

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>	3223 Shalimar Terrace, Pueblo, CO 81008	<b>Order ID</b>	6479483	<b>Property ID</b>	27748877
<b>Inspection Date</b>	01/07/2020	<b>Date of Report</b>	01/08/2020		
<b>Loan Number</b>	39619	<b>APN</b>	514432013		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

**Tracking IDs**

<b>Order Tracking ID</b>	20200106_Citi_BPO	<b>Tracking ID 1</b>	20200106_Citi_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Rick A Belknap	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,629	The subject property appears from exterior view to be in average to good, well-maintained condition. No exterior repair or deferred maintenance issues were visible. Without further information, assume interior to be in similar condition.	
<b>Assessed Value</b>	\$16,439		
<b>Zoning Classification</b>	R-1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<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>	Stable	The subject property is in the Country Club subdivision on the Northside of Pueblo. The market area is homogeneous with primarily single-family residential uses, except along the major arterials where there are commercial uses. This location is conveniently close to Hwy 50, I25 and local shopping and amenities. The market in this neighborhood and all of Pueblo County remains strong and stable, after a steady increase over the past several years. Supply and demand are fairly balanced. Appropriately priced properties typically sell at 90% to 100% of list price in 90 days or less....	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$575,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

The subject property is in the Country Club subdivision on the Northside of Pueblo. The market area is homogeneous with primarily single-family residential uses, except along the major arterials where there are commercial uses. This location is conveniently close to Hwy 50, I25 and local shopping and amenities. The market in this neighborhood and all of Pueblo County remains strong and stable, after a steady increase over the past several years. Supply and demand are fairly balanced. Appropriately priced properties typically sell at 90% to 100% of list price in 90 days or less. REO sales and seller concessions remain lowered to date.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3223 Shalimar Terrace	3201 Baltimore Ave	4028 West Drive	4005 North Drive
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81008	81008	81008	81008
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 <sup>1</sup>	0.70 <sup>1</sup>	0.43 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$280,318	\$189,900
List Price \$	--	\$189,900	\$255,000	\$189,900
Original List Date		08/08/2019	10/01/2019	12/07/2019
DOM · Cumulative DOM	-- · --	153 · 153	99 · 99	32 · 32
Age (# of years)	54	64	46	48
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Park	Neutral ; Residential
Style/Design	2 Stories 2 story	1 Story Ranch	1.5 Stories Contemporary	Split Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,876	1,007	1,986	931
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	3 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	83%
Basement Sq. Ft.	938	1,007	--	836
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.20 acres	0.20 acres	0.22 acres
Other	--	--	--	--

\* Listing 2 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.

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

**Listing 1** List one has less GLA and a smaller lot. Per MLS comments/pics it is in average condition.

**Listing 2** List two has less GLA and a smaller lot. Per MLS comments/pics it is in good, recently updated condition.

**Listing 3** List three has less GLA and a smaller lot. Per MLS comments/pics it is in average condition.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3223 Shalimar Terrace	3216 Colfax Ave	4016 North Ave	3120 Country Club Dr.
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81008	81008	81008	81008
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.51 <sup>1</sup>	0.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$220,000	\$195,000	\$275,000
<b>List Price \$</b>	--	\$220,000	\$185,000	\$275,000
<b>Sale Price \$</b>	--	\$220,000	\$177,500	\$275,000
<b>Type of Financing</b>	--	Conv	Conv	Cash
<b>Date of Sale</b>	--	08/01/2019	11/01/2019	12/16/2019
<b>DOM · Cumulative DOM</b>	-- · --	74 · 73	99 · 98	31 · 30
<b>Age (# of years)</b>	54	61	47	52
<b>Condition</b>	Average	Average	Fair	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Park
<b>Style/Design</b>	2 Stories 2 story	Split 4-level	Split Bi-level	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,876	1,420	1,603	1,792
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	3 · 2	4 · 3
<b>Total Room #</b>	7	8	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 4 Car(s)	Detached 5+ Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	47%	100%	100%
<b>Basement Sq. Ft.</b>	938	1,032	805	888
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.32 acres	0.21 acres	0.22 acres	0.49 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$7,800	+\$22,000	-\$1,230
<b>Adjusted Price</b>	--	\$227,800	\$199,500	\$273,770

\* Sold 3 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** Sold one has less GLA, more garage capacity and a smaller lot. Per MLS comments/pics it is in average condition.

**Sold 2** Sold two has slightly less GLA, more garage capacity and a smaller lot. Per MLS comments/pics it is in average to fair condition.

**Sold 3** Sold thee is the most comparable recently sold property in the subjects market at this time. It has slightly less GLA and a larger lot. Per MLS comments/pics it is in average condition.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			MLS history attached to this report.				
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$262,000	\$262,000
<b>Sales Price</b>	\$255,000	\$255,000
<b>30 Day Price</b>	\$240,000	--
<b>Comments Regarding Pricing Strategy</b>		
The final price conclusion is based on an analysis of the characteristics and sale/list prices of the most comparable properties found within the subject's market area. Sale prices were the most heavily weighted factors.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.70 miles and the sold comps closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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## Subject Photos



Front



Address Verification



Address Verification



Side



Street



Garage



## Listing Photos

**L1** 3201 Baltimore ave  
Pueblo, CO 81008



Front

**L2** 4028 West drive  
Pueblo, CO 81008



Front

**L3** 4005 North drive  
Pueblo, CO 81008



Front



## Sales Photos

**S1** 3216 Colfax ave  
Pueblo, CO 81008



Front

**S2** 4016 North ave  
Pueblo, CO 81008



Front

**S3** 3120 Country Club dr.  
Pueblo, CO 81008



Front

## ClearMaps Addendum

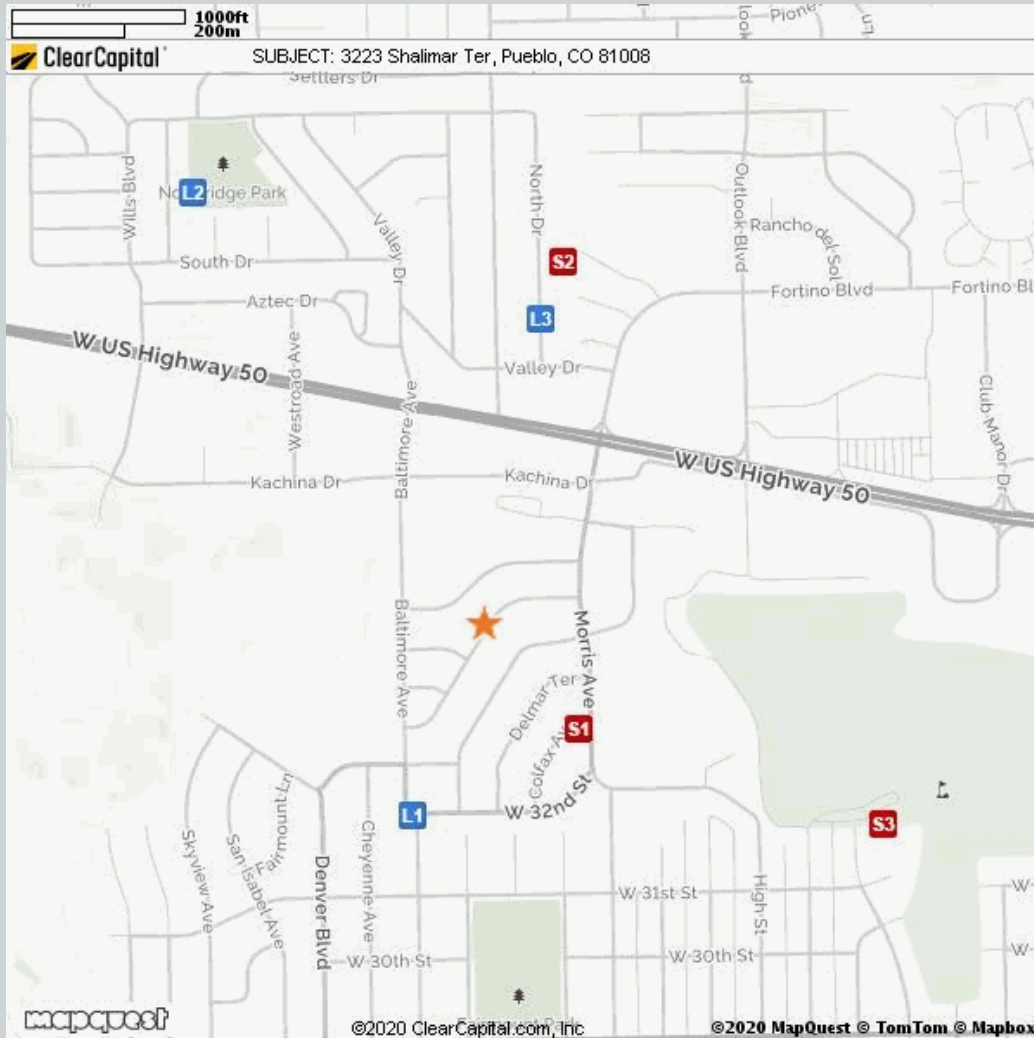
**Address** ★ 3223 Shalimar Terrace, Pueblo, CO 81008

**Loan Number** 39619

**Suggested List** \$262,000

**Suggested Repaired** \$262,000

**Sale** \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3223 Shalimar Ter, Pueblo, CO	--	Parcel Match
L1 Listing 1	3201 Baltimore Ave, Pueblo, CO	0.26 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4028 West Drive, Pueblo, CO	0.70 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4005 North Drive, Pueblo, CO	0.43 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3216 Colfax Ave, Pueblo, CO	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4016 North Ave, Pueblo, CO	0.51 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3120 Country Club Dr., Pueblo, CO	0.61 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.

\*\*\* 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

<b>Broker Name</b>	Tammy Castro	<b>Company/Brokerage</b>	Your Haven LLC
<b>License No</b>	FA.100067576	<b>Address</b>	2 Ridgeway Dr FLORENCE CO 81226
<b>License Expiration</b>	12/31/2021	<b>License State</b>	CO
<b>Phone</b>	7192134359	<b>Email</b>	tammylibra@yahoo.com
<b>Broker Distance to Subject</b>	29.08 miles	<b>Date Signed</b>	01/08/2020

*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.**