

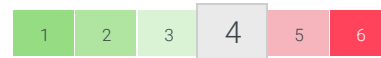
Subject Details

PROPERTY TYPE	GLA
SFR	2,285 Sq. Ft.
BEDS	BATHS
5	1.2
STYLE	YEAR BUILT
Ranch	1961
LOT SIZE	OWNERSHIP
0.21 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	1 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Larimer	R0115746

Analysis Of Subject

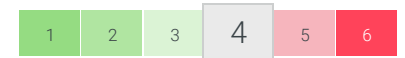
Provided by Appraiser

CONDITION RATING



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

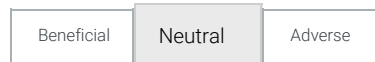
QUALITY RATING



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

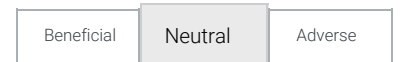
VIEW

🏠 Residential



LOCATION

🏠 Residential











SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Typical utility easements are assumed. No survey provided. No adverse influence noted to be observed at time of inspection. No external obsolescence observed

Sales Comparison

Provided by
Appraiser

	 504 Columbia Rd Fort Collins, CO 80525 	 308 Yale Way Fort Collins, CO 80525 	 617 Duke Ln Fort Collins, CO 80525 	MOST COMPARABLE  405 Duke Ln Fort Collins, CO 80525 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.17 miles	0.12 miles	0.02 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	02/19/2021	01/15/2021	05/17/2021
SALE PRICE/PPSF	--	\$410,500 \$200/Sq. Ft.	\$550,000 \$195/Sq. Ft.	\$460,000 \$210/Sq. Ft.
CONTRACT/ PENDING DATE	--	04/30/2021	01/16/2021	05/18/2021
SALE DATE	--	06/21/2021	02/17/2021	06/15/2021
DAYS ON MARKET	--	122	33	29
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.21 Acre(s)	0.19 Acre(s)	0.18 Acre(s)	0.20 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	60	61	59	59
CONDITION	C4	C4	C3 -\$55,000	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	14/5/1.2	6/5/2	8/4/2	9/5/2.1 -\$4,000
GROSS LIVING AREA	2,285 Sq. Ft.	2,052 Sq. Ft. \$13,000	2,819 Sq. Ft. -\$29,500	2,189 Sq. Ft.
BASEMENT	Full; Finished	Full; Unfinished \$25,000	Full; Finished	Full; Finished
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Ventilation	Central	None \$4,500
GARAGE	1 GA	1 GA	2 GD -\$10,000	1 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		9.26% \$38,000	-17.18% -\$94,500	0.11% \$500
GROSS ADJUSTMENTS		9.26% \$38,000	17.18% \$94,500	1.85% \$8,500
ADJUSTED PRICE		\$448,500	\$455,500	\$460,500

Value Conclusion + Reconciliation



Provided by
Appraiser

\$460,500
AS-IS VALUE

0-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

IRES MLS criteria used for searching comparable sales: Larimer County

EXPLANATION OF ADJUSTMENTS

The subject's lot is similar to the comparable sales. The size is neither excess nor surplus land and there are many lots of similar size. As not enough data exists to determine a land adjustment the lot has been given consideration in the final reconciliation. As condition is a direct function of age and updating and as not enough data exists to extract an age adjustment separate from a condition adjustment, no age adjustments are made and age is considered in the condition adjustment. No age adjustments warranted as each comparable has updating and are in over similar condition with similar estimated economic lives as the subject. Size adjustments are based on \$55 per sf of size difference with no adjustment deemed warranted if less than \$500 or less than 100 sf difference. Size adjustment are extracted from the market using a combination of paired sales analysis, cost analysis and regression. Bedroom adjustments are considered in the size adjustment, as the typical purchaser will look at size differences rather than variation in bedrooms, unless otherwise noted elsewhere in the report. Bath adjustments of \$4,000 per half bath are based on the estimated market reaction supplemented with a paired sales analysis where more than one item was remaining and could not be narrowed to exactly a bath or half bath adjustment. As basements are configured into the GLA on this form, an adjustment of \$25,000 for an unfinished basement was deemed necessary. Garage adjustments are based off market value of \$10,000 per stall.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Upon re-examining each approach for its perspective merits, most weight is put on the sales comparison analysis as this best reflects the actions of typical buyers and sellers in the market place. The comparable sales were adjusted for physical differences to indicate a reliable range of value. The final value in the sales comparison approach considers various market factors, such as supply and demand, financing, current competition, condition of the subject and locational appeal. No personal property was included in the valuation of the subject property. The cost approach, which is most reliable when valuing new construction, is given no consideration and has not been completed as it is not necessary for credible assignment results. The income approach has not been utilized as there is insufficient rental data available to effectively employ a gross rent multiplier. Sale #3 has been given most consideration with most weight placed on sale #3 as it is most similar in market appeal.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Typical utility easements are assumed. No survey provided. No adverse influence noted to be observed at time of inspection. No external obsolescence observed

Neighborhood and Market

From Page 6

IRES MLS criteria used for searching comparable sales: See attached for criteria used to search neighborhood: MLS the subject's defined neighborhood last 12 months. Sales within 90 days and over 6 months: Few sales that were comparable have sold in the previous 90 days due the short supply on the market in the price range. The most recent available sales from the market area have been used and thus required the use of sales over 6 months old. Older sales from the immediate neighborhood were superior to newer sales outside the immediate neighborhood as they have the exact same market influences as the subject The subject's market area has stabilized after a long period of increasing values. This is based on analysis of the subject's market over the previous 36 months, it appears that the subject's neighborhood has seen increasing prices (previously) and decreasing activity due to low number of listings available. It should be noted that the overall market for the area has many price points, the majority of which appear to have stabilized values over the last three quarters. It is the appraisers' opinion that the subject neighborhood will remain stable to slightly increasing in the near future as there is currently a shortage of supply in this market segment. Some participation in closing costs and other seller inducements (up to 3%) are typical for the area and does not impact price. No other unusual market conditions noted at the time of inspection. Marketing times range widely from 1-12 months throughout the county (heavily dependent on location and market segment). The subject's area marketing times are from 1-3 months with about 2 month average depending on property type and price point. Some seller participation in closing costs is common (1-3%) and typical of the market, no other buy downs or seller inducements are typical in the current market. No other unusual market conditions were noted at the time of inspection.

Analysis of Prior Sales & Listings

From Page 5

All transactions appear to be arms length transactions and no unusual items discovered during research. All sales appear to be inline with market expectations

Highest and Best Use Additional Comments

The subject is at it's highest and best use per analysis by the appraiser (using the proper methodology) and it use is consistent with market area use

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
Yes	● Sold	Jun 29, 2021	\$455,000	MLS 9304261
LISTING STATUS Listed in Past Year	● Pending	Jun 18, 2021	\$436,500	MLS 9304261
	● Active	Jun 17, 2021	\$436,500	MLS 9304261
DATA SOURCE(S) MLS	● Active	Jun 16, 2021	\$436,500	MLS 943281
EFFECTIVE DATE 07/06/2021				

SALES AND LISTING HISTORY ANALYSIS

All transactions appear to be arms length transactions and no unusual items discovered during research. All sales appear to be inline with market expectations

Order Information

BORROWER Catamount Properties 2018 LLC	LOAN NUMBER 45396
PROPERTY ID 30574618	ORDER ID 7403544
ORDER TRACKING ID 0630CV	TRACKING ID 1 0630CV

Legal

OWNER EDWIN D BROWN	ZONING DESC. Residential Low Density
ZONING CLASS RL	ZONING COMPLIANCE Legal
LEGAL DESC. LOT 10, BLK 9, SOUTH COLLEGE HTS 7TH, FTC	

Highest and Best Use

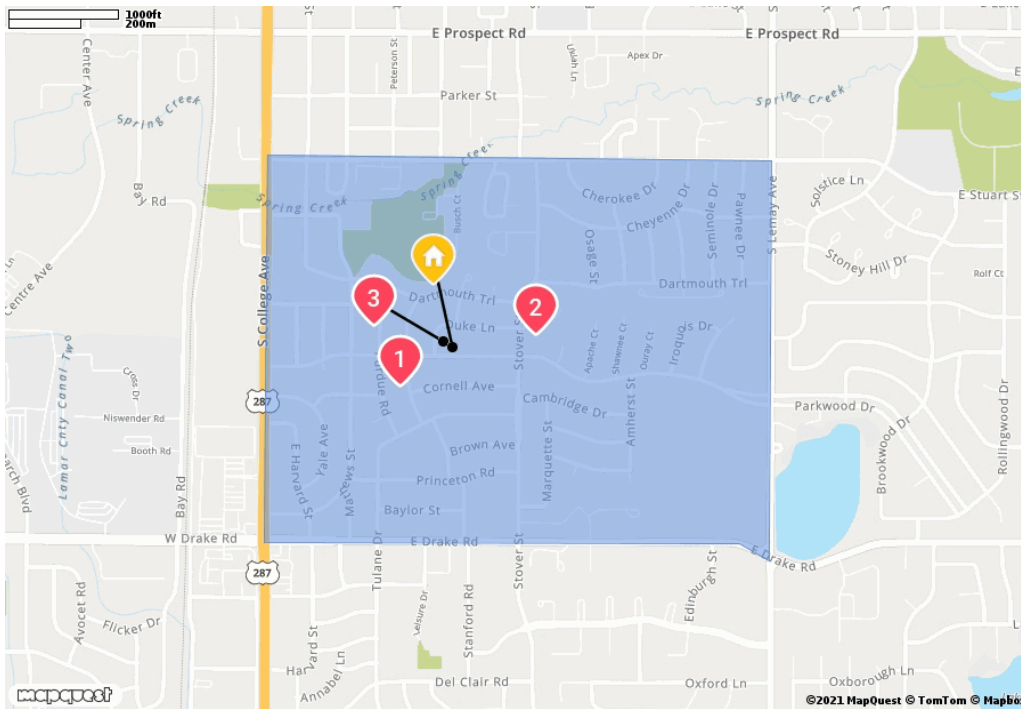
IS HIGHEST AND BEST USE THE PRESENT USE Yes	
PHYSICALLY POSSIBLE? ✓	FINANCIALLY FEASIBLE? ✓
LEGALLY PERMISSABLE? ✓	MOST PRODUCTIVE USE? ✓

Economic

R.E. TAXES \$1,900	HOA FEES N/A	PROJECT TYPE N/A
FEMA FLOOD ZONE X		
FEMA SPECIAL FLOOD ZONE AREA No		

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

70

Months Supply

12.0

Avg Days Until Sale

14

Subject Neighborhood as defined by the Appraiser

TYPE

Urban	Suburban	Rural
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BUILT-UP

>75%	25-75%	<25%
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NEIGHBORHOOD & MARKET COMMENTS

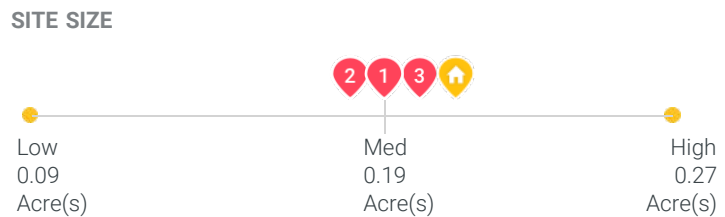
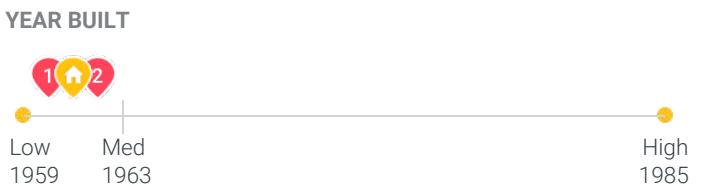
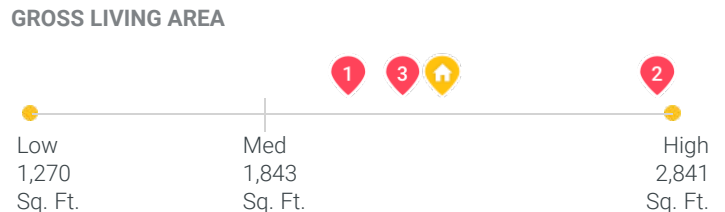
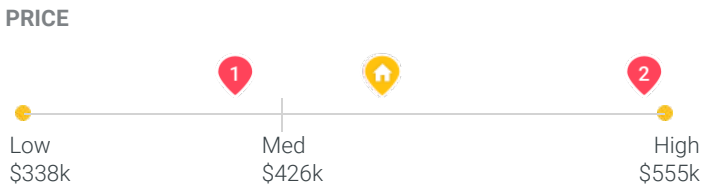
IRES MLS criteria used for searching comparable sales: See attached for criteria used to search neighborhood: MLS the subject's defined neighborhood last 12 months. Sales within 90 days and over 6 months: Few sales that were comparable have sold in the previous 90 days due the short supply on the market in the price range. The most recent available sales from the market area have been us ... *(continued in Appraiser Commentary Summary)*

DEMAND / SUPPLY

Shortage	Balance	Surplus
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VALUES

Declining	Stable	Increasing
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street



Other

Comparable Photos

Provided by
Appraiser

1 308 Yale Way
Fort Collins, CO 80525



Front

2 617 Duke Ln
Fort Collins, CO 80525



Front

3 405 Duke Ln
Fort Collins, CO 80525



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 Ed Powers, 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))

Assumptions, Conditions, Certifications, & Signature

 Provided by
Appraiser

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.

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.

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 Ed Powers 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	EFFECTIVE DATE	DATE OF REPORT
	James Elliott	07/01/2021	07/06/2021
LICENSE #	STATE	EXPIRATION	COMPANY
CR1321886	CO	12/31/2021	James Elliott

Comments - Continued

 Provided by
Appraiser

SCOPE OF WORK COMMENTS

Scope of Work (Appraisal Development and Reporting Process)As part of the Scope of Work, the appraisal was developed by gathering information on the subject from the public records noted above, the (Corelogic/Realist database information contained in IRES MLS and the Multiple Listing Service(s) (MLS)noted above. This includes the legal description, owner of record and sales of the subject within the past three years and current or past listings within thepast 12 months of the date of this appraisal. This Appraisal Report sets forth only a summary of the comparable sales and their comparability to the subject and the appraiser's conclusion. Supporting documentation is retained in the appraiser's workfile or located in the appraiser's office. The subject was physically identified by an interior and exterior visit of the subject property. The only approach to value considered applicable to this assignment is the Sales Comparison Approach. The Cost Approach would only be applicable if the structure was proposed, under construction or relatively new. As the housewas originally constructed over one year ago, the estimated depreciation of the improvements would be too subjective and therefore not considered a reliable approach to value. If constructed with the last year the approach has been completed. The Income Approach typically utilizes sales that were also rented to establish a gross rent multiplier, which would be utilized with the estimated market rent of the subject. Due to few or no comparable sales that were also rented, the Income Approach to value was not applicable since a Gross Rent Multiplier cannot be established with an abundance of data. In the Sales Comparison Approach, closed sales were utilized in comparison to the subject property. This would include sales outside of the subject neighborhood if deemed necessary. Adjustments were made for any significant differences between the comparables and subject. Information on the comparable sales was based on a cross section of the public records, Multiple Listing Service (MLS), an exterior observation from the street and if possible, verification with the listing agent or other parties to the sale. The gross living area for the subject was based on measurements by the appraiser and the gross living area for the comparables was obtained from MLS. All data was analyzed to determine the final value estimate

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

My appraisal report is based on the extraordinary assumption that the interior finish is consistent with the exterior condition, which is based on information and photographs provided by the Property Condition Report (PCR)/Property Condition Inspection (PCI) and the inspection/condition described within that report is accurate as of the effective date of value presented in this report. It is also assumed that the inspector is an appraiser consistent with USPAP and State of Colorado Requirements (as they are acting as "an appraiser" per USPAP definitions), if it is found that this extra ordinary assumption is incorrect the report could be impacted. The use of this extraordinary assumption, if found to be false, could alter the appraiser's opinions or conclusions. The appraiser has determined that his or her appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. The appraiser was able to obtain sufficient information about the subject's physical characteristics from his or her own research using public and private data sources deemed reliable to develop a credible opinion of value. My appraisal report is based on the extraordinary assumption that the interior finish is consistent with the exterior condition, which is based on information and photographs provided by the Property Condition Report (PCR)/Property Condition Inspection (PCI) and the inspection/condition described within that report is accurate as of the effective date of value presented in this report. The use of this extra ordinary assumption, if found to be false, could alter the appraiser's opinions or conclusions

Comments - Continued

 Provided by
Appraiser

LIMITING CONDITIONS COMMENTS

Due to the ongoing outbreak of the Virus in the United States and locally in Colorado, the estimated value for the subject property is valid only for the effective date. The effect and impact on value and marketing time is still ongoing and yet to be determined and in the near future several items contained in the report could and may become invalid: 1. Marketing time can be extended substantially. 2. Value may be impacted, as of the moment, they are stable but it will take time to develop any trend in value either positive or negative. 3. Low interest rates may support continuing stable values, but national changes may impact values. All Data in the report is based on recent market activity, beyond this lacking ANY further data the report is completed "ASIS" based on the data available. On March 13, 2020, the United States Government declared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. In addition, the Colorado Government declared an emergency, which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") and was based on information and comparable sales available on that date. At this time, the effect of COVID-19 on the future value of the Subject Property or the value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

APPRAISER'S CERTIFICATION COMMENTS

The following Certification statements are in addition to and may supersede the signed Appraiser's Certification attached to this appraisal report. This Appraiser's Certification is compliant with the current edition of the Uniform Standards of Professional Appraisal Practice. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. 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. 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. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My 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. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. I have (or have not) made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.) No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance is stated.)

Property Condition Inspection

Provided by
Onsite Inspector



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

Condition & Marketability

CONDITION	✓ Good	No repairs noted affecting value based upon an exterior valuation inspection from the street. Property is in average condition consistent with the same level of other properties in similar condition.
SIGNIFICANT REPAIRS NEEDED	✓ No	No repairs noted affecting value based upon an exterior valuation inspection from the street. Property is in average condition consistent with the same level of other properties in similar condition.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	A review of public records found no indication of zoning issues.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	The subject is located in an established neighborhood with homes of similar style and age in average to good condition.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	During the drive thru the neighborhood has homes of similar style and age in average to good.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	None noted during the dive thru the neighborhood.
SUBJECT NEAR POWERLINES	✓ No	Not located near any powerlines.
SUBJECT NEAR RAILROAD	✓ No	Not located near any railroad.
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	Located in a residential neighborhood.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	Not located near any airports.
ROAD QUALITY	✓	Good	Streets are well maintained by the City and free of defects.
NEGATIVE EXTERNALITIES	✓	No	During the drive thru the neighborhood no factors of functional or economic obsolescence were observed that would affect value.
POSITIVE EXTERNALITIES	✓	Yes	During the drive thru the neighborhood it was noted that Subject is close to schools and parks, shopping and services within five miles.

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
/Ed Powers/	40024405	Ed Powers	Ed Powers Real Estate	07/01/2021