

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.

<b>Address</b>	2110 E 12th Street, Pueblo, CO 81001	<b>Order ID</b>	8218532	<b>Property ID</b>	32772907
<b>Inspection Date</b>	05/21/2022	<b>Date of Report</b>	05/22/2022		
<b>Loan Number</b>	49636	<b>APN</b>	0429412005		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

### Tracking IDs

<b>Order Tracking ID</b>	05.20.22 BPO	<b>Tracking ID 1</b>	05.20.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	RODNEY E OBRECHT	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$924	This subject is occupied. It appears to be maintained. It is a rancher with a detached 2 car garage.	
<b>Assessed Value</b>	\$129,759		
<b>Zoning Classification</b>	Residential R4:RES/MULTI-GARD-APTS		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	This area has easy access to schools, parks, shopping, places of worship, medical facilities and the highway.	
<b>Sales Prices in this Neighborhood</b>	Low: \$35,000 High: \$468,145		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2110 E 12th Street	1315 E 10th	1836 E 17th	2129 E 9th
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.88 <sup>1</sup>	0.42 <sup>1</sup>	0.16 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$139,900	\$229,000	\$172,500
List Price \$	--	\$134,900	\$229,000	\$172,500
Original List Date		03/28/2022	05/06/2022	05/06/2022
DOM · Cumulative DOM	-- · --	53 · 55	14 · 16	14 · 16
Age (# of years)	72	109	45	73
Condition	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	756	732	768	725
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	2 · 1
Total Room #	5	4	6	4
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	50%	0%	100%	0%
Basement Sq. Ft.	638	140	768	--
Pool/Spa	--	--	--	--
Lot Size	.275 acres	.207 acres	.138 acres	.138 acres
Other	--	--	--	--

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Two bedroom home that is adjacent to Mitchell Park and across the street from school. Extra wide lot. Close to new Health Clinic and bus lines. Newer furnace and water lines. New roof to be installed, Interior and exterior repainted, new floor covering in kitchen and bathroom. Jack and Jill Bathroom between bedrooms
- Listing 2** Turnkey move-in ready rancher with a finished basement. The pride of ownership on this home shows! Beautiful real hardwood floors in the main bedrooms. Newer luxury vinyl plank flooring in the living room. Living room on the main and a huge family room in the basement. 3rd bedroom in basement with a 3/4 bathroom. Central AC for those hot summer days. Huge covered patio in the backyard with a bonus deck perfect for entertaining. Located on a corner lot with convenient access to Highways 50, 47 and 96. Less than 2 miles from Colorado State University-Pueblo. Put this house on your list to see you won't be disappointed at this price point.
- Listing 3** Move in Ready!! 2 bedroom 1 bath with 2 storage sheds. Fully fenced yard with nice rock landscaping. Brand new electric stove/oven, microwave, refrigerator and portable AC unit are included. Roof is less than 2 years old. New paint, window coverings and carpet throughout. ADT security system in the home, available for the new owner to take over. Come and see this great home today, it won't last long!!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2110 E 12th Street	1651 N Monument	2038 E 8th	2006 E 14th
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81001	81001	81001	81001
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.88 <sup>1</sup>	0.26 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$248,000	\$139,000	\$197,700
<b>List Price \$</b>	--	\$248,000	\$139,000	\$205,000
<b>Sale Price \$</b>	--	\$258,000	\$139,900	\$216,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	09/15/2021	09/13/2021	08/10/2021
<b>DOM · Cumulative DOM</b>	-- · --	37 · 37	56 · 56	78 · 78
<b>Age (# of years)</b>	72	58	104	72
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	756	768	752	731
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	4 · 2	2 · 1	2 · 1
<b>Total Room #</b>	5	7	5	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	No
<b>Basement (% Fin)</b>	50%	79%	100%	0%
<b>Basement Sq. Ft.</b>	638	768	100	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.275 acres	.152 acres	.138 acres	.138 acres
<b>Other</b>	--	1 car carport	--	--
<b>Net Adjustment</b>	--	-\$9,025	+\$1,541	+\$13,691
<b>Adjusted Price</b>	--	\$248,975	\$141,441	\$229,691

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Car lover's find! Looking to downsize a little? Don't want to give up your hobby space? Here's the perfect home and it's waiting just for you! Adorable brick rancher that's freshly remodeled and tastefully updated, an oversized two car garage, quiet, low traffic street. Four bedrooms - two baths and finished basement. Main level features; Living room with refinished oak hardwood flooring (original), game/electronic storage cabinets. Kitchen updated with new Hickory cabinetry, earth tone counter top, flooring, sink/fixtures. New, matching Samsung appliance pkg. - refrigerator comes with an extended 3 year warranty. New carpet in hallway and bedrooms. Main full bath has new flooring, fixtures, vanity, tub/surround. Basement has new carpet throughout, spacious family room, bedrooms three and four, full bath updated as main level bath, large laundry room with new flooring, utility sink, updated furnace. Exterior features are; 25ft. wide driveway for easy garage access. Oversized detached two car garage with additional work space, possibly accommodate 3-4 cars. Garage has an attached storage shed that is ideal for storing car parts while doing restorations or repairs. Single car attached carport. Large covered patio houses a second attached shed that's perfect for storage of yard implements. New floor coverings throughout, new kitchen & bathroom fixtures, new light fixtures, fresh interior and exterior paint, main level has updated double pane vinyl windows. Adjustments made, \$750 per bed = -\$1500, -\$100 for bath, \$50 per sq ft ag = -\$600, 1560, \$15 per sq ft finished basement = -\$4365
- Sold 2** Corner Lot with plenty of extra parking. Space for RV. Spacious Garage. Newer Roof, Newer Water Heater, Newer Furnace, 2 Sunrooms. Remodeled 10 years ago. \$2,000 Seller Concession for paint/carpet or could be used for closing costs. Tenant is Month-to-Month. Very long term tenant would love to stay. Rent below market rate. Current rent is \$660.00. Seller willing to sell 3 properties as a package along with this home. 815 Troy MLS# 195024 and 2038 E 8th MLS#195022 are the other two available. 24 hr. notice. No showings on Wed, Thurs or Sunday. After 3:00 all other days. Adjustments made, -\$300 for seller concessions, \$50 per sq ft ag = +\$200, \$12 per sq ft baement = +\$4056, \$15 per sq ft finished basement = +\$285
- Sold 3** Completely updated 2 bed 1 bath rancher on a huge lot with a 2 car detached garage and a 12'x14' out building. New interior and exterior paint, windows, doors and flooring. New plumbing throughout home as well as a new water heater, roof, sewer line, garage door and opener. Great floor plan with large bed rooms. Gorgeous kitchen with new cabinets and granite counter tops. All new stainless kitchen appliances included. Fenced front and back yard. Big driveway with plenty of off street parking. Beautiful trees, flowers and lawns make this house really feel like home. Paved sitting area next to garage. Schedule your showing today. \*Home was previously condemned due to "weeds and trash in yard"\* Adjustments made, \$50 per sq ft ag = +\$1250, \$12 per sq ft baement = +\$7656, \$15 per sq ft finished basement = +\$4785

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This subject is not currently listed and it hasn't been listed in the last 12 months			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$207,000	\$207,000
<b>Sales Price</b>	\$206,000	\$206,000
<b>30 Day Price</b>	\$205,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched ranchers from 700 to 800 se ag with det garages for sold comps. I searched 12 months back. I found 4 comps of which I used the best 3. There were 3 active comps. I went out 1 mile for all comps. Adjustments were made to the sold comps to make them equal the subject.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



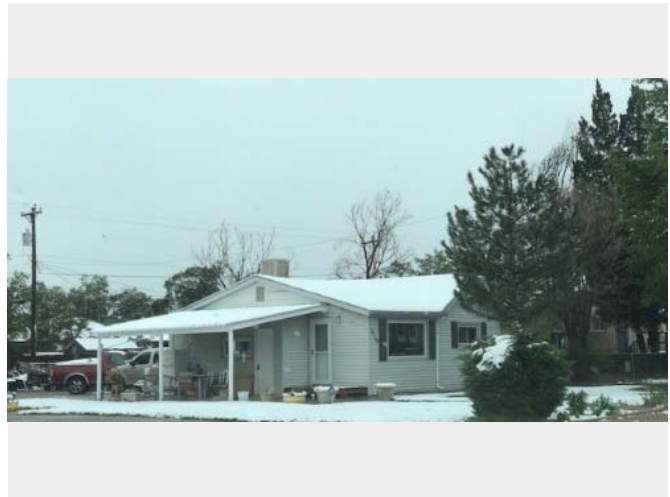
Front



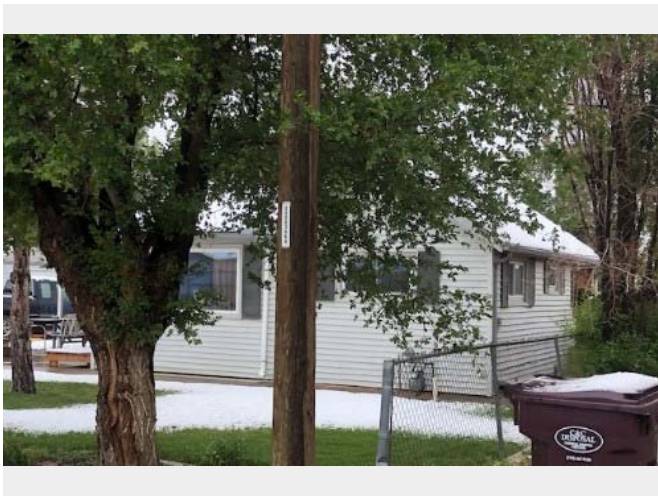
Front



Address Verification



Side



Side



Street

## Subject Photos



Street



Street



Garage



Other



Other



## Listing Photos

**L1** 1315 E 10th  
Pueblo, CO 81001



Front

**L2** 1836 E 17TH  
Pueblo, CO 81001



Front

**L3** 2129 E 9TH  
Pueblo, CO 81001



Front

## Sales Photos

**S1** 1651 N Monument  
Pueblo, CO 81001



Front

**S2** 2038 E 8th  
Pueblo, CO 81001



Front

**S3** 2006 E 14th  
Pueblo, CO 81001



Front

### ClearMaps Addendum

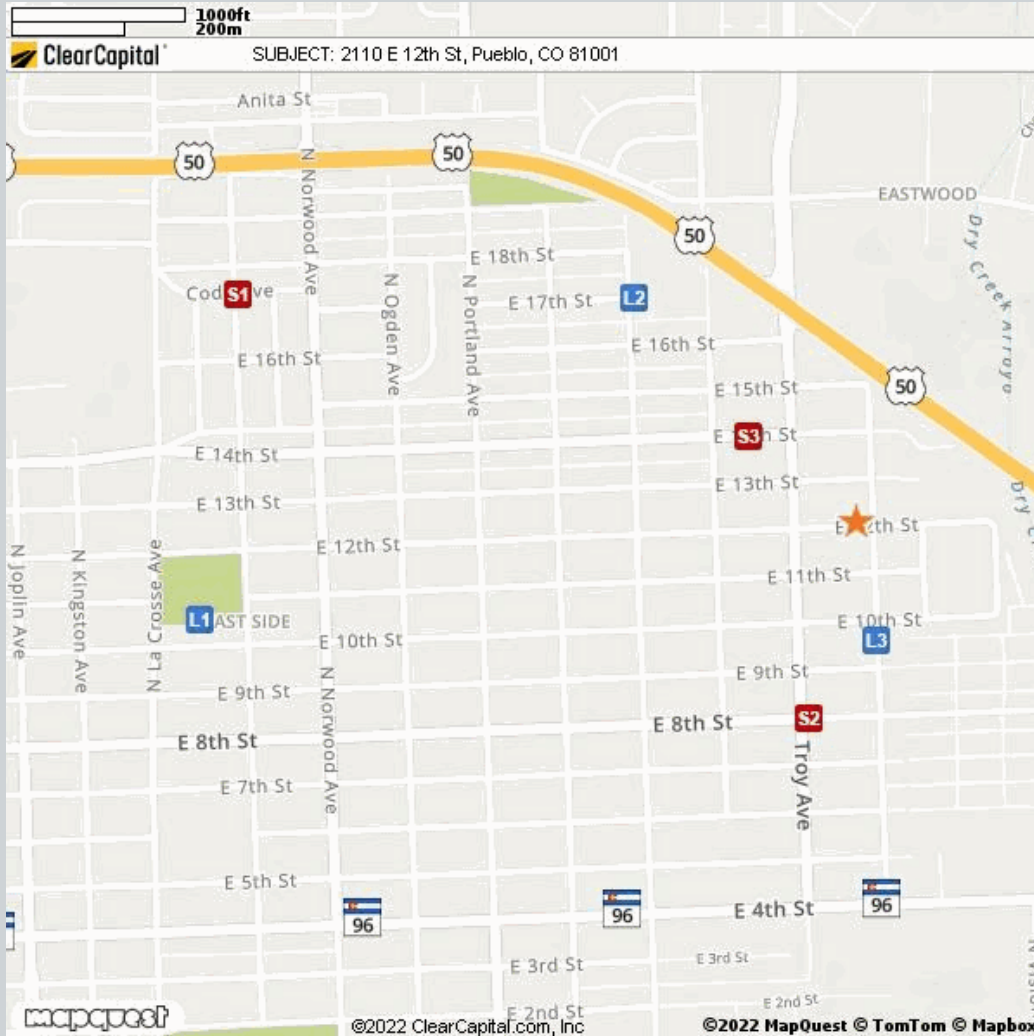
**Address** ★ 2110 E 12th Street, Pueblo, CO 81001

**Loan Number** 49636

**Suggested List** \$207,000

**Suggested Repaired** \$207,000

**Sale** \$206,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2110 E 12th Street, Pueblo, CO 81001	--	Parcel Match
L1 Listing 1	1315 E 10th, Pueblo, CO 81001	0.88 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1836 E 17th, Pueblo, CO 81001	0.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2129 E 9th, Pueblo, CO 81001	0.16 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1651 N Monument, Pueblo, CO 81001	0.88 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2038 E 8th, Pueblo, CO 81001	0.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2006 E 14th, Pueblo, CO 81001	0.18 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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.

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 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.

## Report Instructions - cont.

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

<b>Broker Name</b>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	3.81 miles	<b>Date Signed</b>	05/21/2022

*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.**