

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>	30689 Barnett Road, Pueblo, CO 81006	<b>Order ID</b>	7729506	<b>Property ID</b>	31564714
<b>Inspection Date</b>	11/09/2021	<b>Date of Report</b>	11/12/2021		
<b>Loan Number</b>	45104	<b>APN</b>	0436000103		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

### Tracking IDs

<b>Order Tracking ID</b>	AgedBPOs_110821	<b>Tracking ID 1</b>	AgedBPOs_110821
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	KONRAD A GERLOCK	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$681	This subject is in a rural /suburban area. It appears to be maintained and occupied. The comment in the MLS state that it is a investors special. There aren't any interior pictures in the MLS. Storm door on front door appears to be falling off.	
<b>Assessed Value</b>	\$9,530		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$400		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$400		
<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>	
<b>Local Economy</b>	Stable	This area is spread out. I had to expand the distance parameter to find comps. It is a rural area. Easy access to schools, places of worship, shopping and the highway.	
<b>Sales Prices in this Neighborhood</b>	Low: \$85,000 High: \$630,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	30689 Barnett Road	30670 Gale Rd	2001 S Peakview	25750 County Farm Rd
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81006	81006	81006	81006
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.59 <sup>1</sup>	3.89 <sup>1</sup>	3.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$369,900	\$380,000
<b>List Price \$</b>	--	\$385,000	\$369,900	\$300,000
<b>Original List Date</b>		08/27/2021	11/11/2021	09/17/2021
<b>DOM · Cumulative DOM</b>	-- · --	76 · 77	0 · 1	55 · 56
<b>Age (# of years)</b>	43	64	57	67
<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>	1,040	1,116	1,014	924
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	5	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 2 Car(s)	Detached 4 Car(s)	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	100%	0%	100%
<b>Basement Sq. Ft.</b>	1,040	1,116	1,014	825
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	.61 acres	2.073 acres	1.2 acres	1 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Price Reduced! Seller Wants an Offer! Country living on 2 Acres! Home is Move-In Ready. 4 Bedrooms with 3 bedrooms on the Main Level. Hardwood floors main level with Tile in the Kitchen. Kitchen has a New Countertop and Sink and includes all the appliances. All new interior paint. Basement features Huge family room with wood stove, 4th bedroom and storage. Large Laundry Room and Washer and Dryer are included. 2nd bath in basement. Central Air. Oversized 2-car garage 25'x30' on the exterior, storage building and fencing for animals. Plenty of room to spread out, add outbuildings etc... Per seller there are two wells on the property. Purchaser to verify. Home is being professionally cleaned. This comp is in the same area as the subject.
- Listing 2** Super nice, clean St. Charles Mesa rancher with walkout basement and beautiful yard! One of a kind find in the county! Great neighborhood! Set up for horses with corral, stable, outbuildings, but offers so much more! Great mountain views, lots of trees, flowers, two water features, flowers, native plants, multiple garden areas, 4 car tandem heated garage plus carport! Home features great new flooring in living room and dining area, large living areas on both levels, fireplace and built in Murphy bed in family room, sauna, large laundry room, enclosed porch in front and enclosed deck in back! Walkout from basement to another pergola covered patio! You must see this unique, special home! This comp is in the same area as the subject.
- Listing 3** A 1954 fully furnished Mesa Farm Style home (AG zoning) with lots of room for your family, animals, gardening and even a pool! There is tons of potential and curb appeal! Located off a paved road, you are greeted with fresh landscaping, tall trees and spacious (RV) parking as the house is set back off the street. Bring your ideas and enjoy the following upgrades: new roof, furnace, water heater, refrigerator, tile, and lighting. Original hardwood floors flow the entry and living room. Partial archway between dining and kitchen for a more open concept. Two large bedrooms with closets upstairs, and the main bathroom in between. Downstairs you will find a large family room, two bedrooms off the side, laundry room and bathroom. You won't run out of storage or workspace area with a 30x20 two car garage and a 15x10 cinderblock shed. The pool (lap) is 45x15 (needs a new pump.) The backyard is full fenced with a small lean to. Enjoy life on the farm while still having all the accommodations of city life! This comp is in the same area as the subject.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	30689 Barnett Road	31503 Acoma	23227 Everett	35942 Hwy 50
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81006	81006	81006	81006
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	3.05 <sup>1</sup>	2.82 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$165,000	\$230,000	\$189,000
<b>List Price \$</b>	--	\$165,000	\$230,000	\$189,000
<b>Sale Price \$</b>	--	\$170,100	\$230,000	\$192,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	04/19/2021	09/13/2021	11/23/2020
<b>DOM · Cumulative DOM</b>	-- · --	40 · 40	41 · 41	58 · 58
<b>Age (# of years)</b>	43	63	35	107
<b>Condition</b>	Average	Average	Average	Good
<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>	1,040	1,020	912	860
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	3 · 1	2 · 1	2 · 1
<b>Total Room #</b>	6	5	4	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 2 Car(s)	Carport 1 Car	None
<b>Basement (Yes/No)</b>	Yes	No	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1040	--	--	680
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.61 acres	.22 acres	.35 acres	.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$11,730	+\$28,380	-\$2,640
<b>Adjusted Price</b>	--	\$181,830	\$258,380	\$189,360

\* 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** This 3 bedroom, 1 bathroom rancher is located on a large lot with a fully fenced yard. There is a 2 car detached garage and small shed located in the backyard. Root cellar located in the shed. The backyard is a blank canvas, with lots of trees and is ready for your creativity. Schedule your showing today! This home won't last long. Adjustments made are, +\$750 for bed, +\$1000 for bath, \$50 per sq ft ag =+\$1000, \$12 per sq ft basement = +\$12480, -\$3500 for garage stall
- Sold 2** Great Starter Home, or if you are looking to down size take a look at this Cute - Mesa Property -The 2 bedroom ,1 bath home does not have a long hallway so all of the space is utilized. The 2nd Bedroom is currently being used as the laundry, but there are hookups in the kitchen pantry if one wanted to move them back where they were originally. The yard is one that you will enjoy from the beautiful grass to the trees. The back yard is divided, and goes to an area that has an apple tree and a patio cover that you can sit and watch the deer graze and play in the hay meadow behind the property. This has a ramp already going to the front door made for a heavy motorized chair. There is a grade school just down the road. There is a well located in the Lg Shed, but the Seller has never used it, and it is not registered. The sprinkler system is new, in both the front and back yard, and on a timer to make it very easy to water. 10 minutes to downtown Pueblo. Your favorite Green Chili's and fresh vegetables are only minutes away. Adjustments made to make comp equal the subject, \$750 per bed = +\$1500, +\$100 for bath, \$50 per sq ft ag = +\$6400, \$12 per sq ft basement = +\$12480, +\$3500 for garage stall
- Sold 3** legant 2 bed 1 bath rancher/cottage in a great desired area, park-like yard, many upgrades to include New Roof 2018, New Stucco 2018, Kitchen and Bathroom upgraded/remodeled with newer appliances, countertops, and cabinetry. New front and back door, new flooring. New paint. Move-in ready! Don't let this one get away!! Listing agent is related to Seller. Adjustment made to make the comp equal the subject. \$750 per bed = +\$1500, +\$1000 for bath, \$50 per sq ft ag =+\$9000, \$12 per sq ft basement = +\$4560, +\$3500 for garage stall

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams Premier Realty	This subject is currently listed and is active at this time.					
<b>Listing Agent Name</b>	JJordan Kremes						
<b>Listing Agent Phone</b>	719-649-3611						
<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>
10/22/2021	\$240,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$209,400	\$209,900
<b>Sales Price</b>	\$209,000	\$209,500
<b>30 Day Price</b>	\$208,000	--
<b>Comments Regarding Pricing Strategy</b>		
There are limited similar comps in the area. I had to expand the distance parameter and make adjustments to make the comps equal the subject. I searched the area for 900 to 1200 sq ft properties. Most have been updated.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition with \$400 recommended in total repairs. Comps are similar in characteristics, located within 3.89 miles and the sold comps closed within the last 12 months. In addition, there was a prior report completed 05/2021 and the variance is 12.4%. The price conclusion is deemed supported.

### Subject Photos



Front



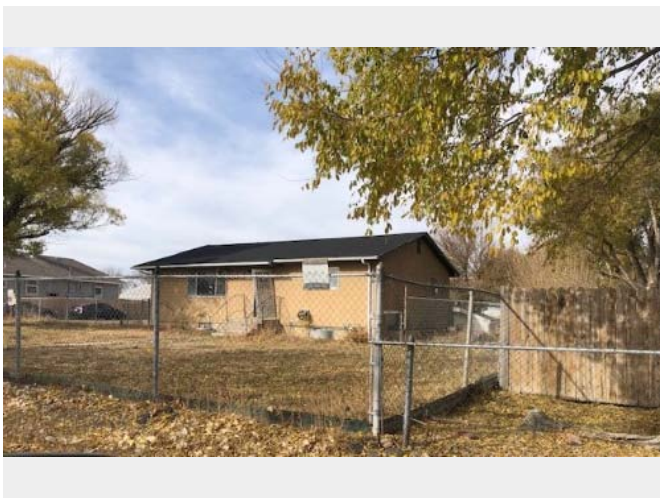
Address Verification



Side



Side



Side



Street

## Subject Photos



Street



Street



Other



## Listing Photos

**L1** 30670 Gale Rd  
Pueblo, CO 81006



Front

**L2** 2001 S Peakview  
Pueblo, CO 81006



Front

**L3** 25750 County Farm Rd  
Pueblo, CO 81006



Front

## Sales Photos

**S1** 31503 Acoma  
Pueblo, CO 81006



Front

**S2** 23227 Everett  
Pueblo, CO 81006



Front

**S3** 35942 Hwy 50  
Pueblo, CO 81006



Front

### ClearMaps Addendum

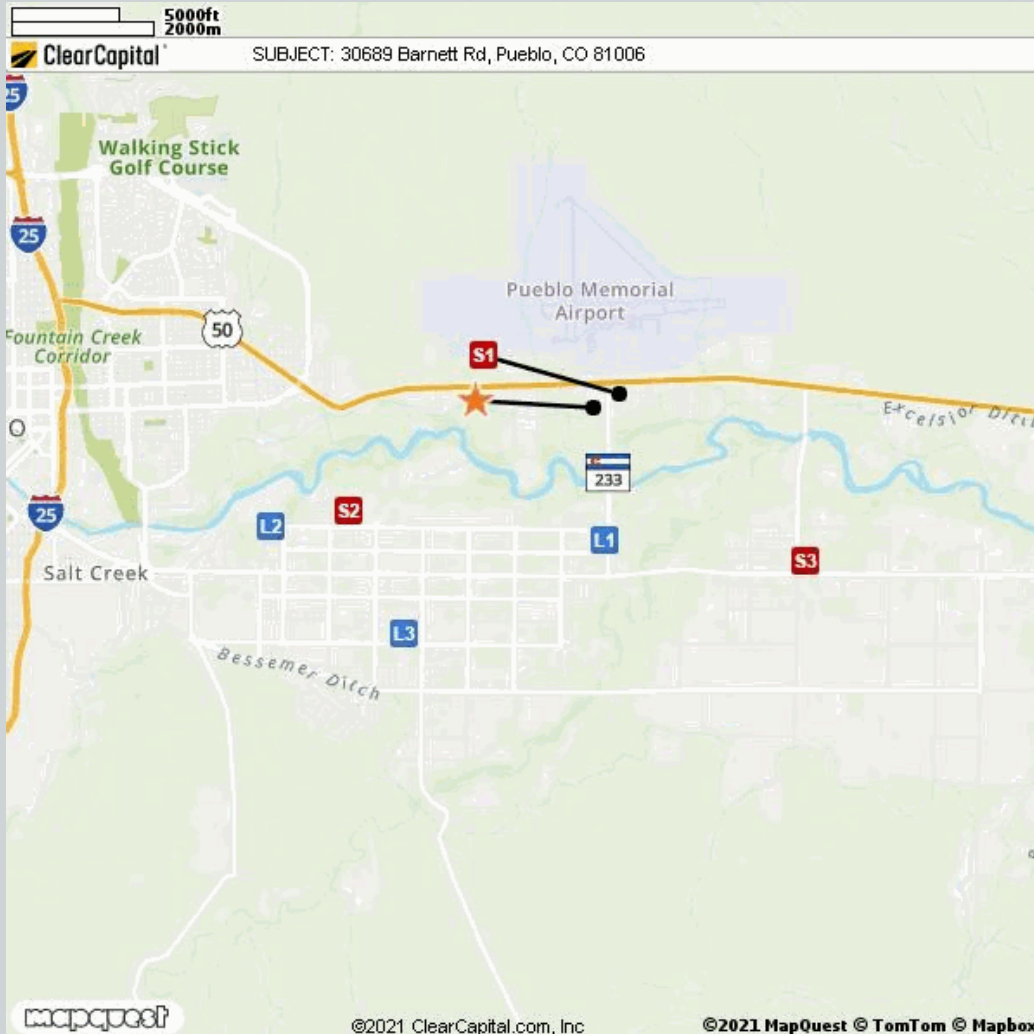
**Address** ★ 30689 Barnett Road, Pueblo, CO 81006

**Loan Number** 45104

**Suggested List** \$209,400

**Suggested Repaired** \$209,900

**Sale** \$209,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30689 Barnett Road, Pueblo, CO 81006	--	Parcel Match
L1 Listing 1	30670 Gale Rd, Pueblo, CO 81006	1.59 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	2001 S Peakview, Pueblo, CO 81006	3.89 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	25750 County Farm Rd, Pueblo, CO 81006	3.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	31503 Acoma, Pueblo, CO 81006	0.31 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	23227 Everett, Pueblo, CO 81006	3.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	35942 Hwy 50, Pueblo, CO 81006	2.82 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>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	7.52 miles	<b>Date Signed</b>	11/11/2021

*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.**