

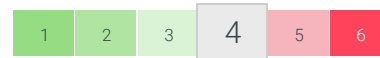
## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	2,464 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
5	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Traditional	1976
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.23 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	None
<b>COUNTY</b>	<b>APN</b>
Jefferson	132826

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



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

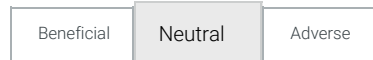
### QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

### VIEW

🏠 Residential



### LOCATION

🏠 Residential



### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Subject is a bi-level style of average quality. site size typical for the neighborhood. Corner cul-de-sac location. No adverse easement or encroachment were noted.





# Sales Comparison

Provided by  
Appraiser

	6647 Arbutus St Arvada, CO 80004		13885 W 68th Dr Arvada, CO 80004		13334 W 64th Pl Arvada, CO 80004		6654 Zang Ct Arvada, CO 80004	
COMPARABLE TYPE	--		Sale		Sale		Sale	
MILES TO SUBJECT	--		0.50 miles		0.30 miles		0.18 miles	
DATA/ VERIFICATION SOURCE	MLS		MLS		MLS		MLS	
LIST PRICE	--		--		--		--	
LIST DATE	--		08/13/2020		06/03/2021		10/07/2020	
SALE PRICE/PPSF	--		\$461,500	\$249/Sq. Ft.	\$490,000	\$281/Sq. Ft.	\$501,300	\$203/Sq. Ft.
CONTRACT/ PENDING DATE	--		Unknown		Unknown		Unknown	
SALE DATE	--		09/16/2020		06/03/2021		11/06/2020	
DAYS ON MARKET	--		4		9		4	
LOCATION	N; Res		N; Res		N; Res		N; Res	
LOT SIZE	0.23 Acre(s)		0.18 Acre(s)		0.12 Acre(s)		0.16 Acre(s)	
VIEW	N; Res		N; Res		N; Res		N; Res	
DESIGN (STYLE)	Traditional		Traditional		Traditional		Traditional	
QUALITY OF CONSTRUCTION	Q3		Q3		Q3		Q3	
ACTUAL AGE	45		40		37		49	
CONDITION	C4		C4		C3	-\$29,000	C3	-\$30,000
SALE TYPE			Arms length		Arms length		Arms length	
ROOMS/BEDS/BATHS	8/5/2		7/3/2.1	-\$1,500	7/4/2		8/5/3	-\$3,000
GROSS LIVING AREA	2,464 Sq. Ft.		1,857 Sq. Ft.	\$39,000	1,745 Sq. Ft.	\$47,000	2,464 Sq. Ft.	
BASEMENT	None		None		None		None	
HEATING	Forced Air		Forced Air		Forced Air		Forced Air	
COOLING	None		Evaporative Cooler	-\$2,500	Central	-\$5,000	Central	-\$5,000
GARAGE	2 GA		2 GA		2 GA		2 GA	
OTHER	--		--		--		--	
OTHER	--		--		--		--	
NET ADJUSTMENTS			7.58%	\$35,000	2.65%	\$13,000	-7.58%	-\$38,000
GROSS ADJUSTMENTS			9.32%	\$43,000	16.53%	\$81,000	7.58%	\$38,000
ADJUSTED PRICE			\$496,500		\$503,000		\$463,300	

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>6647 Arbutus St</b> Arvada, CO 80004 	 <b>12660 W 66th Pl</b> Arvada, CO 80004 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.43 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS			
LIST PRICE	--	--			
LIST DATE	--	03/03/2021			
SALE PRICE/PPSF	--	\$552,000	\$224/Sq. Ft.		
CONTRACT/ PENDING DATE	--	Unknown			
SALE DATE	--	03/29/2021			
DAYS ON MARKET	--	2			
LOCATION	N; Res	N; Res			
LOT SIZE	0.23 Acre(s)	0.19 Acre(s)			
VIEW	N; Res	B; Pstrl	-\$28,000		
DESIGN (STYLE)	Traditional	Traditional			
QUALITY OF CONSTRUCTION	Q3	Q3			
ACTUAL AGE	45	49			
CONDITION	C4	C3	-\$17,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	8/5/2	8/5/3	-\$3,000		
GROSS LIVING AREA	2,464 Sq. Ft.	2,464 Sq. Ft.			
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	None	Evaporative Cooler	-\$1,500		
GARAGE	2 GA	2 GA			
OTHER	--	--		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-8.97% - \$49,500		
GROSS ADJUSTMENTS			8.97% \$49,500		
ADJUSTED PRICE			\$502,500		

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$480,000**  
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. Subject and comparables; bi-level style. Comp 1 and 2 smaller in GLA. Comps 3 and 4 similar in GLA. Comp 4 backs to greenbelt/park.

#### 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 \$65/sf. Adjustments; condition; 3%, view; 5%.

#### 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 performed 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 3 and 4 due to a reasonable amount of adjustments. Similar in GLA 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

Subject is a bi-level style of average quality. site size typical for the neighborhood. Corner cul-de-sac location. No adverse easement or encroachment were noted.

### Neighborhood and Market

From Page 8

Prices in the subject market area have increased from August 2020 to August 2021. Median Comparable sales price; 7-12 months: \$495,000, 4-6 months: \$610,000, 0-3 months: \$580,000 average DOM: 10.

### Analysis of Prior Sales & Listings

From Page 6

Per MetroList subject is currently listed.

### 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

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No ● Pending Aug 1, 2021 \$500,000 MLS 8369159

**LISTING STATUS**

Currently Listed ● Active Jul 15, 2021 \$500,000 MLS 8369159

**DATA SOURCE(S)**

MLS


**EFFECTIVE DATE**

08/12/2021

**SALES AND LISTING HISTORY ANALYSIS**

Per MetroList subject is currently listed.

## Subject Details - Cont.

 Provided by Appraiser

### Order Information

BORROWER	LOAN NUMBER
Catamount Properties 2018 LLC	45909
PROPERTY ID	ORDER ID
30793488	7493646
ORDER TRACKING ID	TRACKING ID 1
0809CV	0809CV

### Legal

OWNER	ZONING DESC.
VON WALD RUSSELL KENT VO TAYLOR	Residential
ZONING CLASS	ZONING COMPLIANCE
R-1	Legal
LEGAL DESC.	
SECTION 06 TOWNSHIP 03 RANGE 69 QTR SE SUBDIVISIONCD 623400 SUBDIVISIONNAME RALSTON ESTATES WEST FLG # 1 BLOCK LOT 0043 SIZE:	

### Highest and Best Use

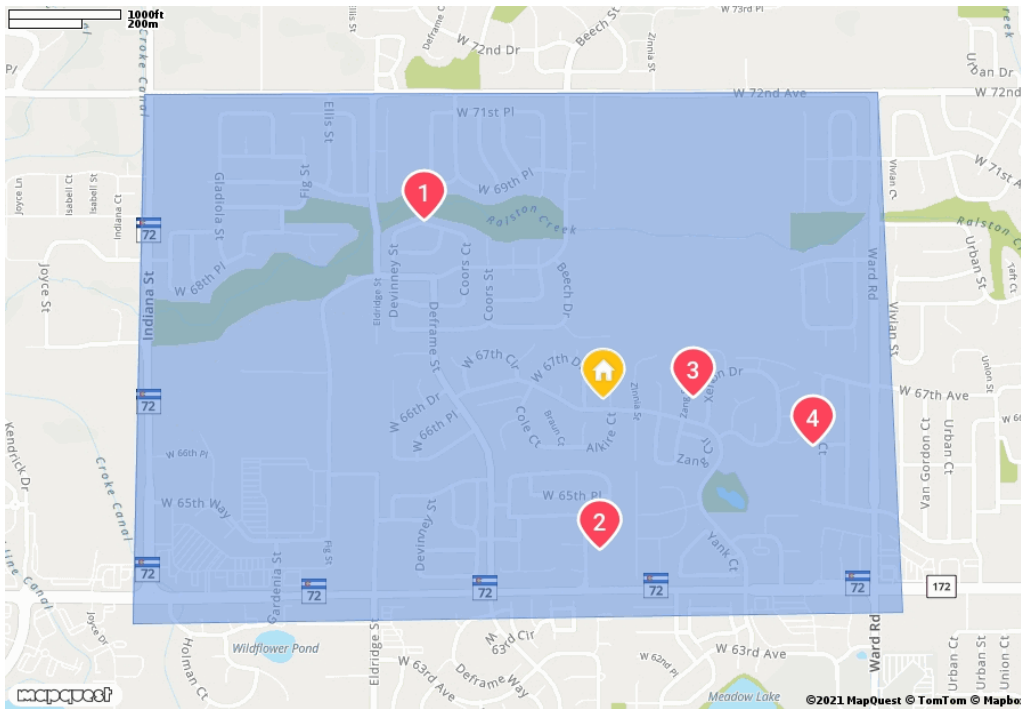
<b>IS HIGHEST AND BEST USE THE PRESENT USE</b>	
Yes	
<b>PHYSICALLY POSSIBLE?</b>	<b>FINANCIALLY FEASIBLE?</b>
✓	✓
<b>LEGALLY PERMISSABLE?</b>	<b>MOST PRODUCTIVE USE?</b>
✓	✓

### Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
\$2,818	N/A	N/A
FEMA FLOOD ZONE		
08059C0184G		
FEMA SPECIAL FLOOD ZONE AREA		
No		

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**116**

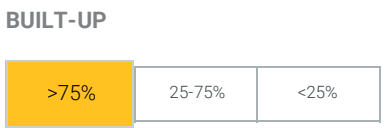
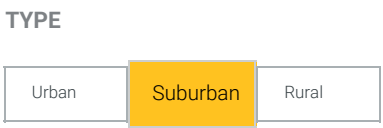
Months Supply

**8.0**

Avg Days Until Sale

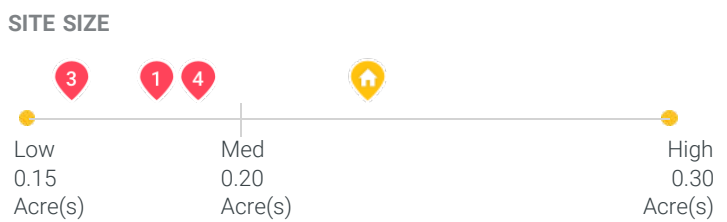
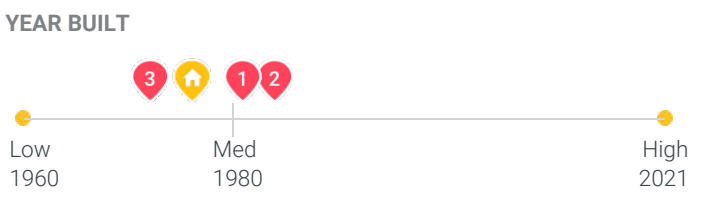
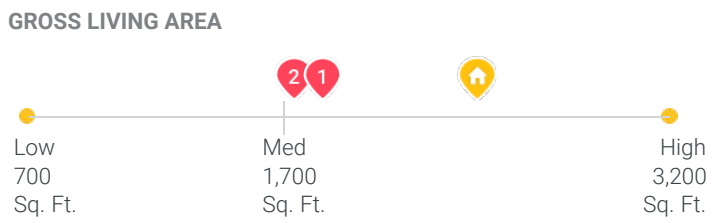
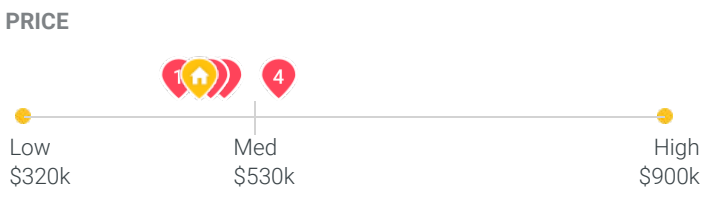
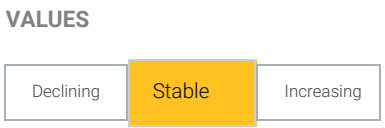
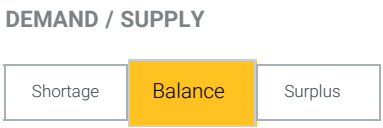
**10**

Subject Neighborhood as defined by the Appraiser



**NEIGHBORHOOD & MARKET COMMENTS**

Prices in the subject market area have increased from August 2020 to August 2021. Median Comparable sales price; 7-12 months: \$495,000, 4-6 months: \$610,000, 0-3 months: \$580,000 average DOM: 10.





## Subject Photos



Front



Address Verification



Side



Side



Street

## Comparable Photos

Provided by  
Appraiser

1 13885 W 68th Dr  
Arvada, CO 80004



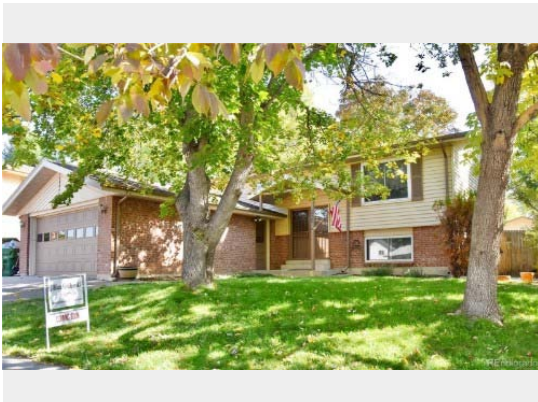
Front

2 13334 W 64th Pl  
Arvada, CO 80004



Front

3 6654 Zang Ct  
Arvada, CO 80004



Front

### Comparable Photos

Provided by  
Appraiser

4 12660 W 66th Pl  
Arvada, CO 80004



Front

## Scope of Work



Provided by  
Appraiser

### 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 Vivian Carter, 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 Vivian Carter 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.

**APPRAISER'S CERTIFICATION COMMENTS**

*none*

**SIGNATURE**

**NAME**

**EFFECTIVE DATE**

**DATE OF REPORT**

Philip Wojdyla

08/10/2021

08/13/2021

**LICENSE #**

**STATE**

**EXPIRATION**

**COMPANY**

CR1315908

CO

12/31/2021

2161295688

## Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> SFR	<b>CURRENT USE</b> SFR	<b>PROJECTED USE</b> SFR
<b>OCCUPANCY</b> Occupied	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Attached Garage; 2 spaces	<b>STORIES</b> 1.5	<b>UNITS</b> 1
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

### Condition & Marketability

<b>CONDITION</b>	✓ Good	Maintained home and yard.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	none
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	-
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	-
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	Maintained suburban neighborhood.
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	-
<b>SUBJECT NEAR POWERLINES</b>	✓ No	-
<b>SUBJECT NEAR RAILROAD</b>	✓ No	-
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	-
<b>SUBJECT IN FLIGHT PATH OF AIRPORT</b>	✓ No	-
<b>ROAD QUALITY</b>	✓ Good	-
<b>NEGATIVE EXTERNALITIES</b>	✓ No	-
<b>POSITIVE EXTERNALITIES</b>	✓ Yes	Maintained home and yard.

## 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**

<b>ELECTRONIC SIGNATURE</b>	<b>LICENSE #</b>	<b>NAME</b>	<b>COMPANY</b>	<b>INSPECTION DATE</b>
/Vivian Carter/	II103266	Vivian Carter	RainDance Home and Design, Inc	08/10/2021