

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	16794 E Layton Avenue, Aurora, CO 80015	Order ID	7570523	Property ID	31006902
Inspection Date	09/09/2021	Date of Report	09/10/2021		
Loan Number	43625	APN	207308415011		
Borrower Name	Catamount Properties 2018 LLC	County	Arapahoe		

Tracking IDs

Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,582	Used GPS and county records to verify address. Subject is in good condition for the age of the home.	
Assessed Value	\$296,600		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in neighborhood of well maintained homes.	
Sales Prices in this Neighborhood	Low: \$394,900 High: \$465,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16794 E Layton Avenue	4794 S Pagosa Circle	4563 S Richfield Street	17341 E Wagontrail Parkway
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80015	80015	80015	80015
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.45 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$410,000	\$445,000
List Price \$	--	\$399,900	\$410,000	\$445,000
Original List Date		09/02/2021	09/03/2021	09/09/2021
DOM · Cumulative DOM	-- · --	3 · 8	2 · 7	0 · 1
Age (# of years)	45	41	38	39
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	Split split level	Split split level	Split split level	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,332	1,134	1,466	1,283
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	--	528	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.11 acres	0.11 acres	0.19 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 Inferior in GLA and inferior in lot size.

Listing 2 Superior in GLA and inferior in lot size.

Listing 3 Inferior in GLA and inferior in lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16794 E Layton Avenue	4787 S Pitkin Court	4872 S Pagosa Way	16670 E Tufts Avenue
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80015	80015	80015	80015
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.19 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$390,000	\$415,000
List Price \$	--	\$400,000	\$390,000	\$415,000
Sale Price \$	--	\$407,000	\$425,000	\$440,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/01/2021	04/28/2021	05/05/2021
DOM · Cumulative DOM	-- · --	4 · 40	3 · 34	5 · 21
Age (# of years)	45	40	40	45
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	Split split level	2 Stories Two Story	1 Story Ranch	Split split level
# Units	1	1	1	1
Living Sq. Feet	1,332	1,154	1,144	1,638
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.		528	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.13 acres	0.14 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,225	+\$2,350	-\$3,825
Adjusted Price	--	\$409,225	\$427,350	\$436,175

* Sold 2 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 Inferior in GLA and inferior in lot size. GLA Adj: 2225

Sold 2 Inferior in GLA and inferior in lot size. GLA Adj: 2350

Sold 3 Superior in GLA and inferior in lot size. GLA Adj: 3825

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject sold 02/26/2021 as a distressed fixer upper home.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/27/2021	\$265,000	02/01/2021	\$265,000	Sold	02/26/2021	\$291,600	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$429,900	\$429,900
Sales Price	\$417,900	\$417,900
30 Day Price	\$405,900	--
Comments Regarding Pricing Strategy		
<p>The subject sold as a distressed home in February 2021. Homes in the area are selling for 120K above asking price due to the demand and on buying homes. The comps below supported the property 6mons to a year ago as a distressed home. •17397 E Tufts Avenue (sold on 12/01/2020 for \$321,195) •3328 S Laredo Court (sold on 11/06/2020 for \$260,000) Homes have jumped in value due to people putting offers at 120K above offers on the home. The comps that I provided show what the current market is doing for home at this point in time. Next month the homes value may go up depending on the demand for homes and if the offers continue to be above asking price. Price based on fair market value in subject area. Search was conducted on 25% above and below the subject GLA. Needed to search out side the 1 mile square radius due to the limited listing comps and sold comps in the subject neighborhood. Searched back past 6 months on sold comps. Limited number of listing and sold comps in subject area</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current as-is conclusion is resulting in a variance from the prior report. The broker reviewed the following comps from the prior report that were most supportive of the previous as-is conclusion:

[17397 E Tufts Avenue (sold on 12/01/2020 for \$321,195) 3328 S Laredo Court (sold on 11/06/2020 for \$260,000)]

The broker responded as follows:

"The subject sold as a distressed home in February 2021. Homes in the area are selling for 120K above asking price due to the demand and on buying homes. The comps below supported the property 6mons to a year ago as a distressed home. *17397 E Tufts Avenue (sold on 12/01/2020 for \$321,195) *3328 S Laredo Court (sold on 11/06/2020 for \$260,000) Homes have jumped in value due to people putting offers at 120K above offers on the home. The comps that I provided show what the current market is doing for home at this point in time. Next month the homes value may go up depending on the demand for homes and if the offers continue to be above asking price. Price based on fair market value in subject area. Search was conducted on 25% above and below the subject GLA. Needed to search out side the 1 mile square radius due to the limited listing comps and sold comps in the subject neighborhood. Searched back past 6 months on sold comps. Limited number of listing and sold comps in subject area"

Subject Photos



Front



Address Verification



Street



Street



Street

Listing Photos

L1 4794 S Pagosa Circle
Aurora, CO 80015



Front

L2 4563 S Richfield Street
Aurora, CO 80015



Front

L3 17341 E Wagontrail Parkway
Aurora, CO 80015



Front

Sales Photos

S1 4787 S Pitkin Court
Aurora, CO 80015



Front

S2 4872 S Pagosa Way
Aurora, CO 80015



Front

S3 16670 E Tufts Avenue
Aurora, CO 80015



Front

ClearMaps Addendum

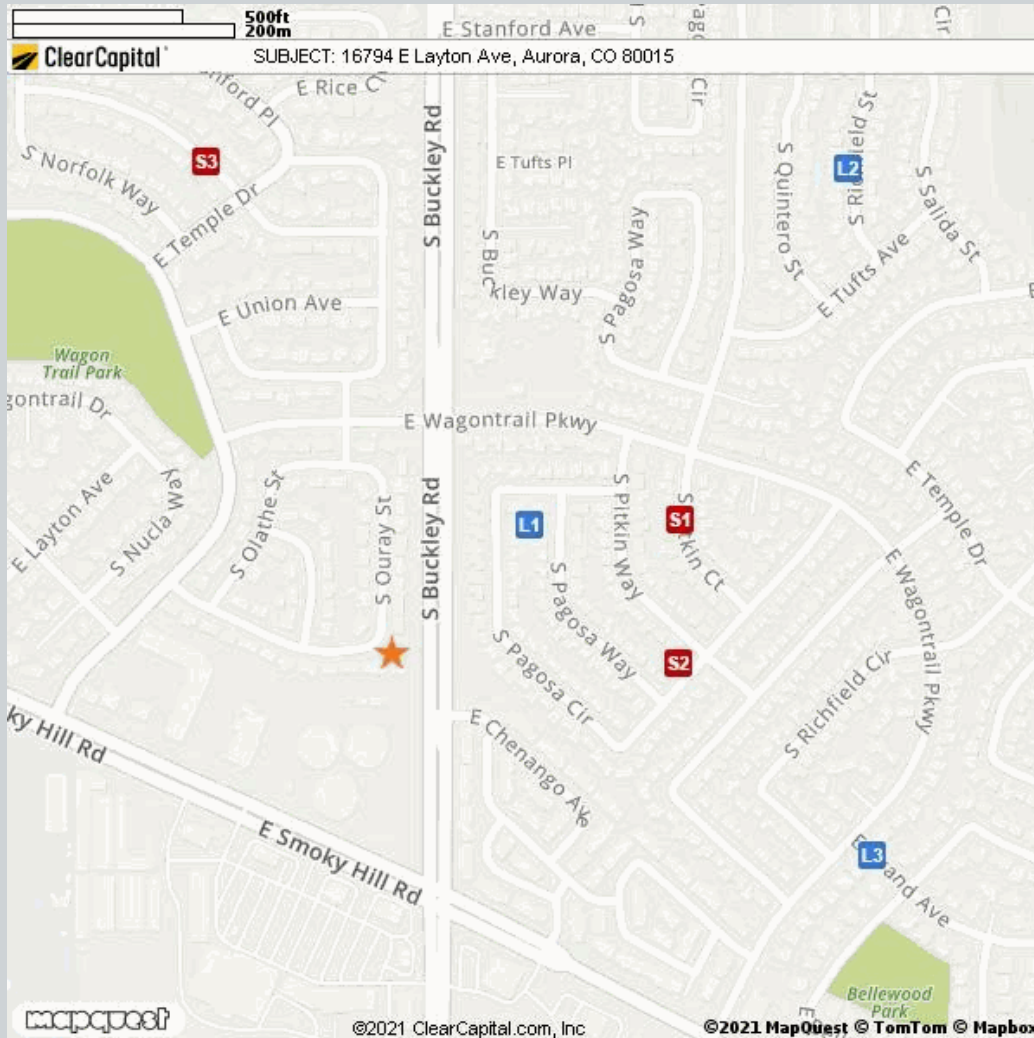
Address ★ 16794 E Layton Avenue, Aurora, CO 80015

Loan Number 43625

Suggested List \$429,900

Suggested Repaired \$429,900

Sale \$417,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16794 E Layton Avenue, Aurora, CO 80015	--	Parcel Match
L1 Listing 1	4794 S Pagosa Circle, Aurora, CO 80015	0.13 Miles ¹	Parcel Match
L2 Listing 2	4563 S Richfield Street, Aurora, CO 80015	0.45 Miles ¹	Parcel Match
L3 Listing 3	17341 E Wagontrail Parkway, Aurora, CO 80015	0.35 Miles ¹	Parcel Match
S1 Sold 1	4787 S Pitkin Court, Aurora, CO 80015	0.22 Miles ¹	Parcel Match
S2 Sold 2	4872 S Pagosa Way, Aurora, CO 80015	0.19 Miles ¹	Parcel Match
S3 Sold 3	16670 E Tufts Avenue, Aurora, CO 80015	0.35 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	Joseph Haas	Company/Brokerage	Home Real Estate
License No	FA100002863	Address	16777 E Mansfield Circle Aurora CO 80013
License Expiration	12/31/2023	License State	CO
Phone	3038879076	Email	jwhaas_99@yahoo.com
Broker Distance to Subject	1.23 miles	Date Signed	09/10/2021

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.