City Garbage service

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6182 Valley Cliff	6214 Valley Clfs	5847 Cliffmont Dr	9315 Pine Vlg
<b>City, State</b>	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
<b>Zip Code</b>	78250	78250	78250	78250
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.45 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$195,000	\$204,999	\$215,000
<b>List Price \$</b>	--	\$185,000	\$204,999	\$215,000
<b>Sale Price \$</b>	--	\$162,900	\$180,000	\$200,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	05/02/2024	01/10/2024	06/03/2024
<b>DOM · Cumulative DOM</b>	-- · --	28 · 36	65 · 88	15 · 35
<b>Age (# of years)</b>	38	38	47	42
<b>Condition</b>	Fair	Fair	Average	Good
<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 conv	2 Stories conv	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,501	1,443	1,332	1,461
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2	3 · 2
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	None	None
<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>	0.1 acres	0.11 acres	0.15 acres	0.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$3,350	-\$12,325	-\$41,000
<b>Adjusted Price</b>	--	\$166,250	\$167,675	\$159,000

\* Sold 1 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** One Living Area, Eat-In Kitchen, Utility Room Inside, Secondary Bedroom Down, Converted Garage, High Ceilings, High Speed Internet, Laundry Main Level, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Stove/Range, Refrigerator, Security System (Owned), Electric Water Heater, City Garbage service, adj. -1000 lot size, 4350 sq. ft.
- Sold 2** One Living Area, Liv/Din Combo, Breakfast Bar, Utility Room Inside, Converted Garage, Open Floor Plan, Attic - Access only, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Electric Water Heater, Satellite Dish (owned), adj. -5000 lot size, 12675 sq. ft., -20000 condition
- Sold 3** ne Living Area, Liv/Din Combo, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Converted Garage, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Lower Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Smoke Alarm, Electric Water Heater, City Garbage service, adj. -4000 lot size, 3000 sq. ft., -40000 condition

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Prior sale 06/14/2024 for 140000			
<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>	1						
<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>
05/24/2024	\$149,900	--	--	Sold	06/15/2024	\$140,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$170,000	\$196,000
<b>Sales Price</b>	\$166,000	\$192,000
<b>30 Day Price</b>	\$160,000	--
<b>Comments Regarding Pricing Strategy</b>		
Assuming interior is in similar condition and needs work. Expanded to 1 mile and all of this expanded neighborhood but lack of comps in condition in last 12 months and in expanded size and location. Not able to bracket subject is size with the available comps.		

## 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

## Subject Photos



Other



Other



Other



## Listing Photos

**L1** 9375 Valley Hedge  
San Antonio, TX 78250



Front

**L2** 6131 Valley Bay  
San Antonio, TX 78250



Front

**L3** 9354 Valley Hedge  
San Antonio, TX 78250



Front

## Sales Photos

**S1** 6214 Valley Clfs  
San Antonio, TX 78250



Front

**S2** 5847 Cliffmont Dr  
San Antonio, TX 78250



Front

**S3** 9315 Pine Vlg  
San Antonio, TX 78250



Front

## ClearMaps Addendum

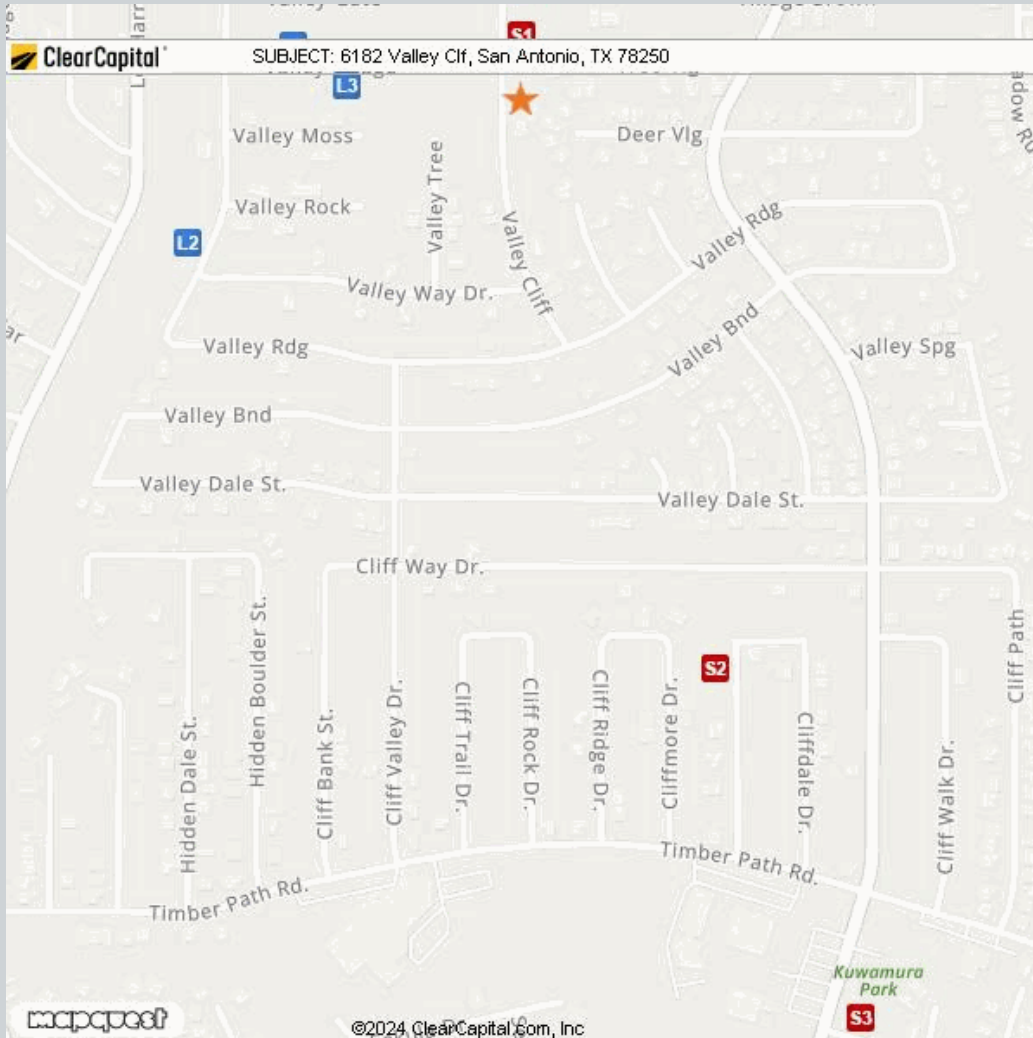
**Address** ★ 6182 Valley Cliff, San Antonio, TEXAS 78250

**Loan Number** 57807

**Suggested List** \$170,000

**Suggested Repaired** \$196,000

**Sale** \$166,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6182 Valley Cliff, San Antonio, Texas 78250	--	Parcel Match
L1 Listing 1	9375 Valley Hedge, San Antonio, TX 78250	0.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6131 Valley Bay, San Antonio, TX 78250	0.27 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9354 Valley Hedge, San Antonio, TX 78250	0.13 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6214 Valley Clfs, San Antonio, TX 78250	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5847 Cliffmont Dr, San Antonio, TX 78250	0.45 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9315 Pine Vlg, San Antonio, TX 78250	0.73 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>	Karen Wesler	<b>Company/Brokerage</b>	Sterling Real Estate Services
<b>License No</b>	0515538	<b>Address</b>	7417 Peaceful Mdws San Antonio TX 78250
<b>License Expiration</b>	10/31/2024	<b>License State</b>	TX
<b>Phone</b>	2102157740	<b>Email</b>	karenwesler@gmail.com
<b>Broker Distance to Subject</b>	1.53 miles	<b>Date Signed</b>	06/20/2024

*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.**