

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>	309 Lincoln Avenue, Platteville, CO 80651	<b>Order ID</b>	7251478	<b>Property ID</b>	30023067
<b>Inspection Date</b>	04/22/2021	<b>Date of Report</b>	04/23/2021		
<b>Loan Number</b>	44558	<b>APN</b>	R0380694		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Weld		

### Tracking IDs

<b>Order Tracking ID</b>	0422BPO	<b>Tracking ID 1</b>	0422BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Martin Matthew M	<b>Condition Comments</b> Subject appears in average condition for age and location. Garage door needs painting.
<b>R. E. Taxes</b>	\$2,703	
<b>Assessed Value</b>	\$21,580	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Unknown. Front door notice. )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> 100% developed subdivision in central Platteville (POP. 4500). All homes share the same builder and there is a uniform look to the neighborhood. Mature landscaping.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$295,000 High: \$605,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	309 Lincoln Avenue	973 Dove Hill Rd	941 Dove Hill Rd	16473 Stoneleigh
City, State	Platteville, CO	La Salle, CO	La Salle, CO	Platteville, CO
Zip Code	80651	80645	80645	80651
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	10.27 <sup>1</sup>	10.35 <sup>1</sup>	8.02 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$372,997	\$435,000	\$499,900
List Price \$	--	\$372,997	\$435,000	\$499,900
Original List Date		04/07/2021	03/05/2021	02/05/2021
DOM · Cumulative DOM	-- · --	14 · 16	47 · 49	75 · 77
Age (# of years)	26	6	6	1
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	2 Stories Conventional	1 Story Ranch	1.5 Stories Other	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	3,358	3,276	3,340	3,498
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	5 · 3	3 · 2 · 1
Total Room #	8	6	9	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	0%	90%	0%
Basement Sq. Ft.	--	1,638	670	1,749
Pool/Spa	--	--	--	--
Lot Size	.18 acres	15 acres	.15 acres	.82 acres
Other	--	--	--	--

\* 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** Equal style, location and appeal. Inferior number of bedrooms. Equal number of baths. Basement is superior. Superior car storage.

**Listing 2** Equal style, location and appeal. Finished basement is superior. Fifth bedroom is superior. Equal number of bathrooms. Superior car storage.

**Listing 3** Equal style, location and appeal. Inferior number of bedrooms. One less full bath. Half bath is superior. Basement is superior. Superior car storage.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	309 Lincoln Avenue	202 Buck Rake Blvd	267 Sunset	271 Sunset
City, State	Platteville, CO	Platteville, CO	La Salle, CO	La Salle, CO
Zip Code	80651	80651	80645	80645
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 <sup>1</sup>	10.68 <sup>1</sup>	10.68 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$365,000	\$399,500	\$415,000
List Price \$	--	\$365,000	\$399,500	\$415,000
Sale Price \$	--	\$361,000	\$393,000	\$410,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	11/12/2020	10/23/2020	03/09/2021
DOM · Cumulative DOM	-- · --	77 · 34	43 · 39	38 · 39
Age (# of years)	26	18	14	14
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	2 Stories Conventional	1 Story Ranch	1 Story Ranch	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	3,358	2,971	2,810	3,772
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	5 · 3	5 · 3 · 1
Total Room #	8	7	9	10
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	90%	90%	90%
Basement Sq. Ft.		1,330	1,394	800
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.20 acres	.15 acres	.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	-\$5,000	-\$6,500
Adjusted Price	--	\$356,000	\$388,000	\$403,500

\* Sold 1 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** Equal style, location and appeal. Inferior number of bedrooms (\$1000). Equal number of baths. Finished basement is superior (-\$5000). Superior car storage. (-\$1000).
- Sold 2** Equal style, location and appeal. Superior number of bedrooms (-\$1000). Equal number of baths. Finished basement is superior (-\$5000). Superior car storage (-\$1000).
- Sold 3** Equal style, location and appeal. Superior number of bedrooms (-\$1000). Equal number of full baths. Half bath is superior (-\$500). Finished basement is superior (-\$5000). Superior car storage (-\$1000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent listing history for subject.			
<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>	\$359,000	\$359,500
<b>Sales Price</b>	\$357,000	\$357,500
<b>30 Day Price</b>	\$356,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject was built in 1995 as a ranch style home with 1328 sq feet and was typical for the neighborhood. In 2007 a large, two story, addition was added to the rear. The subject then became atypical for the neighborhood. Subject was listed in early 2020 for \$355,000, went under contract but failed to close. Subject is posted and vacant. Reason unknown. Owner of record on this report and in public records are different. Reason unknown. Inventory is low. Demand is strong. Multiple offers are common. Selling over list is common. Values are rising with each new closing. The market is active and competitive. This market is excellent.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** 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.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



Other



Other



## Listing Photos

**L1** 973 Dove Hill Rd  
La Salle, CO 80645



Front

**L2** 941 Dove Hill Rd  
La Salle, CO 80645



Front

**L3** 16473 Stoneleigh  
Platteville, CO 80651



Front

## Sales Photos

**S1** 202 Buck Rake Blvd  
Platteville, CO 80651



Front

**S2** 267 Sunset  
La Salle, CO 80645



Front

**S3** 271 Sunset  
La Salle, CO 80645



Front

### ClearMaps Addendum

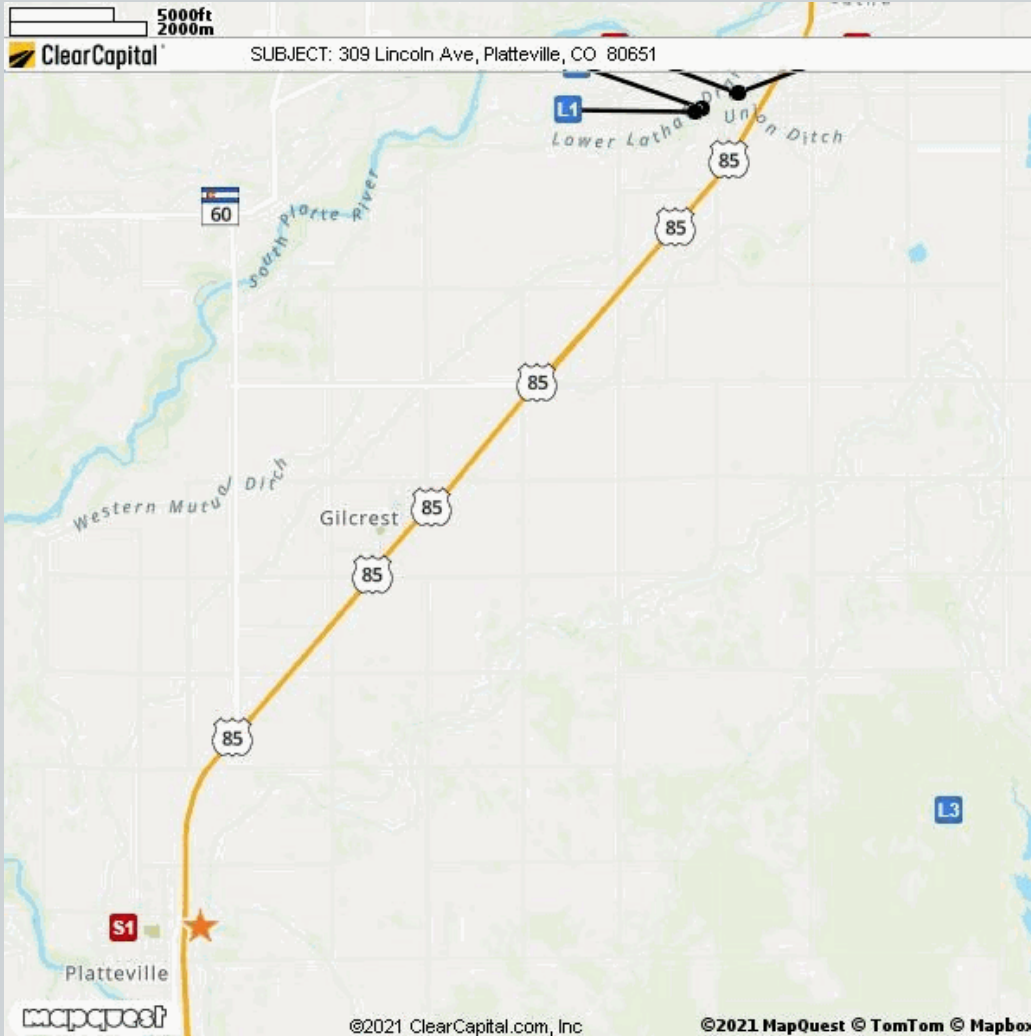
**Address** ★ 309 Lincoln Avenue, Platteville, CO 80651

**Loan Number** 44558

**Suggested List** \$359,000

**Suggested Repaired** \$359,500

**Sale** \$357,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	309 Lincoln Avenue, Platteville, CO 80651	--	Parcel Match
L1 Listing 1	973 Dove Hill Rd, La Salle, CO 80645	10.27 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	941 Dove Hill Rd, La Salle, CO 80645	10.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	16473 Stoneleigh, Platteville, CO 80651	8.02 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	202 Buck Rake Blvd, Platteville, CO 80651	0.73 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	267 Sunset, La Salle, CO 80645	10.68 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	271 Sunset, La Salle, CO 80645	10.68 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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.

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.

**Photo Instructions**

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

## Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

## Broker Information

<b>Broker Name</b>	Linda Pearman	<b>Company/Brokerage</b>	Linda Pearman
<b>License No</b>	40044880	<b>Address</b>	4902 29 14B Greeley CO 80634
<b>License Expiration</b>	12/31/2022	<b>License State</b>	CO
<b>Phone</b>	9705155729	<b>Email</b>	lindapearman11@gmail.com
<b>Broker Distance to Subject</b>	12.17 miles	<b>Date Signed</b>	04/23/2021

*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.**