

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	93 Nome Way D, Aurora, CO 80012	Order ID	6302852	Property ID	27152858
Inspection Date	08/26/2019	Date of Report	08/27/2019		
Loan Number	38381	APN	06333-04-112-112		
Borrower Name	Catamount Properties 2018 LLC	County	Arapahoe		

Tracking IDs

Order Tracking ID	CITL_BPO_08.26.19	Tracking ID 1	CITL_BPO_08.26.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments Condo living and floorplan, average appeal and location, HOA and community/dues, 2nd floor and REO/vacant unit secured, 1 car garage.
R. E. Taxes	\$1,800	
Assessed Value	\$213,000	
Zoning Classification	RES	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes	
(REO and vacant home, see photos and signs posted window supplied.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Apple Valley East 303-573-7469	
Association Fees	\$363 / Month (Pool,Landscaping,Insurance,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Centrally located and area housing, close to schools, shopping, major freeways, commerce and industry areas, conforms with area and style homes and condition, Median number units for sale in same complex/sub-division as subject, condo zoned and use and DOM sell 2-4 months average.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$250,000	
Market for this type of property	Increased 05 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	93 Nome Way D	31 Newark Street #A	44 Nome Way #A	93 Nome Way #A
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80012	80012	80012	80012
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.07 ¹	0.01 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$231,900	\$234,900	\$240,000
List Price \$	--	\$219,900	\$234,900	\$234,900
Original List Date		07/25/2019	07/23/2019	06/21/2019
DOM · Cumulative DOM	-- · --	33 · 33	34 · 35	67 · 67
Age (# of years)	44	44	44	44
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	1,160	1,134	1,160	1,134
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	HOA Community	HOA Community	HOA Community	HOA Community

* 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 Low active comp and bracket values, condo housing & HOA dues, mileage subject and price reduction, 3/2 baths.

Listing 2 Condo housing/average appeal and location, commons and kept, end unit, 1st floor, garage, 3/2 baths.

Listing 3 3rd active comp value and bracket comps, condo housing, HOA and dues, price reduction, end unit, 1st floor, 3/2 baths.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	93 Nome Way D	84 Nome Way #D	64 Nome Way #D	23 Nome Way #D
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80012	80012	80012	80012
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.06 ¹	0.08 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$225,000	\$225,000	\$241,900
List Price \$	--	\$225,000	\$225,000	\$241,900
Sale Price \$	--	\$220,000	\$228,000	\$234,400
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/10/2019	07/03/2019	06/27/2019
DOM · Cumulative DOM	-- · --	4 · 35	18 · 34	17 · 30
Age (# of years)	44	44	44	44
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	1,160	1,160	1,134	1,134
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	HOA Community	HOA Community	HOA Community	HOA Community
Net Adjustment	--	-\$2,000	\$0	\$0
Adjusted Price	--	\$218,000	\$228,000	\$234,400

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Low sale comp area subject and similar features, \$2000 concessions paid adj. 2nd floor, 3/2 bath, 1 car garage.

Sold 2 Average location and appeal, condo housing, no \$concessions paid adj. mileage subject and 2/2 bath end unit.

Sold 3 Condo housing, 3rd sold comp area subject, no \$concessions paid adj. same complex, 3/2 bath, garage, owner occupied.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$222,000	\$222,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
<p>MLS trend shows rise values and median for city, county and zip code subject 5-10% last 6 months to current date. Less DOM sell, FMV and equity terms for inventory, lower volume units active and rise pending and under contracts sales same time frames. Subject located centrally close to schools, shopping, retail, freeways and commerce areas. Close bus and Metro train lines, conforms tract and area homes built. All comp supplied located similar area and sub-divisions, style home and most similar floorplans, see ADJ supplied for sold comps and concessions paid.</p>		

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

Listing Photos

L1 31 Newark Street #A
Aurora, CO 80012



Front

L2 44 Nome Way #A
Aurora, CO 80012



Front

L3 93 Nome Way #A
Aurora, CO 80012



Front

Sales Photos

S1 84 Nome Way #D
Aurora, CO 80012



Front

S2 64 Nome Way #D
Aurora, CO 80012



Front

S3 23 Nome Way #D
Aurora, CO 80012



Front

ClearMaps Addendum

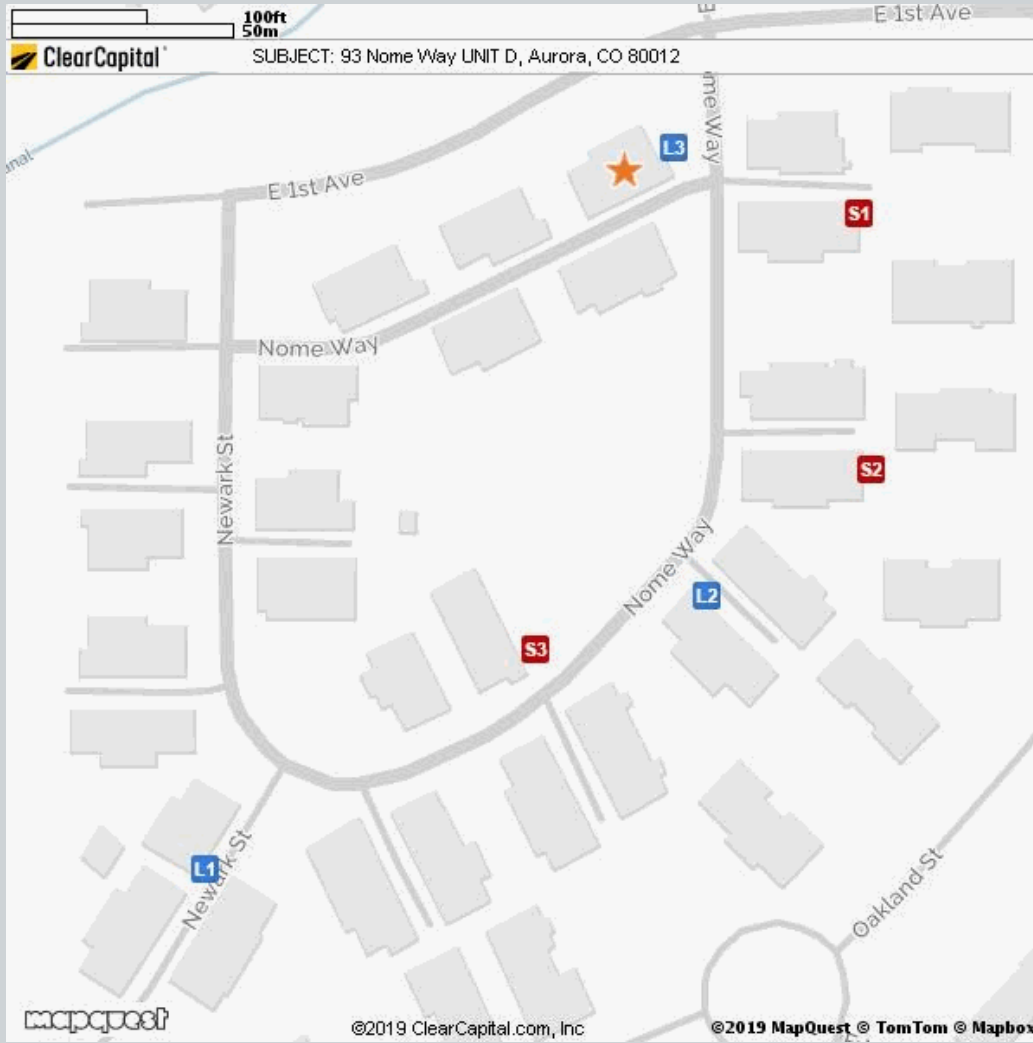
Address ★ 93 Nome Way D, Aurora, CO 80012

Loan Number 38381

Suggested List \$222,000

Suggested Repaired \$222,000

Sale \$220,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	93 Nome Way Unit D, Aurora, CO	--	Parcel Match
L1	Listing 1	31 Newark Street #A, Aurora, CO	0.13 Miles ¹	Parcel Match
L2	Listing 2	44 Nome Way #A, Aurora, CO	0.07 Miles ¹	Parcel Match
L3	Listing 3	93 Nome Way #A, Aurora, CO	0.01 Miles ¹	Parcel Match
S1	Sold 1	84 Nome Way #D, Aurora, CO	0.04 Miles ¹	Parcel Match
S2	Sold 2	64 Nome Way #D, Aurora, CO	0.06 Miles ¹	Parcel Match
S3	Sold 3	23 Nome Way #D, Aurora, CO	0.08 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	John Kwilman	Company/Brokerage	kwilman realty asset verification, llc
License No	II.100012923	Address	6006 Blue Ridge drive unit D littleton CO 80130
License Expiration	12/31/2021	License State	CO
Phone	3038032426	Email	home_loan4you@yahoo.com
Broker Distance to Subject	11.37 miles	Date Signed	08/27/2019

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.