

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	1800 S Wadsworth Boulevard, Denver, COLORADO 80232	Order ID	7483459	Property ID	30770498
Inspection Date	08/04/2021	Date of Report	08/05/2021		
Loan Number	45747	APN	014371		
Borrower Name	Catamount Properties 2018 LLC	County	Jefferson		

Tracking IDs					
Order Tracking ID	0804BPO_Citi	Tracking ID 1	0804BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	TRI TO	Condition Comments Subject upon exterior inspection appears to be in average condition with normal wear and tear but no exterior damages that would require any immediate repairs. Subject conforms to neighboring properties in design, style and condition.
R. E. Taxes	\$1,812	
Assessed Value	\$19,725	
Zoning Classification	Residential	
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	Urban	Neighborhood Comments Subject is located in a urban neighborhood known as Calahan. Subject area is mixed between detached single families, multi-unit properties, and some commercial influence within 0.5 mile from subject. REOs are not common in this area.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$372000 High: \$628000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1800 S Wadsworth Boulevard	1540 S Wadsworth Blvd	7485 W Colorado Dr	1861 S Teller St
City, State	Denver, COLORADO	Lakewood, CO	Lakewood, CO	Lakewood, CO
Zip Code	80232	80232	80232	80232
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.05 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$600,000	\$485,000	\$540,000
List Price \$	--	\$600,000	\$485,000	\$525,000
Original List Date		07/02/2021	07/15/2021	07/19/2021
DOM · Cumulative DOM	-- · --	12 · 34	12 · 21	17 · 17
Age (# of years)	59	58	60	53
Condition	Average	Average	Average	Average
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 Ranch	1 Story Ranch	1 Story Ranch	Split Ranch
# Units	1	1	1	1
Living Sq. Feet	1,084	1,451	941	1,331
Bdrm · Bths · ½ Bths	3 · 2	7 · 4	3 · 2	3 · 1 · 1
Total Room #	7	13	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 4 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	58%
Basement Sq. Ft.	1,084	1,133	941	515
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.20 acres	0.19 acres	0.16 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Currently on the market within subject's same area, this comp is similar in age, lot size, but far superior in bedroom and bathroom count. Superior in above grade GLA but similar in below. Superior in garage stalls, this comp is on the higher end range of subject's potential price range.
- Listing 2** Currently on the market within subject's same area, this comp is similar in age, similar in lot size, similar in GLA and below grade SQFT, similar in layout/design, bedroom and bathroom count, and similar in garage stalls. This comp is most similar to subject of all listed comps and most heavily weighted.
- Listing 3** Currently on the market within subject's same area, this comp is slightly superior in age, similar in lot size, superior in GLA and inferior in basement SQFT. Similar in room count and bathroom count, and similar in garage stalls.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1800 S Wadsworth Boulevard	1674 S Yukon Ct	1780 S Upham St	1633 S Yukon St
City, State	Denver, COLORADO	Lakewood, CO	Lakewood, CO	Lakewood, CO
Zip Code	80232	80232	80232	80232
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.20 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$500,000	\$430,000	\$475,000
List Price \$	--	\$499,900	\$430,000	\$475,000
Sale Price \$	--	\$500,000	\$485,000	\$477,300
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	07/07/2021	03/31/2021	06/08/2021
DOM · Cumulative DOM	-- · --	15 · 48	3 · 26	1 · 12
Age (# of years)	59	59	60	59
Condition	Average	Average	Average	Average
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 Ranch	Split Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,084	1,820	1,049	1,751
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	76%	95%
Basement Sq. Ft.	1084	--	1,033	875
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.18 acres	0.17 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$12,900	-\$600	-\$22,200
Adjusted Price	--	\$512,900	\$484,400	\$455,100

* Sold 2 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** Sold within the past 180 days and in subject's same immediate area, this comp is similar in age, similar in lot size, inferior in total SQFT, superior in bedroom count, and similar in garage stalls.
- Sold 2** Sold within the past 180 days and in subject's same immediate area, this comp is similar in age, similar in lot size, similar in above grade GLA and basement SQFT, inferior in garage style but superior in garage stalls. This comp is still the most similar sold comp to subject and most heavily weighted of all sold comps.
- Sold 3** Sold within the past 180 days and in subject's same immediate area, this comp is similar in age and lot size, superior in above grade GLA but inferior in basement SQFT. Inferior in garage style but superior in garage stalls.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last Original List Price: \$180,000. Last List Price: \$163,000. Last List Date: 10/28/2011. Last Sales Price: \$163,000. Last Sales Date: 4/27/2012			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$490,000	\$490,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$480,000	--
Comments Regarding Pricing Strategy		
<p>Subject appears to be in average condition with normal wear and tear but no exterior damages that would require any immediate repairs. Subject conforms to neighboring properties in design, style and condition. Subject area has been appreciating at +13.5% over the last 12 months. Subject area is currently averaging 12 days on market and selling for 103% of original list price on average over the past 12 months. Subject is marketable in current as-is condition and should be priced between \$480-490k. Adjustments used in this report are \$500/year built variance, \$50/sqft variance, \$10k/acre variance, \$5000/bedroom, \$3000/full bath, \$1500/half bath. Subject is most similar to L2 and S2 with those comps being most heavily weighted.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Front



Address Verification



Side

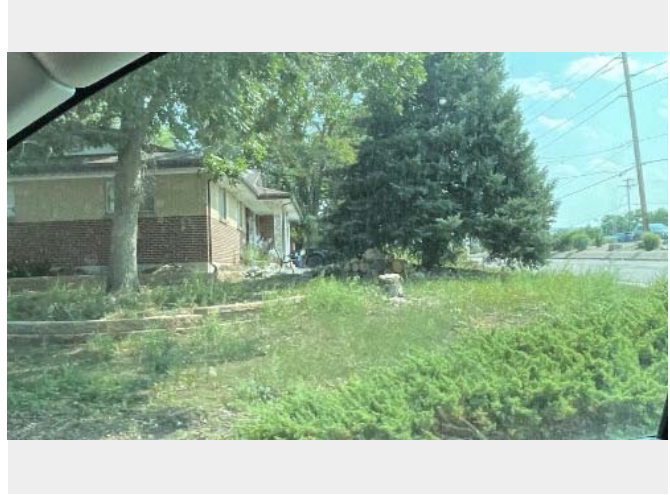


Side

Subject Photos



Side



Side



Street



Street



Street



Other

Listing Photos

L1 1540 S Wadsworth Blvd
Lakewood, CO 80232



Front

L2 7485 W Colorado Dr
Lakewood, CO 80232



Front

L3 1861 S Teller St
Lakewood, CO 80232



Front

Sales Photos

S1 1674 S Yukon Ct
Lakewood, CO 80232



Front

S2 1780 S Upham St
Lakewood, CO 80232



Front

S3 1633 S Yukon St
Lakewood, CO 80232



Front

ClearMaps Addendum

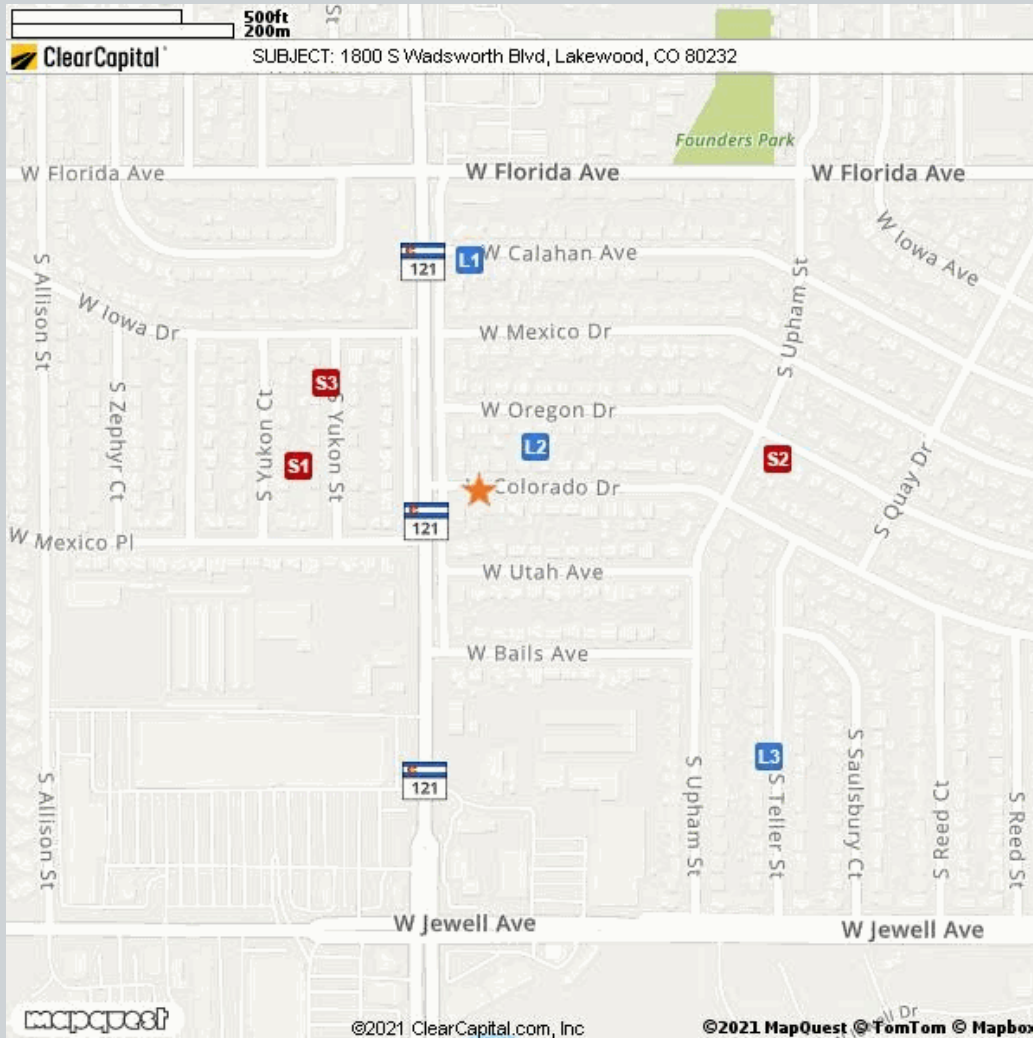
Address ★ 1800 S Wadsworth Boulevard, Denver, COLORADO 80232

Loan Number 45747

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$485,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1800 S Wadsworth Boulevard, Denver, Colorado 80232	--	Parcel Match
L1	1540 S Wadsworth Blvd, Denver, CO 80232	0.16 Miles ¹	Parcel Match
L2	7485 W Colorado Dr, Denver, CO 80232	0.05 Miles ¹	Parcel Match
L3	1861 S Teller St, Denver, CO 80232	0.26 Miles ¹	Parcel Match
S1	1674 S Yukon Ct, Denver, CO 80232	0.12 Miles ¹	Parcel Match
S2	1780 S Upham St, Denver, CO 80232	0.20 Miles ¹	Parcel Match
S3	1633 S Yukon St, Denver, CO 80232	0.12 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	Coria Radcliff	Company/Brokerage	8z Real Estate
License No	IA100079946	Address	11974 E Virginia Dr Aurora CO 80012
License Expiration	12/31/2021	License State	CO
Phone	7205601136	Email	coria.radcliff@8z.com
Broker Distance to Subject	12.42 miles	Date Signed	08/05/2021

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.