

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	16112 E Radcliff Place, Aurora, COLORADO 80015	Order ID	7057803	Property ID	29388902
Inspection Date	01/22/2021	Date of Report	01/22/2021		
Loan Number	43142	APN	2073-08-1-25-004		
Borrower Name	Catamount Properties 2018 LLC	County	Arapahoe		

Tracking IDs

Order Tracking ID	0121BPOs	Tracking ID 1	0121BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Virginia A Odland	Condition Comments	
R. E. Taxes	\$652	Visual inspection of the subject on 01/22/2021 revealed the property is in average condition with no needed exterior repairs. County tax records state the subject's condition is average and this was also used for property condition.	
Assessed Value	\$131,700		
Zoning Classification	townhouse		
Property Type	townhouse		
Occupancy	Vacant		
Secure?	Yes (lockbox)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	sunburst 303-457-1444		
Association Fees	\$188 / Month (Landscaping,Greenbelt,Other: trash)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in the suburban subdivision of Sunburst in the in the city limits of Aurora, CO and within the county of Arapahoe County. Neighborhood consists of townhome style properties that are similar in age, style and design. Subject conforms to other neighborhood properties. Neighborhood is not REO driven.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$310,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	16112 E Radcliff Place	16494 E Radcliff Pl #B	16011 E Radcliff Pl #B	16463 E Radcliff Pl #B
City, State	Aurora, COLORADO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80015	80015	80015	80015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.12 ¹	0.20 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$255,000	\$274,000	\$305,000
List Price \$	--	\$255,000	\$271,000	\$305,000
Original List Date		01/21/2021	12/17/2020	01/09/2021
DOM · Cumulative DOM	-- · --	1 · 1	35 · 36	13 · 13
Age (# of years)	40	40	40	40
Condition	Average	Average	Average	Good
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 townhouse	1 Story townhouse	1 Story townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	938	900	900	1,270
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 2 · 1
Total Room #	3	3	3	6
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	--	--	--	--
Lot Size	.06 acres	.06 acres	.06 acres	.05 acres
Other	none	none	none	none

* 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 Close match to the subject and similar in all aspects including GLA, bedrooms, baths, lot and a 1 car detached garage. Similar in condition and location in the same subdivision as the subject.

Listing 2 Similar match to the subject in most aspects including GLA, bedrooms, baths, lot and garage size. Equal in condition and similar in location in the same subdivision as the subject.

Listing 3 Superior to the subject in most aspects including GLA, bedrooms and bath count. Similar in lot and garage size and superior in condition with interior remodel including remodeled kitchen. Equal in location in the same subdivision as the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16112 E Radcliff Place	16051 E Radcliff Pl #A	16077 E Rice Pl #A	16386 E Rice Pl #A
City, State	Aurora, COLORADO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80015	80015	80015	80015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.05 ¹	0.20 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$234,900	\$247,900	\$240,000
List Price \$	--	\$234,900	\$239,900	\$235,000
Sale Price \$	--	\$223,647	\$230,000	\$235,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	11/30/2020	12/21/2020	11/19/2020
DOM · Cumulative DOM	-- · --	39 · 40	73 · 74	68 · 69
Age (# of years)	40	40	40	40
Condition	Average	Average	Good	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 townhouse	1 Story townhouse	1 Story townhouse	1 Story townhouse
# Units	1	1	1	1
Living Sq. Feet	938	938	900	900
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	3	3	3	3
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	--	--	--	--
Lot Size	.06 acres	.05 acres	.06 acres	.05 acres
Other	none	none	none	nnone
Net Adjustment	--	\$0	-\$5,000	\$0
Adjusted Price	--	\$223,647	\$225,000	\$235,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Model match to the subject and similar in all aspects including GLA, bedrooms, baths, lot and detached garage. Similar in location in the same subdivision as the subject and similar in condition. No adjustments
- Sold 2** Equal match to the subject and similar in most aspects including GLA, bedrooms, lot, garage and baths. Superior in condition with updated kitchen(-\$5000) and similar in location in the same subdivision as the subject. Total adjustments -\$5000
- Sold 3** Similar to the subject in most aspects including bedrooms, baths, lot, garage and GLA. Equal in location in the same subdivision as the subject and similar in condition. No adjustments

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject last sold on 03/26/1990 at a sales price of \$37,050.					
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	\$230,000	\$230,000
Sales Price	\$225,000	\$225,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
<p>Physical inspection of the subject and current property tax data revealed the property may have recently been foreclosed upon. Notice posted on the front door indicates the property is currently managed by "Five Brothers default management". Exterior of the subject appears to be in average condition with no visible repairs needed. Due to a severe decline there are only 3 total listed properties within the subjects subdivision and because of this it was necessary to expand GLA guidelines to find listed comparable properties. More weight for the subjects market value is placed upon the sold comparable properties as all are similar to the subject in most aspects and all are located in the same subdivision as the subject. Due to the Covid19 virus there is a shortage of listings available to purchase and because of this, properties are selling at or above original list price within the average days on market for the neighborhood.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.20 miles and the sold comps
Notes closed within the last 2 months. The market is reported as having increased 2% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



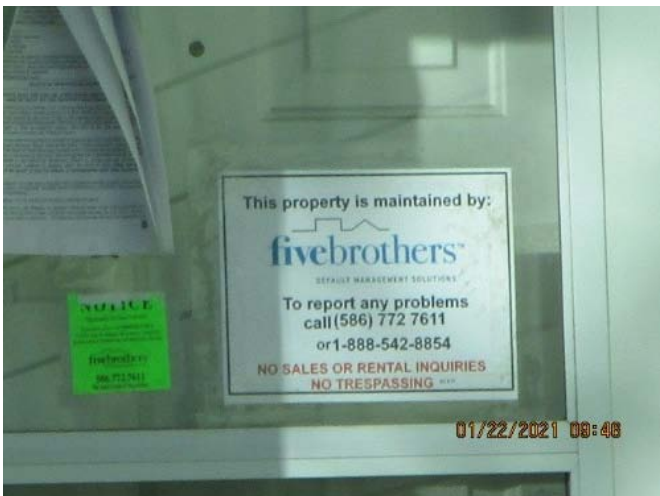
Address Verification



Street



Street



Other



Other

Listing Photos

L1 16494 E Radcliff Pl #B
Aurora, CO 80015



Front

L2 16011 E Radcliff Pl #B
Aurora, CO 80015



Front

L3 16463 E Radcliff Pl #B
Aurora, CO 80015



Front

Sales Photos

S1 16051 E Radcliff Pl #A
Aurora, CO 80015



Front

S2 16077 E Rice Pl #A
Aurora, CO 80015



Front

S3 16386 E Rice Pl #A
Aurora, CO 80015



Front

ClearMaps Addendum

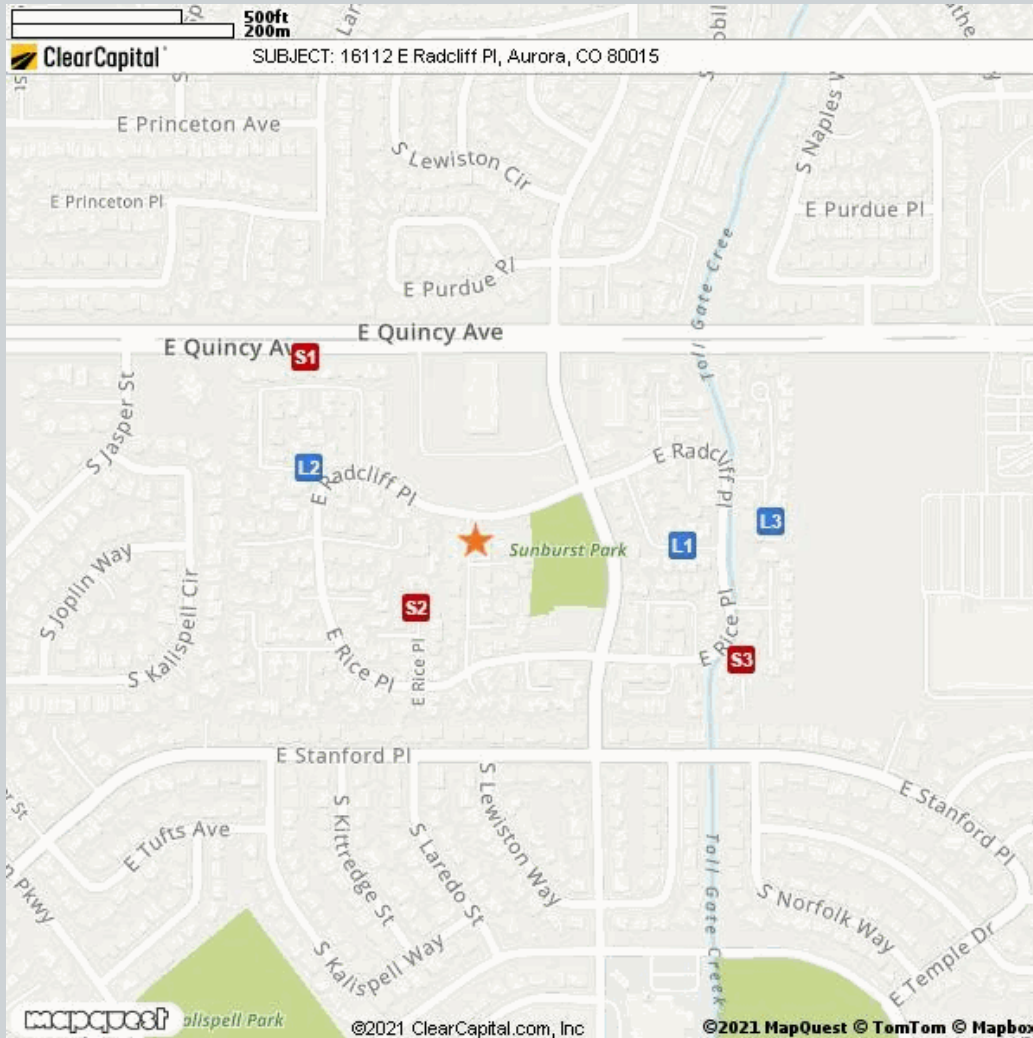
Address ★ 16112 E Radcliff Place, Aurora, COLORADO 80015

Loan Number 43142

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16112 E Radcliff Place, Aurora, Colorado 80015	--	Parcel Match
L1 Listing 1	16494 E Radcliff Pl #B, Aurora, CO 80015	0.14 Miles ¹	Parcel Match
L2 Listing 2	16011 E Radcliff Pl #B, Aurora, CO 80015	0.12 Miles ¹	Parcel Match
L3 Listing 3	16463 E Radcliff Pl #B, Aurora, CO 80015	0.20 Miles ¹	Parcel Match
S1 Sold 1	16051 E Radcliff Pl #A, Aurora, CO 80015	0.17 Miles ¹	Parcel Match
S2 Sold 2	16077 E Rice Pl #A, Aurora, CO 80015	0.05 Miles ¹	Parcel Match
S3 Sold 3	16386 E Rice Pl #A, Aurora, CO 80015	0.20 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	Craig Samador	Company/Brokerage	Craig Samador Real Estate
License No	EI.040012339	Address	11212 Keota St Parker CO 80134
License Expiration	12/31/2022	License State	CO
Phone	2396996832	Email	csam1950@gmail.com
Broker Distance to Subject	8.27 miles	Date Signed	01/22/2021

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.