

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	503 E Arroyo Avenue, Pueblo, CO 81006	Order ID	8144419	Property ID	32590426
Inspection Date	04/22/2022	Date of Report	04/22/2022		
Loan Number	49510	APN	1406303001		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	04.21.22 BPO	Tracking ID 1	04.21.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Mathew A Burham	Condition Comments	
R. E. Taxes	\$917	No apparent major repairs. Wood siding and facia has peeling paint - need scraped and painted. Otherwise, average condition for the area.	
Assessed Value	\$128,779		
Zoning Classification	R-2		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Older area of Pueblo. Subject is average age and condition for the area. Area is below average market values and above average tenant occupied.	
Sales Prices in this Neighborhood	Low: \$99,000 High: \$299,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	503 E Arroyo Avenue	224 Washington	1128 E 4th	1225 E 1st
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81006	81004	81001	81001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	1.78 ¹	1.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$179,000	\$199,900	\$170,000
List Price \$	--	\$179,000	\$159,900	\$145,000
Original List Date		04/04/2022	11/03/2021	03/01/2022
DOM · Cumulative DOM	-- · --	18 · 18	170 · 170	52 · 52
Age (# of years)	100	122	103	73
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; 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	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,084	1,151	1,025	1,148
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	3	3	4	3
Garage (Style/Stalls)	Detached 2 Car(s)	None	Detached 1 Car	None
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	126	--	207	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.05 acres	.20 acres	.13 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.

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

Listing 1 Superior - better condition, comp has been updated. Similar age. Comp is bigger but has no garage. Comp has smaller lot.

Listing 2 Equal - similar age and condition. Comp has a smaller garage but also has a carport. Under contract.

Listing 3 Equal - similar condition. Comp is bigger and newer but has no garage. Under contract.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	503 E Arroyo Avenue	615 E Arroyo	902 E Abriendo	839 E Abriendo
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81006	81006	81004	81004
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.46 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$165,000	\$135,000	\$142,000
List Price \$	--	\$159,500	\$130,000	\$142,000
Sale Price \$	--	\$151,750	\$130,000	\$139,200
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	02/14/2022	02/18/2022	11/18/2021
DOM · Cumulative DOM	-- · --	35 · 34	75 · 72	94 · 93
Age (# of years)	100	101	122	122
Condition	Average	Good	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	Beneficial ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	2 Stories conventional	2 Stories conventional
# Units	1	1	1	1
Living Sq. Feet	1,084	864	1,088	1,005
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	3	3	3	3
Garage (Style/Stalls)	Detached 2 Car(s)	None	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	126	480	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.19 acres	.06 acres	.07 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	+\$15,000	+\$16,000
Adjusted Price	--	\$156,750	\$145,000	\$155,200

* Sold 1 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** Inferior - similar age. Comp is smaller but has been updated - better condition. Comp has no garage. Sold conventional, seller paid no buyer closing costs.
- Sold 2** Inferior - similar size and age. Subject better condition. Similar garage. Comp has a very small lot - only 23 feet wide. Sold conventional, seller paid \$3900 buyer closing costs.
- Sold 3** Inferior - similar age and condition. Comp is smaller and has a smaller garage. Comp has a smaller lot. Sold FHA, seller paid \$4200 buyer closing costs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history in Pueblo MLS system.				
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	\$149,900	\$152,900
Sales Price	\$149,000	\$151,000
30 Day Price	\$144,000	--
Comments Regarding Pricing Strategy		
Value is based on best sold comp 1. Exterior paint will be a requirement for FHA.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition with \$2,000 recommended in total repairs. Comps are similar in characteristics, located within 1.78 miles and the sold comps closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 224 Washington
Pueblo, CO 81004



Front

L2 1128 E 4th
Pueblo, CO 81001



Front

L3 1225 E 1st
Pueblo, CO 81001



Front

Sales Photos

S1 615 E Arroyo
Pueblo, CO 81006



Front

S2 902 E Abriendo
Pueblo, CO 81004



Front

S3 839 E Abriendo
Pueblo, CO 81004



Front

ClearMaps Addendum

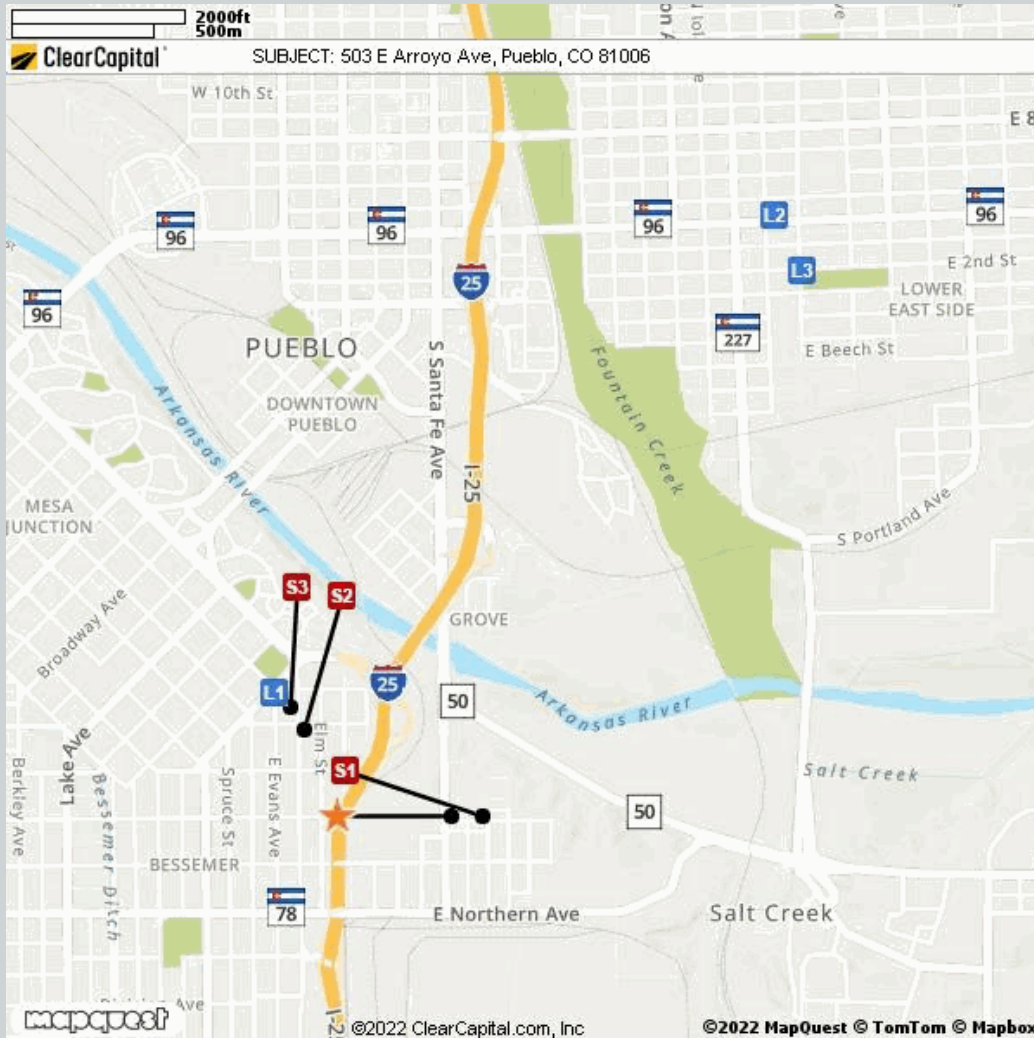
Address ★ 503 E Arroyo Avenue, Pueblo, CO 81006

Loan Number 49510

Suggested List \$149,900

Suggested Repaired \$152,900

Sale \$149,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	503 E Arroyo Avenue, Pueblo, CO 81006	--	Parcel Match
L1 Listing 1	224 Washington, Pueblo, CO 81004	0.59 Miles ¹	Parcel Match
L2 Listing 2	1128 E 4th, Pueblo, CO 81001	1.78 Miles ¹	Parcel Match
L3 Listing 3	1225 E 1st, Pueblo, CO 81004	1.69 Miles ¹	Parcel Match
S1 Sold 1	615 E Arroyo, Pueblo, CO 81006	0.08 Miles ¹	Parcel Match
S2 Sold 2	902 E Abriendo, Pueblo, CO 81004	0.46 Miles ¹	Parcel Match
S3 Sold 3	839 E Abriendo, Pueblo, CO 81004	0.52 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.

Report Instructions - cont.

9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot 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	Bill Schwabe	Company/Brokerage	Schwabe Real Estate, Inc.
License No	ER.000275181	Address	232 S. Union Ave. Pueblo CO 81003
License Expiration	12/31/2023	License State	CO
Phone	7195463782	Email	reosold@schwabe2000.com
Broker Distance to Subject	1.19 miles	Date Signed	04/22/2022

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.