

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>	4733 Decatur Street, Denver, CO 80211	<b>Order ID</b>	7793381	<b>Property ID</b>	31743776
<b>Inspection Date</b>	12/06/2021	<b>Date of Report</b>	12/07/2021		
<b>Loan Number</b>	45221	<b>APN</b>	2201-06-016		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Denver		

**Tracking IDs**

<b>Order Tracking ID</b>	1203BPO_update	<b>Tracking ID 1</b>	1203BPO_update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b> Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
<b>R. E. Taxes</b>	\$1,846	
<b>Assessed Value</b>	\$478,000	
<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>	\$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**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$184,000 High: \$909,000	
<b>Market for this type of property</b>	Increased 0.05 0 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4733 Decatur Street	2121 W 42nd Ave	5021 Elm Ct	4030 W 49th Ave
<b>City, State</b>	Denver, CO	Denver, CO	Denver, CO	Denver, CO
<b>Zip Code</b>	80211	80211	80221	80212
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	0.36 <sup>1</sup>	0.98 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$500,000	\$499,900	\$487,000
<b>List Price \$</b>	--	\$500,000	\$499,900	\$484,000
<b>Original List Date</b>		11/11/2021	11/05/2021	10/21/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 26	5 · 32	41 · 47
<b>Age (# of years)</b>	72	120	80	111
<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 Victorian	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,028	1,280	894	673
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1 · 1	2 · 1	1 · 1
<b>Total Room #</b>	5	5	5	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	No	Yes	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	100	--	100
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.05 acres	0.14 acres	0.1 acres
<b>Other</b>	None	None	None	None

\* 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** Sunnyside For 500K? Seems To Good To Be True But Its Not Historical Charm Meets Modern Convenience In This Adorable Victorian Home. In The Heart Of The Highlands You Are Steps Away From Incredible Restaurants With Easy Access To Everything Denver. The Main Level Boasts an Open Floor Plan With Tons Of Natural Light. Spacious Living Room, Formal Dining Area, And Open Kitchen Makes This House Perfect For Entertaining Or Just Hanging Out. The Second Story Features 2 Bedrooms And a Full Bath. Tons Of Upgrades Including: New Roof, Siding, Paint Within Last 3 Years. Updated Vinyl Windows. Water Filters On Kitchen And Upstairs Sinks. New Front Door And Door From Laundry To Garage. Welcome Home
- Listing 2** Location-Location-Location,Welcome Home Chaffee Park One Of Denvers Most Desirable Neighborhoods. This Is a Charmer Close To All. Home Has Been Completely Updated And Converted To an Open Floor Plan, Absolutely Beautiful. Bathroom Was Recently Remolded . Brand New Kitchen With All New Top Of The Line Samsung Appliance Package. Custom Paint And Wonderful Hardwood Floors. Renewal by Anderson Windows Were Installed In 2017, New Roof In 2017. Endless Hot Showers With The New Tankless Water Heater. Oversized 2 Car Garage In The Rear, Access From The Alley. Other Recent Upgrades Include a New Furnace And New Sewer Line. It s All Here Enjoy Convenient Access To Rocky Mountain Lake Park, The Highlands, Berkeley And an Array Of Great Restaurants And Shops. Proximity To Federal Boulevard And I-70 Opens Up All Of Denver The Mountains For You To Enjoy And Explore. Hurry This One Will Not Last
- Listing 3** This Charming Move-In Ready Bungalow Has Been Well-Loved And Maintained And Is Ready For You To Enjoy All The Amenities Of The Highly Sought After Regis-Berkeley Neighborhood Including Tennyson Shops, Willis Case Golf Course, 2 Nearby Lakes/Parks, Regis University; Walk To Restaurants, Coffee Shop And Breweries. Photos Were Taken When Furnished But Is Currently Vacant And No Rent-Back Needed BY Sellers. Main Floor Living/Dining Room, Bedroom With En-Suite Bath Plus Another Full Bath For Guests. The Basement Flex Space Is Ideal For an Office, Exercise-Yoga Studio Or Can Be Turned Into 2Nd Bedroom With The Ability To Egress The Window. Washer/Dryer Included And Youll Love The Maintenance-Free Backyard With Synlawn Pet-Friendly Artificial Grass; The 1- Car Detached Garage Has a Long, Gated Drive Off Alley For Plenty Of Car Parking, Boats, RV Storage Or Other Toys. Interior Just Painted, Exterior Painted 8/18, New Roof And Gutters 9/17. So Much To Offer ... Dont Wait To See This One And Be Moved Into Your New Home To Enjoy The Holidays

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	4733 Decatur Street	2371 W 54th Pl	4524 Vallejo St	4980 Clay St
<b>City, State</b>	Denver, CO	Denver, CO	Denver, CO	Denver, CO
<b>Zip Code</b>	80211	80221	80211	80221
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.97 <sup>1</sup>	0.59 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$519,900	\$515,000	\$475,000
<b>List Price \$</b>	--	\$519,900	\$490,000	\$475,000
<b>Sale Price \$</b>	--	\$523,000	\$502,400	\$490,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	09/23/2021	07/23/2021	10/27/2021
<b>DOM · Cumulative DOM</b>	-- · --	10 · 48	5 · 37	4 · 41
<b>Age (# of years)</b>	72	35	70	79
<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 Bungalow	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,028	1,180	747	891
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	6	5	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Detached 2 Car(s)	None	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.2 acres	0.14 acres	0.14 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	+\$3,500	\$0
<b>Adjusted Price</b>	--	\$523,000	\$505,900	\$490,000

\* Sold 2 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** Just a Hop, Skip And a Jump To Old Town Arvada, The Highlands And Berkeley/Regis Area. Mrs. Clean Lives Here, The Cherry Stained Engineered Hardwood Floors On The Main Floor Pop On This Great House. The Basement Has Been Finished And Is Not Included In The County Records. In Addition Theres a Sunroom In The Back And a Trex Deck That Make Entertaining a Breeze. Granite Slab Countertops And Backsplash. Sprinklers Both In The Front And Back Yard. Roof, Furnace, A/C And Hot Water Heater Have All Been Installed In The Last 5 Years. Beautiful Home, With Slate Trim On The Garage And Unique White Stucco Make This Gem Stand Out.
- Sold 2** +3500 for inferior gla. Welcome Home This Ultra-Charming Bungalow Is Located In The Sought-After Sunnyside Neighborhood, On a Large 6250Sqft Lot Step Through The Gate And Into The Enormous Front Yard With Plenty Of Shade Trees To View While Relaxing On The Front Covered Porch. Inside, The Living Room Is Warm And Inviting With Hardwood Floors, The Kitchen Has Plenty Of Counter Cabinet Space , Gas Range And Utility Storage As Well. All Of The Appliances Stay With The Home Including The Washer And Dryer. Updated Windows, Convenient Linen Closet And Custom/Updated Lighting Throughout The Home Has Been Well-Maintained And Features a New Evaporative Cooler In 2020 And Plenty Of Fencing Surrounding The Entire Home And Yard. In The Yard, a Gardeners Dream Comes True Youll Find Kale, Cabbage, Lettuce, Onions, Peppers, Tomatoes, Raspberries And Even a Peach Tree There Is a Drip System For Everything That Needs Watering. Take Guests On a Stroll In Your Backyard To Admire The Wildflower Patch A Large Covered Patio Off The Rear Of The Home Makes For The Perfect Outdoor Entertaining Space And There Is Plenty Of Room To Build a Garage In The Back If You Wish. Located On a Quiet Sunnyside Street And Within Walking Distance To Parks, Restaurants And Shopping. This Is a Rare Find In Sunnyside, Dont Miss Your Chance
- Sold 3** Charming Home In Chaffe Park Tastefully Remodeled. Buyers Will Love The Gorgeous Hardwood Floors Throughout The Home, The Beautiful Kitchen With a Gas Stove, Quartz Countertops, White Cabinets, And Stainless Steel Appliances. The Room Off The Living Room Could Make a Great Office/Den Or Non-Conforming Guest Bedroom. The Seller Also Updated The Bathroom, Added a New Furnace With A/C, Updated Electrical And Plumbing, Landscaping, New Garage Door, Plus Many More Updates Throughout The Home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Sold 610k 06/10/2021				
<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>	1						
<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>
04/21/2021	\$481,000	06/10/2021	\$481,000	Sold	06/10/2021	\$481,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$505,000	\$505,000
<b>Sales Price</b>	\$502,000	\$502,000
<b>30 Day Price</b>	\$499,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject is in average exterior condition with no repairs noted. The property is located within 2 miles of most commerce, recreation and transportation. Values have been increasing with fair market sales comprising the majority of closed transactions. Sold comp 1 gives a good indication of value, this property is most similar in gla and age and it is also a recent sale. Recommend listing as-is with an aggressive market plan to help the property compete with other homes in the area.</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



Street



## Listing Photos

**L1** 2121 W 42nd Ave  
Denver, CO 80211



Front

**L2** 5021 Elm Ct  
Denver, CO 80221



Front

**L3** 4030 W 49th Ave  
Denver, CO 80212



Front

## Sales Photos

**S1** 2371 W 54th Pl  
Denver, CO 80221



Front

**S2** 4524 Vallejo St  
Denver, CO 80211



Front

**S3** 4980 Clay St  
Denver, CO 80221



Front



## 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>	Bryan Veit	<b>Company/Brokerage</b>	Metro REO
<b>License No</b>	er100004840	<b>Address</b>	7390 West David Drive Littleton CO 80128
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7203418668	<b>Email</b>	bryanveit@msn.com
<b>Broker Distance to Subject</b>	14.68 miles	<b>Date Signed</b>	12/07/2021

*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.**