

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	1508 Rosemont Drive, Colorado Springs, CO 80911	Order ID	8501269	Property ID	33514666
Inspection Date	11/03/2022	Date of Report	11/04/2022		
Loan Number	49815	APN	6512202021		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	11.02.22 CS_Citi Update	Tracking ID 1	11.02.22 CS_Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Subject conforms to the neighborhood in terms of style, age & use. This is a modest home on an interior lot with no landscape improvements or remarkable views. Exterior features an oversized driveway for off-street parking plus single car garage. Exterior has newer siding, some new windows & has recently been painted. Permit history reflects re-roof and electric service upgrade within the past 3 months. There is a roll-off dumpster on site and the property has the impression of improvements in progress. A window is open on the far side but otherwise appears secure. No issues observed during drive-by inspection. No access to interior, assuming average condition for valuation purposes. *Two tax records uploaded to docs. The property recently changed owners but the information is not reported accurately.
R. E. Taxes	\$1,261	
Assessed Value	\$16,110	
Zoning Classification	Residential RS-5000 CAD-0	
Property Type	SFR	
Occupancy	Vacant	
Secure?	No	
	(Window in the open position on the right side of the house but no issues noted.)	
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		Neighborhood Comments
Location Type	Suburban	Security is a tract subdivision of tract homes built during the 1950-60s. Area is on the south east end of Colorado Springs with easy access to major throughfares, lots of shopping nearby, neighborhood schools & parks are close. The subject neighborhood homes and nearby surrounding neighborhoods are similar, majority of homes are maintained in average condition & below average curb appeal. Typical financing in the area are VA mortgages. Current Listed inventory is averaging over 30 days on market. Distress/REO activity is low at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$400,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1508 Rosemont Drive	405 Grand Blvd	104 Everett Dr	257 Sherri Dr
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80911	80911	80911	80911
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.55 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$299,000	\$340,000
List Price \$	--	\$349,900	\$299,000	\$340,000
Original List Date		10/08/2022	10/15/2022	11/04/2022
DOM · Cumulative DOM	-- · --	26 · 27	8 · 20	0 · 0
Age (# of years)	64	67	66	63
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,274	1,192	1,072	1,065
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	2 · 1	3 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.23 acres	0.14 acres	0.18 acres
Other	None known	AC	AC	AC

* Listing 3 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 ACTIVE. Comp is superior to Subject, attractive curb appeal with established landscaping. Attached 1 car garage plus detached 2 car garage. Overall appears well maintained, vinyl windows are an improvement but no other notable updates or features.

Listing 2 PENDING. Comp has modest updates to kitchen & bath over the prior 15 years but no other remarkable features and no landscape improvements.

Listing 3 ACTIVE. Comp has an updated exterior with vinyl siding & windows. Modest updates at kitchen but otherwise needs cosmetics and updating throughout. Reflects normal wear & tear and no landscaping improvements. Likely most similar to Subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1508 Rosemont Drive	220 Jasper Dr	744 Hallam Ave	336 Everett Dr
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80911	80911	80911	80911
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.43 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$351,873	\$325,000	\$365,000
List Price \$	--	\$329,900	\$325,000	\$350,000
Sale Price \$	--	\$328,000	\$345,000	\$350,000
Type of Financing	--	Va	Fha	Va
Date of Sale	--	10/28/2022	06/24/2022	08/05/2022
DOM · Cumulative DOM	-- · --	56 · 85	2 · 31	9 · 42
Age (# of years)	64	67	66	62
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,274	1,488	1,072	1,366
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	3 · 2
Total Room #	6	7	7	8
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.17 acres	0.18 acres
Other	None known	AC	AC	None known
Net Adjustment	--	-\$24,350	-\$6,950	-\$16,300
Adjusted Price	--	\$303,650	\$338,050	\$333,700

* 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** Comp is Made Ready with new paint at interior but overall appears adequately maintained, some heavy wear & tear. Vinyl windows are an improvement but no other notable features. Adjustments: Seller concession -7000, GLA -5350, Bedroom -8500, AC -3500
- Sold 2** Comp has a well maintained appearance, neutral throughout & wood floors and features vinyl windows. Few or no other notable updates or features. No remarkable landscaping. Adjustments: GLA +5050, Bedroom -8500, AC -3500
- Sold 3** Comp has a neutral interior with no updates over the prior 20 years. Appears adequately maintained, heavy wear & tear and needs cosmetics throughout. Adjustment: GLA -2300, Bedroom -8500, Bathroom -5500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS or online marketing activity. Last Tax Sale Date: 06/03/2022 but no sale price indicated. Two tax records are uploaded as neither is reported accurately with the transfer date or price.			
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	\$324,900	\$324,900
Sales Price	\$320,000	\$320,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
<p>All comps are located in the Subject's subdivision and all comps have similar exterior design/style as Subject. It's reasonable to assume the comps and Subject original layout were similar but over the years have been modified from the original floorplan to have additions or garage converted to living space to increase the GLA. No access to the Subject interior, it was necessary to rely on the tax record/details however Subject garage may be converted & there may be a woodstove. Shortage of 2 bedroom comps, it was necessary to relax criteria to include 3 bedroom properties and some comps have greater bathroom count but adjustments made are sufficient for the area and regardless if the garage is converted it would adjust value insignificantly. Sold comps have closed within the desired prior approximately 3 months prior and reflects current market conditions. Inventory in the area is increasing but this neighborhood continues to have strong comps when priced well. Comps are all located in the subject's neighborhood with close proximity and were selected with preference for similar GLA, room count and weight placed on comps that reflect the fewest improvements. All comps as adjusted provide a likely reliable indication of the Subject's value in the current market. No adjustment for age or acreage as there is no marketable difference.</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Front



Front



Front



Front



Address Verification

Subject Photos



Address Verification



Side



Side



Side



Side



Side

Subject Photos



Street



Street



Street

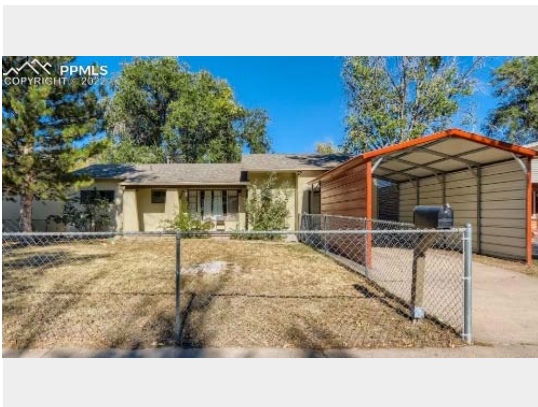
Listing Photos

L1 405 Grand BLVD
Colorado Springs, CO 80911



Front

L2 104 Everett DR
Colorado Springs, CO 80911



Front

L3 257 Sherri DR
Colorado Springs, CO 80911



Front

Sales Photos

S1 220 Jasper DR
Colorado Springs, CO 80911



Front

S2 744 Hallam AVE
Colorado Springs, CO 80911



Front

S3 336 Everett DR
Colorado Springs, CO 80911



Front

ClearMaps Addendum

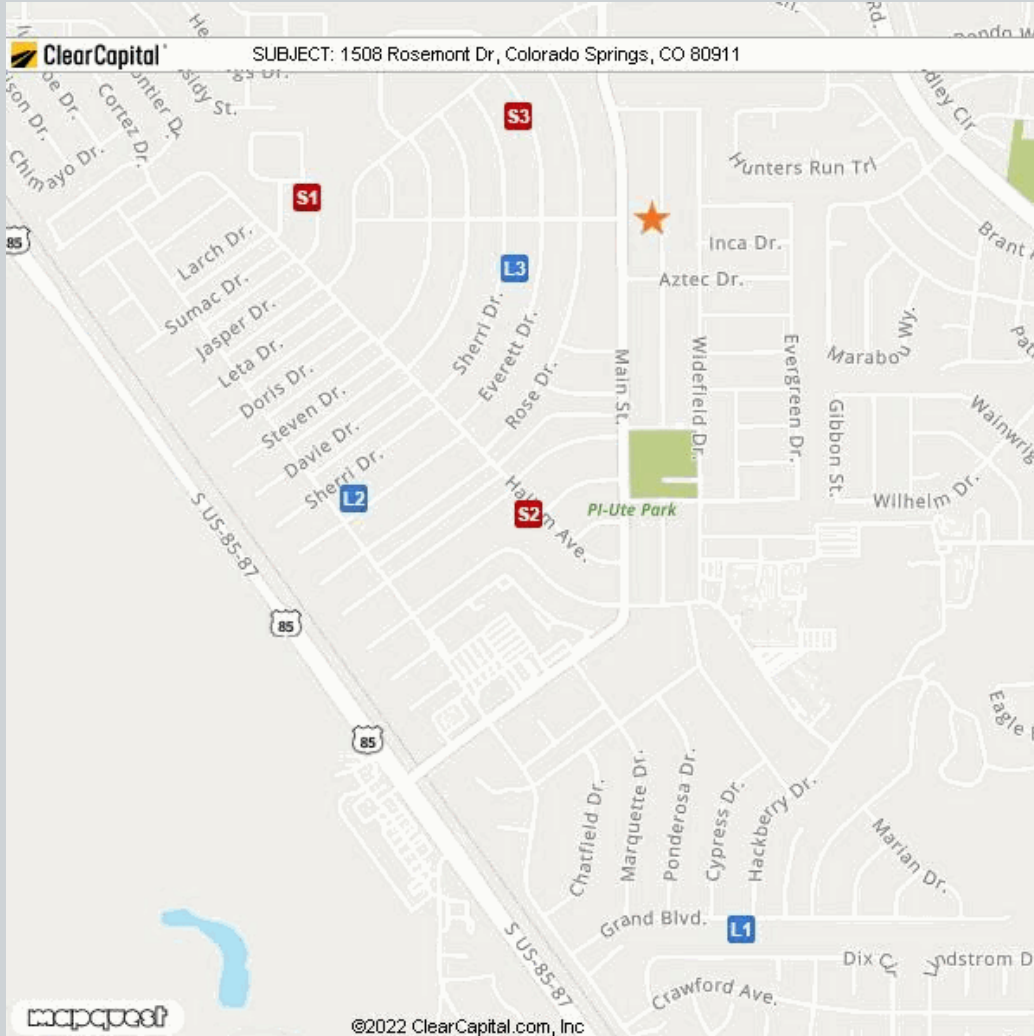
Address ★ 1508 Rosemont Drive, Colorado Springs, CO 80911

Loan Number 49815

Suggested List \$324,900

Suggested Repaired \$324,900

Sale \$320,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	1508 Rosemont Drive, Colorado Springs, CO 80911	--	Parcel Match
L1	Listing 1	405 Grand Blvd, Colorado Springs, CO 80911	0.96 Miles ¹	Parcel Match
L2	Listing 2	104 Everett Dr, Colorado Springs, CO 80911	0.55 Miles ¹	Parcel Match
L3	Listing 3	257 Sherri Dr, Colorado Springs, CO 80911	0.20 Miles ¹	Parcel Match
S1	Sold 1	220 Jasper Dr, Colorado Springs, CO 80911	0.46 Miles ¹	Parcel Match
S2	Sold 2	744 Hallam Ave, Colorado Springs, CO 80911	0.43 Miles ¹	Parcel Match
S3	Sold 3	336 Everett Dr, Colorado Springs, CO 80911	0.23 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.

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

Broker Name	Darlene Haines	Company/Brokerage	Rocky Mountain Property Shop
License No	ER100003044	Address	3021 Mandalay Grv Colorado Springs CO 80917
License Expiration	12/31/2024	License State	CO
Phone	3039560090	Email	darlenehaines@hotmail.com
Broker Distance to Subject	7.95 miles	Date Signed	11/04/2022

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.