

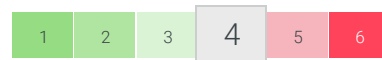
Subject Details

PROPERTY TYPE	GLA
SFR	1,028 Sq. Ft.
BEDS	BATHS
2	1.0
STYLE	YEAR BUILT
Ranch	1949
LOT SIZE	OWNERSHIP
0.15 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Carport	1 Car(s)
HEATING	COOLING
Forced Air	None
COUNTY	APN
Denver	0220106016000

Analysis Of Subject

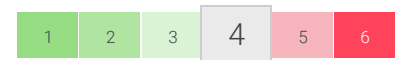
Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

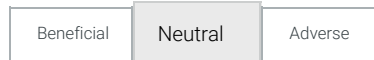
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

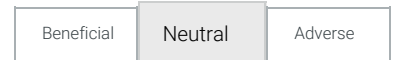
VIEW

Residential



LOCATION

Residential








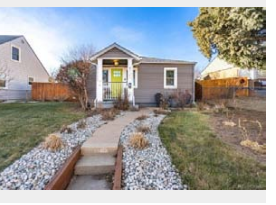


SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Per County records and or MLS and PDC report: Site size typical for the market area. Utility easements of record. No adverse easements or encroachment were noted. Subject typical residential views.




Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 4733 Decatur St Denver, CO 80211 	 4650 Wyandot St Denver, CO 80211 	 2010 W 47th Ave Denver, CO 80211 	 4721 Decatur Denver, CO 80211 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.44 miles	0.57 miles	0.02 miles
DATA/ VERIFICATION SOURCE	Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	04/07/2021	02/25/2021	01/06/2021
SALE PRICE/PPSF	--	\$432,000	\$435,000	\$505,000
		\$410/Sq. Ft.	\$389/Sq. Ft.	\$520/Sq. Ft.
CONTRACT/ PENDING DATE	--	Unknown	Unknown	Unknown
SALE DATE	--	05/11/2021	03/11/2021	02/04/2021
DAYS ON MARKET	--	6	1	3
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.15 Acre(s)	0.17 Acre(s)	0.15 Acre(s)	0.15 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	72	74	72	74
CONDITION	C4	C4	C4	C3
				-\$51,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	4/2/1	5/3/1	5/3/1	4/2/1
GROSS LIVING AREA	1,028 Sq. Ft.	1,054 Sq. Ft.	1,117 Sq. Ft.	972 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	None	None	None	Evaporative Cooler
				-\$2,000
GARAGE	1 CP	2 GD	0 None	2 GD
		-\$10,000	\$2,000	-\$10,000
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-2.31% -\$10,000	0.46% \$2,000	-12.48% -\$63,000
GROSS ADJUSTMENTS		2.31% \$10,000	0.46% \$2,000	12.48% \$63,000
ADJUSTED PRICE		\$422,000	\$437,000	\$442,000

Sales Comparison (Continued)

Provided by
Appraiser

	 4733 Decatur St Denver, CO 80211 	 4768 Beach Ct Denver, CO 80211 			
COMPARABLE TYPE	--	Listing			
MILES TO SUBJECT	--	0.23 miles			
DATA/ VERIFICATION SOURCE	Public Records	MLS			
LIST PRICE	--	\$489,900			
LIST DATE	--	06/02/2021			
SALE PRICE/PPSF	--	--	\$0/Sq. Ft.		
CONTRACT/ PENDING DATE	--	--			
SALE DATE	--				
DAYS ON MARKET	--	13			
LOCATION	N; Res	N; Res			
LOT SIZE	0.15 Acre(s)	0.15 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	72	67			
CONDITION	C4	C3	-\$49,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	4/2/1	4/2/1			
GROSS LIVING AREA	1,028 Sq. Ft.	1,005 Sq. Ft.			
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	None	Central	-\$3,000		
GARAGE	1 CP	1 GD	-\$4,000		
OTHER	--	--		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-11.43%	-\$56,000	
GROSS ADJUSTMENTS			11.43%	\$56,000	
ADJUSTED PRICE				\$433,900	

Value Conclusion + Reconciliation



Provided by
Appraiser

\$435,000
AS-IS VALUE

0-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparables from the subjects immediate neighborhood/subdivision. Comparables were determined by but not limited to: style, age, GLA, bedroom and bathroom count. Comparables provided are considered the most reliable at the time of the report.

EXPLANATION OF ADJUSTMENTS

Adjustments were derived from the paired sales analysis and or the Market extraction method. No adjustment for bedroom count as it is applied in the GLA. GLA adjustment \$95/sf. Adjustment(s) condition (remodel/upgrades); 10% Comparables 3 and 4 remodeled, updated.


ADDITIONAL COMMENTS (OPTIONAL)

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. I have preformed no services as an appraiser or in another capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment. I reserve the right to amend my analyses, conclusions, and/or value, should it later be determined that any of these extraordinary assumptions is false.

Reconciliation Summary

In reconciliation of the Sales Comparison Approach, most weight placed on comparable 1 and 2 due to a reasonable amount of adjustments and are recent sales. The predominate neighborhood value differs from the opinion of market value. The subject is not considered to be an under improvement and is within price range.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per County records and or MLS and PDC report: Site size typical for the market area. Utility easements of record. No adverse easements or encroachment were noted. Subject typical residential views.

Neighborhood and Market

From Page 7

Per MetroList, CMA prices in the market areas have increased from June 2020 to June 2021. Median Comparable Sale Price: 7-12 months: \$585,000, 4-6 months: \$590,000, 0-3 months: \$700,000, average DOM: 19. With current market conditions sellers are not generally required to offer sales or financing concessions. Conventional, Cash and FHA financing are common for the area.

Analysis of Prior Sales & Listings

From Page 6

Per MetroList the subject is not currently list, nor has been in the last 12 months.

Highest and Best Use Additional Comments

The highest and best use of the subject property is as a single family residence, this use is legally permissible, physically possible, financially feasible and most profitable.

Subject Details



Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? **Event** **Date** **Price** **Data Source**
No

LISTING STATUS
Not Listed in Past Year

DATA SOURCE(S)
Public Records

EFFECTIVE DATE
06/16/2021

SALES AND LISTING HISTORY ANALYSIS
Per Metrolist the subject is not currently list, nor has been in the last 12 months.

Order Information

BORROWER **LOAN NUMBER**
Catamount Properties 2018 LLC 45221

PROPERTY ID **ORDER ID**
30475589 7359085

ORDER TRACKING ID **TRACKING ID 1**
0611CV 0611CV

Legal

OWNER **ZONING DESC.**
ANTILLON EDUVIGES EDUVIGES R Residential

ZONING CLASS **ZONING COMPLIANCE**
U-SU-C Legal

LEGAL DESC.
NORTH BOULEVARD HEIGHTS B5 L33 & 34

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE
Yes

PHYSICALLY POSSIBLE? **FINANCIALLY FEASIBLE?**
✓ ✓

LEGALLY PERMISSABLE? **MOST PRODUCTIVE USE?**
✓ ✓

Economic

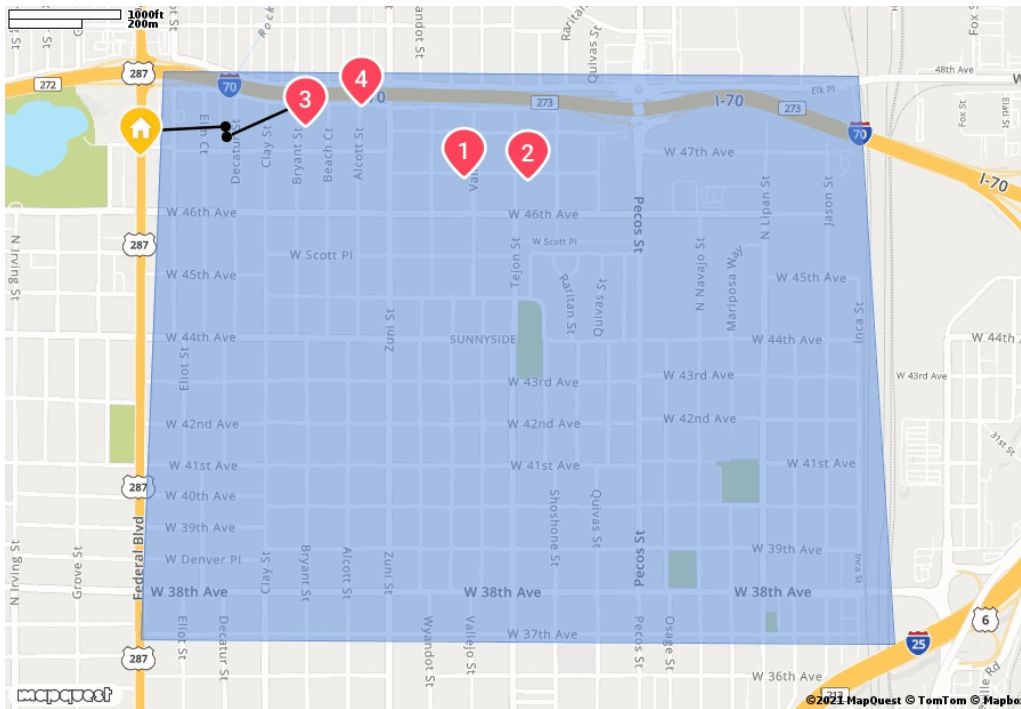
R.E. TAXES **HOA FEES** **PROJECT TYPE**
\$1,846 N/A N/A

FEMA FLOOD ZONE
0800460067G,

FEMA SPECIAL FLOOD ZONE AREA
No

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

81

Months Supply

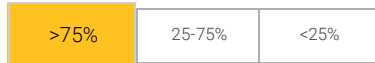
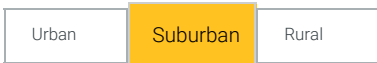
5.0

Avg Days Until Sale

19

Subject Neighborhood as defined by the Appraiser

TYPE BUILT-UP NEIGHBORHOOD & MARKET COMMENTS

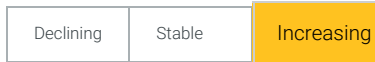


Per MetroList, CMA prices in the market areas have increased from June 2020 to June 2021. Median Comparable Sale Price: 7-12 months: \$585,000, 4-6 months: \$590,000, 0-3 months: \$700,000, average DOM: 19. With current market conditions sellers are not generally required to offer sales or financing concessions. Conventional, Cash and FHA financing are common for the area.

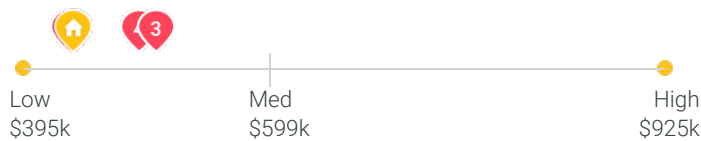
DEMAND / SUPPLY



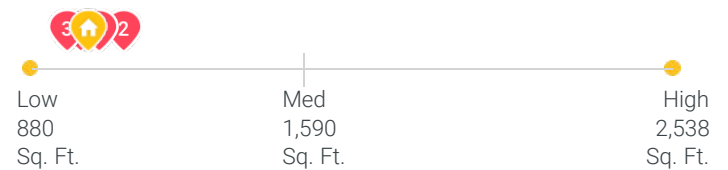
VALUES



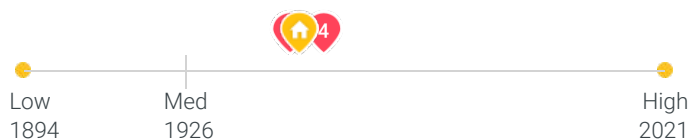
PRICE



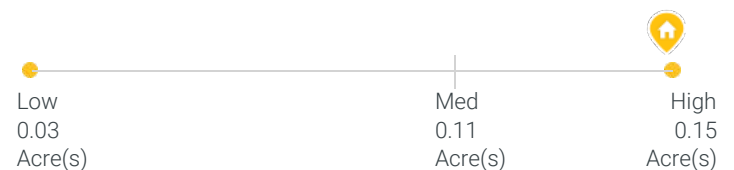
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Front



Front



Front



Address Verification



Side

Subject Photos



Side



Side



Side



Street



Street



Street

Subject Photos



Other



Other

Comparable Photos

Provided by
Appraiser

1 4650 Wyandot St
Denver, CO 80211



Front

2 2010 W 47th Ave
Denver, CO 80211



Front

3 4721 Decatur
Denver, CO 80211



Front

Comparable Photos

Provided by Appraiser

4 4768 Beach Ct
Denver, CO 80211



Front

Scope of Work



REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Omar Rocwa, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Omar Rocwa and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE

NAME

Philip Wojdyla

EFFECTIVE DATE

06/13/2021

DATE OF REPORT

06/16/2021

LICENSE #

CR1315908

STATE

CO


EXPIRATION

12/31/2021

COMPANY

2161295688

Comments - Continued

 Provided by Appraiser

APPRAISER'S CERTIFICATION COMMENTS

Clarification on Scope of Inspection: Per the scope of work identified, the visual and exterior inspection was not completed by the appraiser, however, was completed by the inspector who collected the information through an exterior inspection. The information provided is deemed reliable and sufficient to comply with the requirements of the scope of work.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Carport; 1 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	✓	Good	Clean and well maintained.
SIGNIFICANT REPAIRS NEEDED	✓	No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓	No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓	Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓	Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓	No	-
SUBJECT NEAR POWERLINES	✓	No	-
SUBJECT NEAR RAILROAD	✓	No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓	No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	⚠	Yes	Subject is located 1 block from a major highway.
POSITIVE EXTERNALITIES	✓	Yes	Park, retail, and other amenities within a few blocks.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Omar Rocwa/	ER.040028549	Omar Rocwa	Invite Realty, Inc.	06/13/2021