

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>	4437 Hopeful Way, Colorado Springs, CO 80917	<b>Order ID</b>	7729506	<b>Property ID</b>	31564715
<b>Inspection Date</b>	11/09/2021	<b>Date of Report</b>	11/10/2021		
<b>Loan Number</b>	45191	<b>APN</b>	6326113004		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

<b>Tracking IDs</b>					
<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		Condition Comments
<b>Owner</b>	Taenite Asset Trust	Subject is a typical home for the neighborhood, modest ranch. Lot is on a rounded corner that allows for additional parking on the side. No issues noted during drive-by inspection.
<b>R. E. Taxes</b>	\$107,849	
<b>Assessed Value</b>	\$222,317	
<b>Zoning Classification</b>	R1-6 AO	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors & windows appear locked.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Established suburban neighborhood of 1970-80s modest small-medium sized tract homes, all similar age/quality. Most neighboring homes appear Average condition & curb appeal. Location has great access to get around, there is a lot of commercial & conveniences nearby and high school is walkable. REO and distress inventory is low at this time.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$228,000 High: \$425,000	
<b>Market for this type of property</b>	Increased 12 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	4437 Hopeful Way	4312 Hopeful Wy	4050 Hopeful Dr	4715 S Crimson Cr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80917	80917	80917	80917
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.35 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$395,000	\$335,000	\$369,900
<b>List Price \$</b>	--	\$395,000	\$335,000	\$369,900
<b>Original List Date</b>		11/05/2021	11/08/2021	10/14/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 5	1 · 2	5 · 27
<b>Age (# of years)</b>	41	41	51	51
<b>Condition</b>	Average	Good	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	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch w/ basement	1 Story Ranch w/ basement	1 Story Ranch w/ basement	1 Story Ranch w/ basement
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	924	993	918	956
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	7	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	90%
<b>Basement Sq. Ft.</b>	924	473	918	956
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.185 acres	0.17 acres	0.18 acres	0.16 acres
<b>Other</b>	Fireplace	Fireplace	None	None

\* Listing 3 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** Active. Comp is located in the Subject immediate neighborhood and selected for location & size similarity. Updated throughout with trendy finishes. Looks only cosmetic & vinyl windows, remarks do not mention systems or mechanic updates. Backs to open space, mountain views from back. Lower Level rec room, one bedroom & one bath.

**Listing 2** Active. No photos on MLS. Remarks: "Investor special! 4 bed 2 bath home in amazing location! Central to everything. Come see this great floor plan and large yard. So much potential!" Lower level rec room, 2 bedrooms, 1 bath.

**Listing 3** Pending. Neutral interior with newer paints and modest updates to flooring and kitchen. Lower level rec room, one bedroom, and one bath.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	4437 Hopeful Way	3923 Fetlock Cr	4674 Scenic Cr	4513 Adieu Cr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80917	80918	80917	80917
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.50 <sup>1</sup>	0.59 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$400,000	\$410,000	\$330,000
<b>List Price \$</b>	--	\$400,000	\$410,000	\$330,000
<b>Sale Price \$</b>	--	\$410,000	\$405,000	\$341,000
<b>Type of Financing</b>	--	Va	Fha	Conventional
<b>Date of Sale</b>	--	11/01/2021	09/27/2021	08/16/2021
<b>DOM · Cumulative DOM</b>	-- · --	14 · 27	27 · 60	7 · 38
<b>Age (# of years)</b>	41	50	50	50
<b>Condition</b>	Average	Good	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 w/ basement	1 Story Ranch w/ basement	1 Story Ranch w/ basement	1 Story Ranch w/ basement
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	924	852	918	948
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	90%	80%	90%
<b>Basement Sq. Ft.</b>	924	833	918	948
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.185 acres	0.14 acres	0.19 acres	0.16 acres
<b>Other</b>	Fireplace	None	None	None
<b>Net Adjustment</b>	--	-\$2,935	+\$4,830	+\$6,740
<b>Adjusted Price</b>	--	\$407,065	\$409,830	\$347,740

\* 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** Cosmetic flip, interior has trendy updates but systems & mechanics likely not improved. Vinyl windows. Adjustments: Seller Concession -6,000, bath +4,000, fireplace +1,000, condition/features -7,500, square footage +5,565
- Sold 2** Neutral interior throughout, basic updates to kitchen & bath and flooring. Adjustments: bath +4,000, fireplace +1,000, condition/features -3,500, square footage +3,330
- Sold 3** Reflects wear & tear, needs cosmetics throughout. No remarkable updates or improvements. Adjustments: bath +4,000, fireplace +1,000, square footage +1,740

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent MLS activity. Last MLS activity was from 2017			
<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>	\$384,900	\$384,900
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$375,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Buyer demand is very high in this price point &amp; area. Marketing time is generally low. Subject property has features not typical that are desirable and would increase marketability: 3 baths, fireplace and nice lot with east facing driveway. Overall good features that should encourage a fast sale if property were on market. All comps are from the subject market area as adjusted provide a likely reliable indication of Subject's value in the current market conditions.</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



Front



Address Verification



Address Verification



Side



Side

## Subject Photos



Side



Side



Side



Street



Street



Street



## Listing Photos

**L1** 4312 Hopeful WY  
Colorado Springs, CO 80917



Front

**L2** 4050 Hopeful DR  
Colorado Springs, CO 80917



Front

**L3** 4715 S Crimson CR  
Colorado Springs, CO 80917



Front

## Sales Photos

**S1** 3923 Fetlock CR  
Colorado Springs, CO 80918



Front

**S2** 4674 Scenic CR  
Colorado Springs, CO 80917



Front

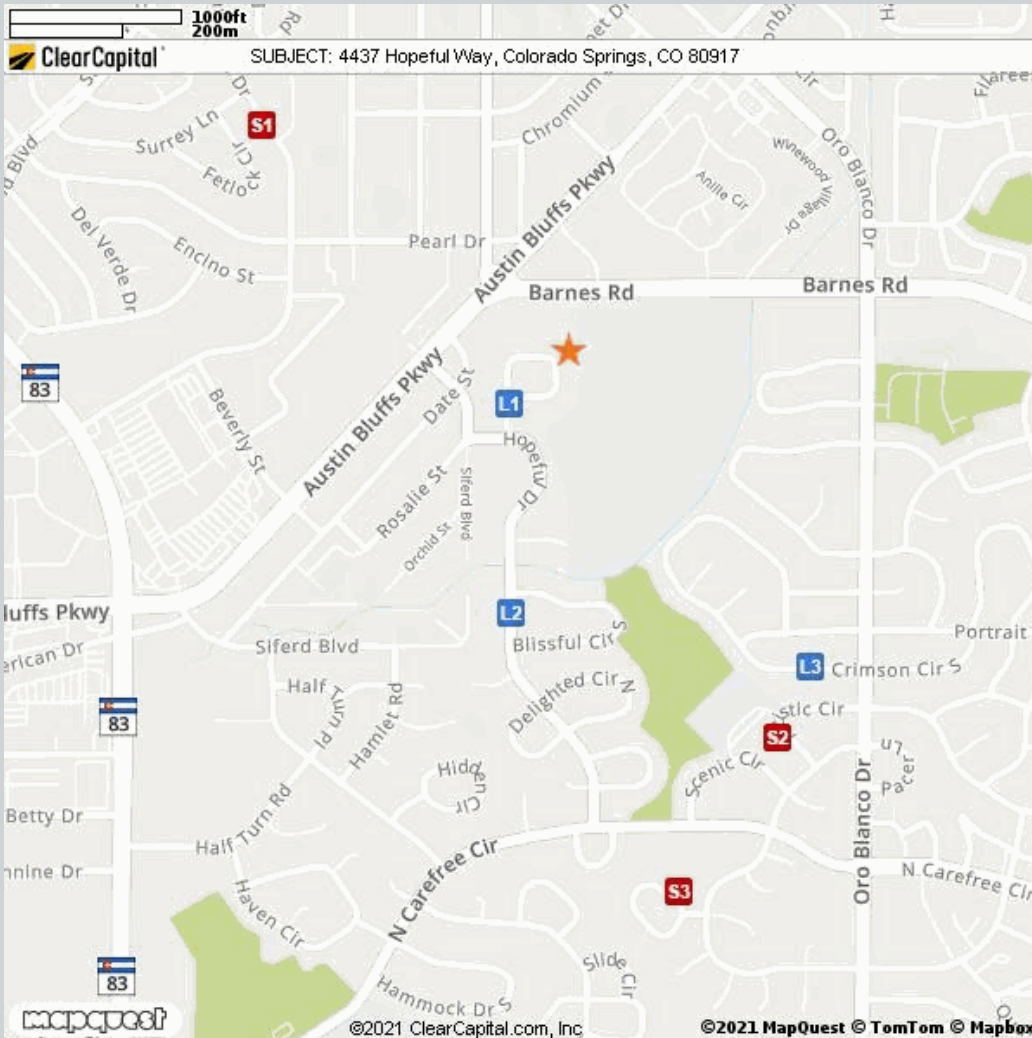
**S3** 4513 Adieu CR  
Colorado Springs, CO 80917



Front

## ClearMaps Addendum

**Address** ★ 4437 Hopeful Way, Colorado Springs, CO 80917  
**Loan Number** 45191      **Suggested List** \$384,900      **Suggested Repaired** \$384,900      **Sale** \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4437 Hopeful Way, Colorado Springs, CO 80917	--	Parcel Match
L1 Listing 1	4312 Hopeful Wy, Colorado Springs, CO 80917	0.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4050 Hopeful Dr, Colorado Springs, CO 80917	0.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4715 S Crimson Cr, Colorado Springs, CO 80917	0.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3923 Fetlock Cr, Colorado Springs, CO 80917	0.50 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4674 Scenic Cr, Colorado Springs, CO 80917	0.59 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4513 Adieu Cr, Colorado Springs, CO 80917	0.73 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>	Darlene Haines	<b>Company/Brokerage</b>	Rocky Mountain Property Shop
<b>License No</b>	ER100003044	<b>Address</b>	3021 Mandalay Grv Colorado Springs CO 80917
<b>License Expiration</b>	12/31/2021	<b>License State</b>	CO
<b>Phone</b>	3039560090	<b>Email</b>	darlenehaines@hotmail.com
<b>Broker Distance to Subject</b>	1.77 miles	<b>Date Signed</b>	11/09/2021

*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:**

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