

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>	809 E 13th Street, Pueblo, CO 81001	<b>Order ID</b>	6822443	<b>Property ID</b>	28746861
<b>Inspection Date</b>	09/01/2020	<b>Date of Report</b>	09/03/2020		
<b>Loan Number</b>	40191	<b>APN</b>	430407007		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

### Tracking IDs

<b>Order Tracking ID</b>	BPO Update	<b>Tracking ID 1</b>	BPO Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount	<b>Condition Comments</b> The curb appeal is average. This part of the street is less traveled. The property appears to conform to the neighborhood in age an quality.
<b>R. E. Taxes</b>	\$537	
<b>Assessed Value</b>	\$74,447	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(There is no sign of damage to the exterior of the property. Windows and doors are closed.)		
<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> This area is convenient to schools and downtown. There were 3 R E O sales in the last year, but no current R E O listings. There are no boarded-up homes nearby.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$20,000 High: \$175,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	809 E 13th Street	604 E 10th 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.	--	0.29 <sup>1</sup>	0.50 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$115,000	\$104,900	\$95,000
List Price \$	--	\$115,000	\$104,900	\$95,000
Original List Date		08/23/2020	08/07/2020	08/17/2020
DOM · Cumulative DOM	-- · --	9 · 11	25 · 27	15 · 17
Age (# of years)	113	117	117	103
Condition	Average	Average	Average	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	875	896	931	966
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 2 Car(s)	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.12 acres	.1 acres	.17 acres
Other	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.

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

**Listing 1** This is the closest in size and age to the subject so it should be deemed the most similar.

**Listing 2** This is used for size and age as well as vicinity to the subject. It may be inferior due to the lack of a garage.

**Listing 3** This went under contract last week. It is used for size and age. It might be inferior due to the smaller garage.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	809 E 13th Street	1221 E 9th St	1344 E 13th St	1204 E 4th St
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81001	81001	81001	81001
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.43 <sup>1</sup>	0.50 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$115,000	\$114,500	\$110,000
<b>List Price \$</b>	--	\$105,000	\$114,500	\$99,900
<b>Sale Price \$</b>	--	\$100,000	\$114,500	\$99,900
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	08/05/2020	08/07/2020	07/02/2020
<b>DOM · Cumulative DOM</b>	-- · --	132 · 131	40 · 39	63 · 62
<b>Age (# of years)</b>	113	113	94	71
<b>Condition</b>	Average	Average	Average	Average
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	875	936	922	728
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	5	4	4
<b>Garage (Style/Stalls)</b>	Detached 3 Car(s)	Detached 1 Car	Attached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	No	Yes	Yes	No
<b>Basement (% Fin)</b>	0%	0%	40%	0%
<b>Basement Sq. Ft.</b>		250	416	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.36 acres	.14 acres	.13 acres	.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$1,890	-\$3,750	-\$30
<b>Adjusted Price</b>	--	\$101,890	\$110,750	\$99,870

\* 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** Add \$2500 for the larger subject garage, but deduct \$10 a square foot for less subject living area, net \$1890 adjustment.
- Sold 2** Deduct \$4500 for the seller contribution, \$10 a square foot for less living area,(- \$470), -\$8 a square foot for finished basement area (-\$1280) net -\$3750.
- Sold 3** This is the most similar to the subject due to net adjustments: deduct -\$4000 for the seller contribution, add \$2500 for larger subject garage, and \$10 a square foot for less square footage \$1470. Net -\$30.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		There is no M L S listing history for the subject property.					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$105,000	\$105,000
<b>Sales Price</b>	\$99,870	\$99,870
<b>30 Day Price</b>	\$86,000	--
<b>Comments Regarding Pricing Strategy</b>		
This is based on closed sales in the subject area over the last 6 months. Overpricing, even in this low inventory market, will bring little or no activity. No pricing change is currently evident due to the continuing COVID-19 epidemic.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	Variance is due to the prior evaluating the subject in fair condition and using poor or fair condition comps. Current report assumes average condition for the subject and uses average condition comps. 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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Street



Garage



Other

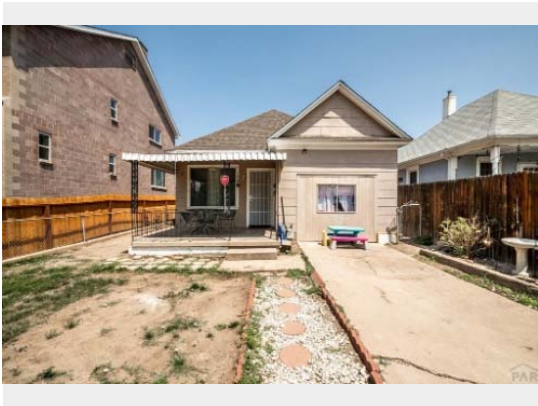
## Listing Photos

**L1** 604 E 10th 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** 1221 E 9th St  
Pueblo, CO 81001



Front

**S2** 1344 E 13th St  
Pueblo, CO 81001



Front

**S3** 1204 E 4th St  
Pueblo, CO 81001



Front

## ClearMaps Addendum

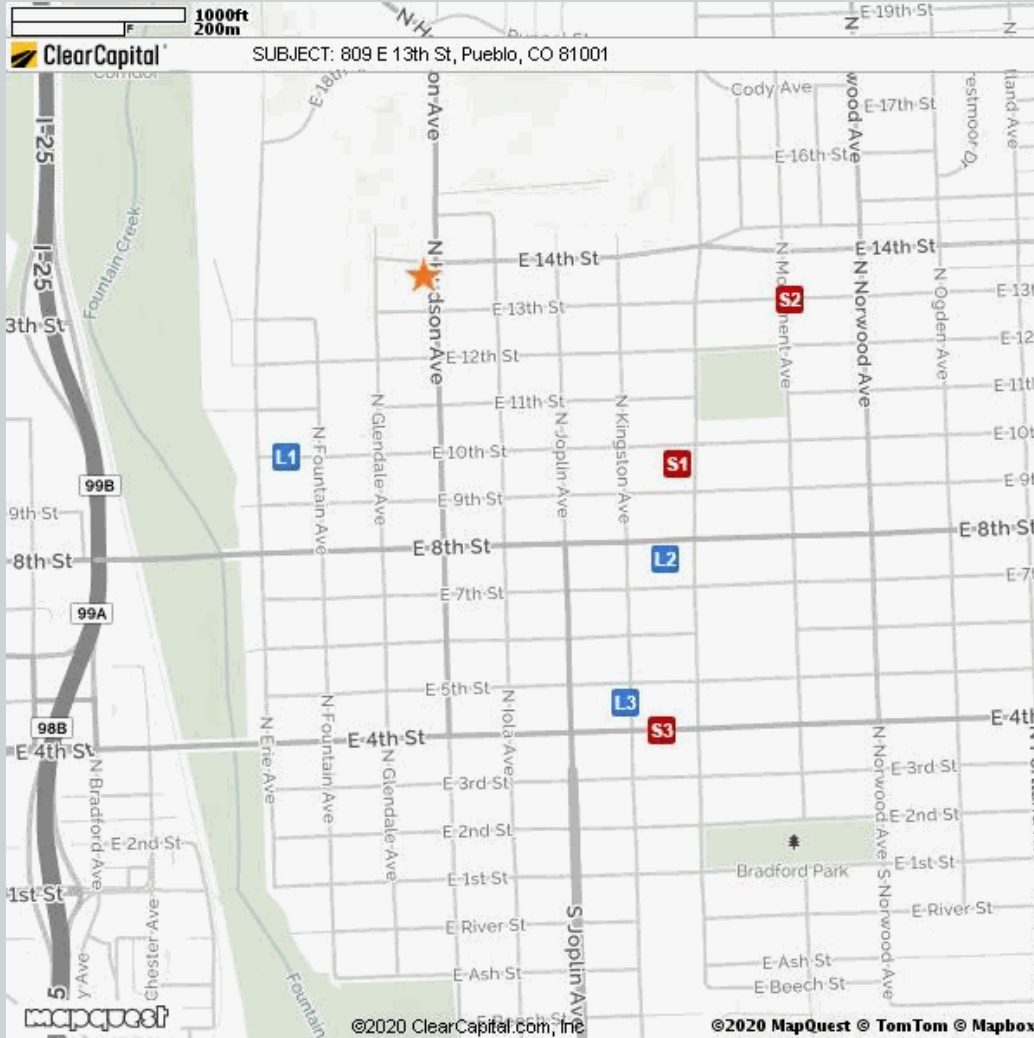
**Address** ★ 809 E 13th Street, Pueblo, CO 81001

**Loan Number** 40191

**Suggested List** \$105,000

**Suggested Repaired** \$105,000

**Sale** \$99,870



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	809 E 13th St, Pueblo, CO	--	Parcel Match
L1	604 E 10th St, Pueblo, CO	0.29 Miles <sup>1</sup>	Parcel Match
L2	1209 E 7th St, Pueblo, CO	0.50 Miles <sup>1</sup>	Parcel Match
L3	1123 E 4th St, Pueblo, CO	0.63 Miles <sup>1</sup>	Parcel Match
S1	1221 E 9th St, Pueblo, CO	0.43 Miles <sup>1</sup>	Parcel Match
S2	1344 E 13th St, Pueblo, CO	0.50 Miles <sup>1</sup>	Parcel Match
S3	1204 E 4th St, Pueblo, CO	0.69 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>	Walter Jeff Cornelius	<b>Company/Brokerage</b>	3 4 5 Realty, LLC
<b>License No</b>	ER100027028	<b>Address</b>	140 W 29th St Pueblo CO 81008
<b>License Expiration</b>	11/05/2020	<b>License State</b>	CO
<b>Phone</b>	7199472727	<b>Email</b>	puebloproperty@gmail.com
<b>Broker Distance to Subject</b>	1.42 miles	<b>Date Signed</b>	09/01/2020

*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.**