

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.

Address	620 N Hancock Avenue, Colorado Springs, CO 80903	Order ID	7406744	Property ID	30582155
Inspection Date	07/01/2021	Date of Report	07/02/2021		
Loan Number	45437	APN	6408328010		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	0701BPO_Citi	Tracking ID 1	0701BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Stevens Lori J	Condition Comments Subject appears maintained at exterior and has average curb appeal.
R. E. Taxes	\$126,174	
Assessed Value	\$259,934	
Zoning Classification	R1-6	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Downtown neighborhood, homes vary in age/quality/features/condition but generally 1900-1950s built, most homes are maintained with average curb appeal.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$515,000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	620 N Hancock Avenue	2028 E Dale St	1521 E Platte Ave	818 E Columbia St
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80903	80909	80909	80907
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.49 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$385,000	\$450,000
List Price \$	--	\$260,000	\$385,000	\$450,000
Original List Date		06/16/2021	06/25/2021	06/15/2021
DOM · Cumulative DOM	-- · --	5 · 16	3 · 7	2 · 17
Age (# of years)	96	111	101	92
Condition	Average	Fair	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Cottage	1.5 Stories Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	876	930	864	978
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	Carport 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	36%	0%	95%	80%
Basement Sq. Ft.	460	--	704	432
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.17 acres	0.13 acres	0.17 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Corner lot. Some updates, all are modest and look like they are DIY, minor cosmetics needed throughout. Finished attic space.

Listing 2 Interior lot. Comp appears maintained with good curb appeal, modest simple updates over the prior 10-15 years. Basement bedroom + bathroom.

Listing 3 Corner lot. Comp has been thoughtfully updated and improved over the recent years. Home reflects pride of ownership, nice landscape improvements including large poured patio.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	620 N Hancock Avenue	623 N Hancock Ave	228 N Hancock Ave	214 Willow St
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80903	80903	80903	80903
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.39 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,999	\$300,000	\$375,000
List Price \$	--	\$439,999	\$290,000	\$375,000
Sale Price \$	--	\$484,000	\$305,000	\$380,000
Type of Financing	--	Va	Conv	Conv
Date of Sale	--	05/14/2021	04/14/2021	05/03/2021
DOM · Cumulative DOM	-- · --	6 · 36	153 · 330	3 · 34
Age (# of years)	96	98	93	107
Condition	Average	Good	Average	Average
Sales Type	--	Investor	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	876	960	832	767
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	1 · 1
Total Room #	5	6	5	4
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	36%	100%	0%	100%
Basement Sq. Ft.	460	240	832	767
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.19 acres	0.11 acres	0.14 acres
Other	Fireplace	None	None	None
Net Adjustment	--	-\$26,905	+\$3,490	-\$2,120
Adjusted Price	--	\$457,095	\$308,490	\$377,880

* Sold 3 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** Interior lot, across the street from subject, most similar location and a good representation of ROI if Subject had rehab. Comp is a 'flip', contemporary remodel, systems & mechanics updated. MLS lists only 1 bath but photos & remarks reflect 2. Adjustments for sqft/lot size/bath/condition/FP
- Sold 2** Tax record reflects Notice of Sale filed & high DOM, likely some distress but doesn't affect value under current market conditions. Interior lot. Comp appears maintained, home is very basic, Kitchen & bath modestly updated. Adjustments for sqft/lot size/FP
- Sold 3** Interior lot. Comp has recent updates and contemporary style. Basement has a bedroom w/egress + bath. Adjustments for sqft/lot size/bath/garage/FP

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Recent MLS history from 06/2021 shows Original List Date: 06/03/21 and Sold Date: 06/25/21. OLP was \$380,000, no price reductions and closed price: \$352,000 MLS history prior to 2021 was last sale in 1991.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/03/2021	\$380,000	06/25/2021	\$352,000	Sold	06/25/2021	\$352,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$390,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
Necessary to adjust search criteria to produce like comps. All comps are in the subject market area and as adjusted provide a reliable indication of Subject's value in the current market conditions.		

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



Street



Street



Other

Listing Photos

L1 2028 E Dale St
Colorado Springs, CO 80909



Front

L2 1521 E Platte Ave
Colorado Springs, CO 80909



Front

L3 818 E Columbia St
Colorado Springs, CO 80907



Front

Sales Photos

S1 623 N Hancock Ave
Colorado Springs, CO 80903



Front

S2 228 N Hancock Ave
Colorado Springs, CO 80903



Front

S3 214 Willow St
Colorado Springs, CO 80903



Front

ClearMaps Addendum

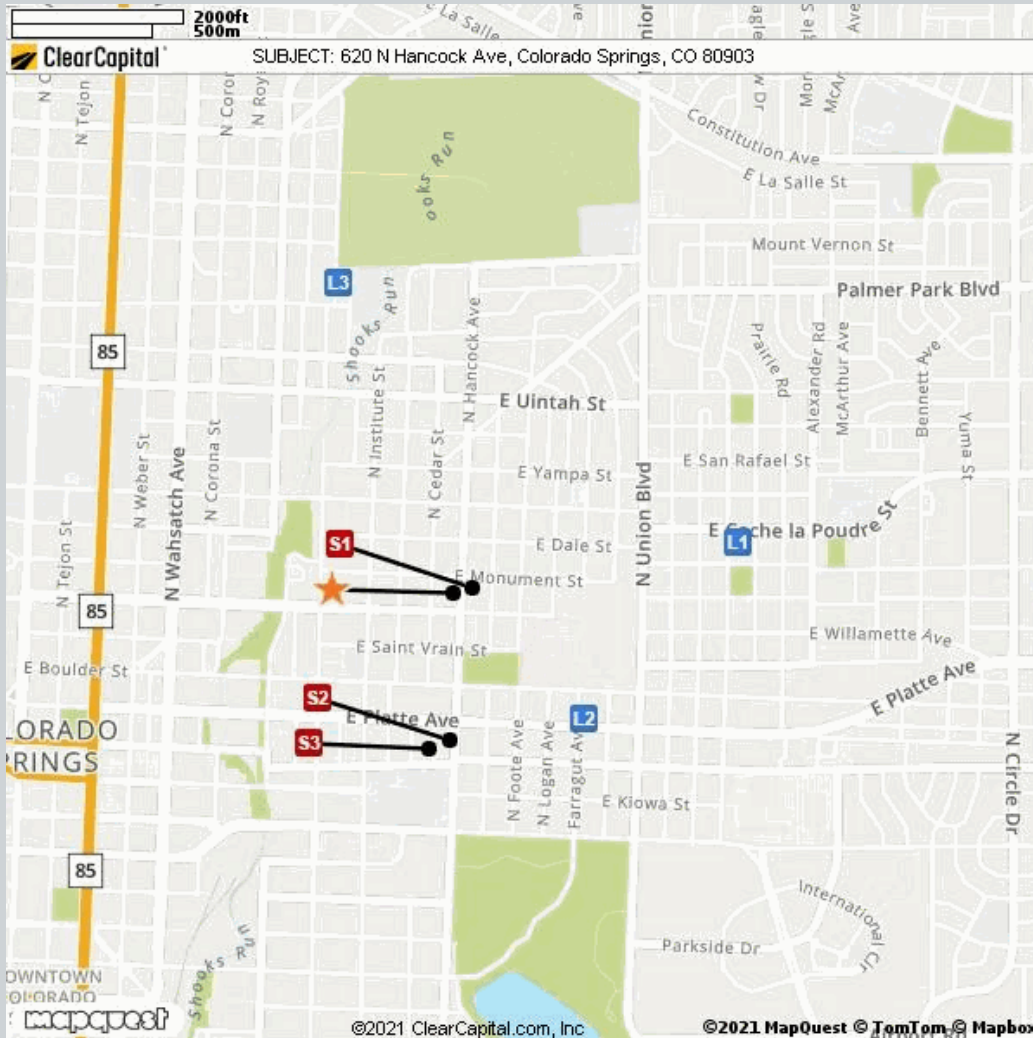
Address ★ 620 N Hancock Avenue, Colorado Springs, CO 80903

Loan Number 45437

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	620 N Hancock Avenue, Colorado Springs, CO 80903	--	Parcel Match
L1 Listing 1	2028 E Dale St, Colorado Springs, CO 80903	0.73 Miles ¹	Parcel Match
L2 Listing 2	1521 E Platte Ave, Colorado Springs, CO 80903	0.49 Miles ¹	Parcel Match
L3 Listing 3	818 E Columbia St, Colorado Springs, CO 80903	0.86 Miles ¹	Parcel Match
S1 Sold 1	623 N Hancock Ave, Colorado Springs, CO 80903	0.05 Miles ¹	Parcel Match
S2 Sold 2	228 N Hancock Ave, Colorado Springs, CO 80903	0.39 Miles ¹	Parcel Match
S3 Sold 3	214 Willow St, Colorado Springs, CO 80903	0.42 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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

Broker Name	Darlene Haines	Company/Brokerage	Rocky Mountain Property Shop
License No	ER100003044	Address	3021 Mandalay Grv Colorado Springs CO 80917
License Expiration	12/31/2021	License State	CO
Phone	3039560090	Email	darlenehaines@hotmail.com
Broker Distance to Subject	4.90 miles	Date Signed	07/02/2021

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.