

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	2624 E 14th Street, Pueblo, CO 81001	Order ID	6822443	Property ID	28746913
Inspection Date	09/02/2020	Date of Report	09/04/2020		
Loan Number	40190	APN	428219001		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	BPO Update	Tracking ID 1	BPO Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$365	The subject property appears from exterior view to be in fair condition. Exterior repair or deferred maintenance issues were visible. Without further information, assume the interior to be in similar condition.	
Assessed Value	\$3,691		
Zoning Classification	R-2		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Appears undisturbed.)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is on the Eastside of Pueblo. The market area is homogeneous with primarily single-family residential uses, except along the major arterials where there are commercial uses. This has long been stigmatized as a high police activity area, which does negatively affect property prices in this market area of Pueblo. The market in this neighborhood and all of Pueblo 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...	
Sales Prices in this Neighborhood	Low: \$20,000 High: \$220,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject is on the Eastside of Pueblo. The market area is homogeneous with primarily single-family residential uses, except along the major arterials where there are commercial uses. This has long been stigmatized as a high police activity area, which does negatively affect property prices in this market area of Pueblo. The market in this neighborhood and all of Pueblo 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	2624 E 14th Street	720 E 3rd St	1209 E 7th St	1123 E 4th St
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.99 ¹	1.52 ¹	1.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$72,900	\$110,000	\$95,000
List Price \$	--	\$72,900	\$95,000	\$95,000
Original List Date		08/16/2020	08/07/2020	08/17/2020
DOM · Cumulative DOM	-- · --	19 · 19	28 · 28	18 · 18
Age (# of years)	67	120	117	103
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Adverse ; Other	Adverse ; Other	Adverse ; Other
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	880	648	931	966
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.09 acres	0.10 acres	0.05 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 List one has less GLA, one less bedroom and a smaller lot. It is in better condition, per MLS pics.

Listing 2 List two has more GLA, one less bedroom and a slightly smaller lot. It is in better condition, per MLS pics.

Listing 3 List three has more GLA, one less bedroom, a garage and a much smaller lot. It is in better condition, per MLS pics.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2624 E 14th Street	1709 E 9th St	1402 E River St	2018 E 13th St
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	1.55 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$60,000	\$60,000	\$94,500
List Price \$	--	\$60,000	\$60,000	\$79,500
Sale Price \$	--	\$55,000	\$65,500	\$76,800
Type of Financing	--	Conv	Cash	Va
Date of Sale	--	02/03/2020	08/21/2020	12/15/2019
DOM · Cumulative DOM	-- · --	46 · 45	16 · 15	172 · 181
Age (# of years)	67	67	73	69
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Adverse ; Other	Adverse ; Other	Adverse ; Other
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	880	616	720	895
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	4	4	5
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.14 acres	0.28 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$16,400	-\$20,400	-\$14,600
Adjusted Price	--	\$38,600	\$45,100	\$62,200

* Sold 3 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 Sold one has less GLA, one less bedroom, a garage and a larger lot. It is in better condition, per MLS pics.

Sold 2 Sold two has less GLA, one less bedroom, a garage and a much larger lot. It is in better condition, per MLS pics.

Sold 3 Sold three has comparable GLA, and # of bedrooms, and a larger lot. It is in better condition, per MLS pics.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No Pueblo MLS history found.			
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	\$49,000	\$55,000
Sales Price	\$49,000	\$55,000
30 Day Price	\$42,000	--
Comments Regarding Pricing Strategy		
<p>Comp search criteria were proximity to the subject, sale type, condition, overall GLA, lot size, age, bed/bath count, style of home and garage capacity in the order of significance. The final value conclusion is based on an analysis of the characteristics and sale/list prices of the resulting comparable properties found within the subject's market area. Sale prices are the most heavily weighted factors. Hello, There are zero comps available in the subjects subjective condition. The area is undergoing some gentrification and most properties are average to fully upgraded or remodeled. The price conclusion is based on a condition adjustment along with other adjustments needed. And lastly the home does not have a unit number visible. I found the home based on available picture and house number next door. Thanks.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the prior putting most weight and coming in line with a superior condition comp.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



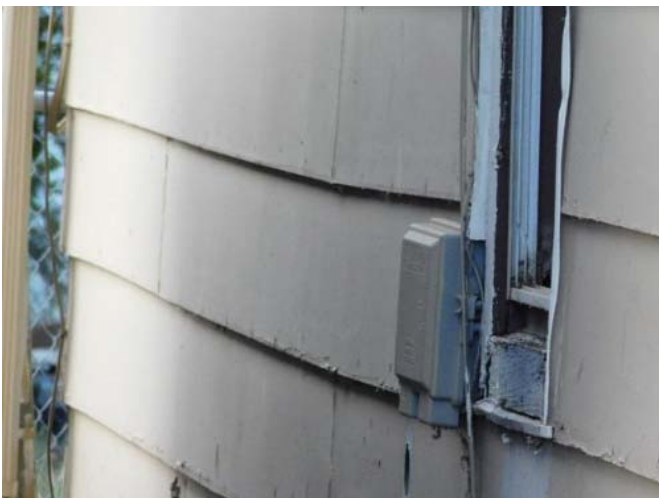
Other



Other



Other



Other

Listing Photos

L1 720 E 3rd st
Pueblo, CO 81001



Front

L2 1209 E 7th st
Pueblo, CO 81001



Front

L3 1123 E 4th st
Pueblo, CO 81001



Front

Sales Photos

S1 1709 E 9th st
Pueblo, CO 81001



Front

S2 1402 E River st
Pueblo, CO 81001



Front

S3 2018 E 13th st
Pueblo, CO 81001



Front

ClearMaps Addendum

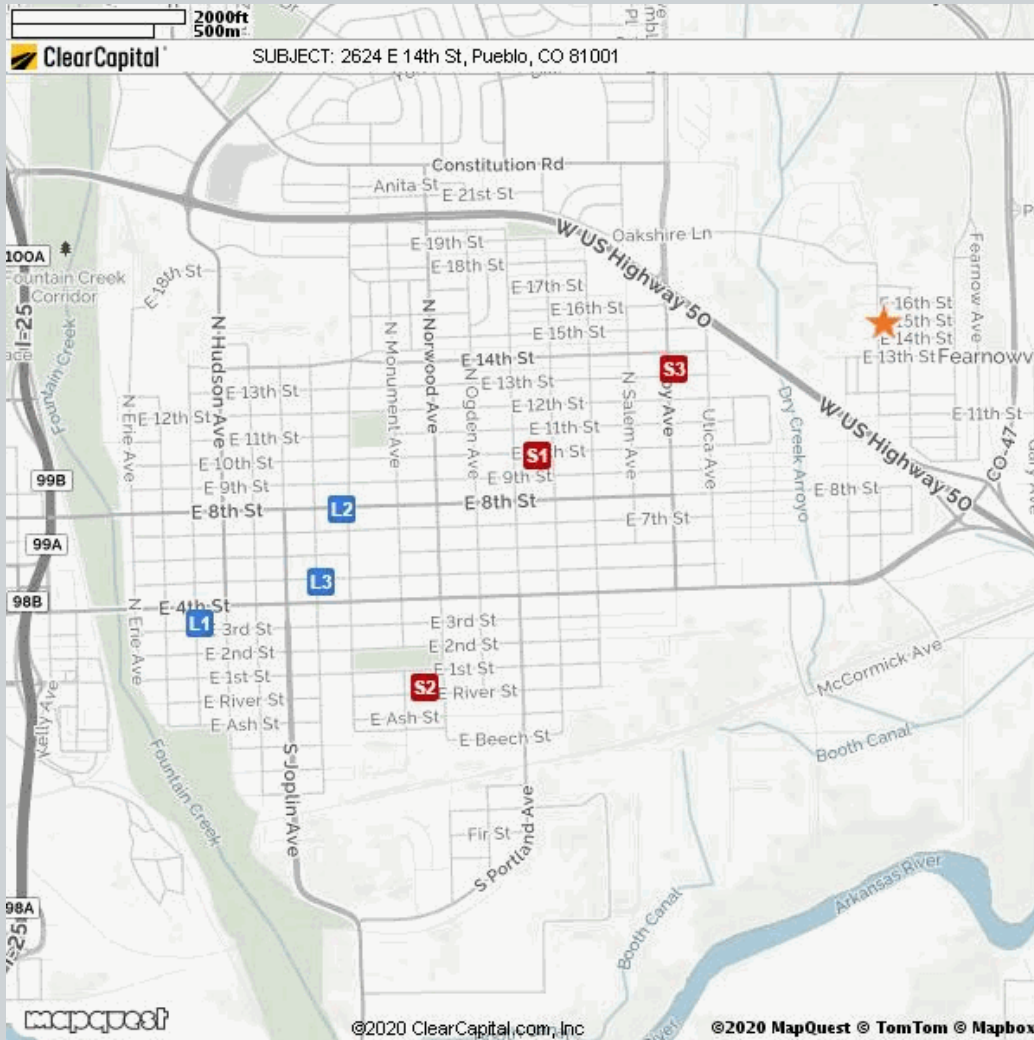
Address ★ 2624 E 14th Street, Pueblo, CO 81001

Loan Number 40190

Suggested List \$49,000

Suggested Repaired \$55,000

Sale \$49,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2624 E 14th St, Pueblo, CO	--	Parcel Match
L1	720 E 3rd St, Pueblo, CO	1.99 Miles ¹	Parcel Match
L2	1209 E 7th St, Pueblo, CO	1.52 Miles ¹	Parcel Match
L3	1123 E 4th St, Pueblo, CO	1.64 Miles ¹	Parcel Match
S1	1709 E 9th St, Pueblo, CO	0.98 Miles ¹	Parcel Match
S2	1402 E River St, Pueblo, CO	1.55 Miles ¹	Parcel Match
S3	2018 E 13th St, Pueblo, CO	0.56 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	Tammy Castro	Company/Brokerage	Your Haven LLC
License No	FA.100067576	Address	2 Ridgeway Dr FLORENCE CO 81226
License Expiration	12/31/2021	License State	CO
Phone	7192134359	Email	tammylibra@yahoo.com
Broker Distance to Subject	33.15 miles	Date Signed	09/04/2020

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.