

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>	1193 E Escondido Drive, Pueblo, CO 81007	<b>Order ID</b>	8233038	<b>Property ID</b>	32805162
<b>Inspection Date</b>	05/26/2022	<b>Date of Report</b>	05/26/2022		
<b>Loan Number</b>	50004	<b>APN</b>	9532009017		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.26.22 BPO	<b>Tracking ID 1</b>	05.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	WILLIAM G SMITH	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,857	This subject appears to have roof damage. The garage appears to have been converted. There is wood instead of a garage door. Dumpsters are in front of the house.	
<b>Assessed Value</b>	\$259,652		
<b>Zoning Classification</b>	Residential A3:RES/1 FAM DWEL 1 AC		
<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>	\$6,500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$6,500		
<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 is a rural suburban area. It is not built up. Many lots are at least 1 acre in this area. Horse property, dirt roads and horse easements. This area has easy access to schools, shopping, medical facilities, restaurants and the highway.	
<b>Sales Prices in this Neighborhood</b>	Low: \$109,000 High: \$850,000		
<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
<b>Street Address</b>	1193 E Escondido Drive	1472 N Will Rogers	116 N Blyth	1111 Candlewood
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo West, CO	Pueblo West, CO
<b>Zip Code</b>	81007	81007	81007	81007
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.40 <sup>1</sup>	1.64 <sup>1</sup>	1.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$390,000	\$335,000	\$360,000
<b>List Price \$</b>	--	\$390,000	\$335,000	\$360,000
<b>Original List Date</b>		04/20/2022	05/19/2022	01/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	7 · 7	132 · 132
<b>Age (# of years)</b>	24	15	28	19
<b>Condition</b>	Average	Average	Average	Average
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<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>	1,306	1,307	1,266	1,228
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	9	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	No	Yes
<b>Basement (% Fin)</b>	77%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1,306	1,307	--	1,160
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.36 acres	1.03 acres	1.635 acres	1.17 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** You don't want to miss this 3 bed/2 bath home with 2 car attached garage located on 1.03 acre parcel. Bring your animals to this home with area for chickens with chicken coop, plenty of room for horses as well on this fully fenced lot! Yard includes lots of Xeriscaping so you can spend your free time out at the Pueblo Reservoir instead of doing yard work on your days off. Living room features vaulted ceiling and wood flooring. Kitchen includes all appliances, recessed lighting, pantry and breakfast bar. Adjoining dining area walk-outs out to the fenced backyard. All rooms except the living room feature tile flooring. Primary bedrooms has adjoining bathroom with double sink vanity and a walk-in closet. Full unfinished basement is ready for your storage or finish to meet your needs. Only minutes from I25 for quick access to Colorado Springs or Pueblo This comp is under contract still showing
- Listing 2** 1.57 acre property zoned for horses and ready for you! 3 large bedrooms, upgraded furnace and central air, real hardwood floors, and main-level living are just a few of the perks that come along with this immaculately maintained Pueblo West rancher. Walk yourself through the virtual tour from your couch (<https://my.matterport.com/show/?m=nuAQdJYpbve&m=1>) then schedule a showing to walk through in person!
- Listing 3** This charming, well-maintained home on an acre is a must see! The vaulted, open-concept living-kitchen-dining room is a great place to entertain and spend quality time. The home features a master suite with an updated bathroom, as well as two additional bedrooms and full bathroom. The unfinished basement provides a blank slate to create whatever space you need. Out the back door, you'll find a private, fenced yard with raised garden beds, a large covered deck and patio. The roof was replaced in 2019. You don't want to miss this one! This cop is under contract

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1193 E Escondido Drive	717 N Canvas	149 N Candlewood	765 E Platteville
<b>City, State</b>	Pueblo, CO	Pueblo West, CO	Pueblo West, CO	Pueblo West, CO
<b>Zip Code</b>	81007	81007	81007	81007
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	1.53 <sup>1</sup>	1.42 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$339,000	\$330,000	\$311,000
<b>List Price \$</b>	--	\$339,000	\$330,000	\$324,900
<b>Sale Price \$</b>	--	\$338,000	\$355,000	\$350,000
<b>Type of Financing</b>	--	Cash	Conventional	Fha
<b>Date of Sale</b>	--	11/01/2021	07/08/2021	06/29/2021
<b>DOM · Cumulative DOM</b>	-- · --	45 · 45	35 · 35	81 · 81
<b>Age (# of years)</b>	24	20	19	23
<b>Condition</b>	Average	Average	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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<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>	1,306	1,246	1,325	1,236
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	9	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	77%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1306	1,144	1,309	1,236
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.36 acres	1.28 acres	1.11 acres	1.02 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$22,534	+\$13,104	+\$20,430
<b>Adjusted Price</b>	--	\$360,534	\$368,104	\$370,430

\* 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** An immaculate home in North Pueblo West with easy access to I-25, Purcell, Wildhorse, Highway 50! Open floor plan with and oversized 2 car garage with a heater. Huge 1.28 acre lot with a shed and small pole-barn. There is a drip system in the backyard to make sure the landscaping is being watered. Enjoy the sun, moon and stars under the large covered porch. There is an unfinished basement with a rough-in for a future bathroom. Adjustments made, +\$1000 for bath, +\$1500 for fireplace, \$5-0 per sq ft ag = +\$3000, \$12 per sq ft basement = +\$1944, \$15 per sq ft finished basement = +\$15090
- Sold 2** This Ranch Style home with an unfinished basement is situated on a 1.11-acre corner lot. 3 bedroom, 2 Full Bathrooms, and an attached 2 Car Garage and 1 Car Detached Garage, plus a Shed. Split bedroom design boasting a large Master Bedroom with a Master Full Bath, walk-in closet, and a decorative fan. The Kitchen has plenty of cabinets, countertops that provide a nice workspace for meal preparation, and a pantry. All appliances in the kitchen are included, The Living Room, Kitchen, Dining Area, and Hallway have new paint and newer carpet throughout the home. Laundry is on the Main Level. The Unfinished Basement has been drywalled, ready for the new owner to finish as this basement will allow for expanding living space. Public Sewer is a plus, Propane Tank is owned, Refrigerated Central Air. Adjustments made, +\$1000 for bath, +\$1500 for fireplace, \$50 per sq ft ag = -\$950, \$12 per sq ft basement = -\$36, \$15 per sq ft finished basement = +\$15090, -\$3500 for garage stall
- Sold 3** Won't last long!! Move in ready! Kitchen with eating area opens to the family room & wood burning stove! Makes for a cozy movie night! All new Tavern Oak laminate flooring throughout w/new carpet coming soon in all bedrooms! Fenced front & back yard, BIG solid shed w/chicken coop! FULL unfinished basement with rough in plumbing. Great mountain views! Adjustments made, +\$1000 for bath, \$50 per sq ft ag = +\$3500, \$12 per sq ft basement = +\$840, \$15 per sq ft finished basement = +\$15090

## 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 ben 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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$362,000	\$368,500
<b>Sales Price</b>	\$361,000	\$367,000
<b>30 Day Price</b>	\$355,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>I had to expand the distance parameter due to the nature of the area. It is very spread out. I searched in Pueblo West north side of the highway for ranchers from 1200 to 1400 sq ft ag with 2 car attached garages. I found 20 sold comps and 7 active comps. most have additional detached garages. I use the best 3 of each. There were adjustments made to the sold comps to make them equal the subject. I went back 12 months for sold comps and out 3.5 miles to find comps.</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



Address Verification



Side



Street



Other



Other



## Subject Photos



Other

## Listing Photos

**L1** 1472 N Will Rogers  
Pueblo, CO 81007



Front

**L2** 116 N Blyth  
Pueblo West, CO 81007



Front

**L3** 1111 Candlewood  
Pueblo West, CO 81007



Front

## Sales Photos

**S1** 717 N Canvas  
Pueblo West, CO 81007



Front

**S2** 149 N Candlewood  
Pueblo West, CO 81007



Front

**S3** 765 E Platteville  
Pueblo West, CO 81007



Front

### ClearMaps Addendum

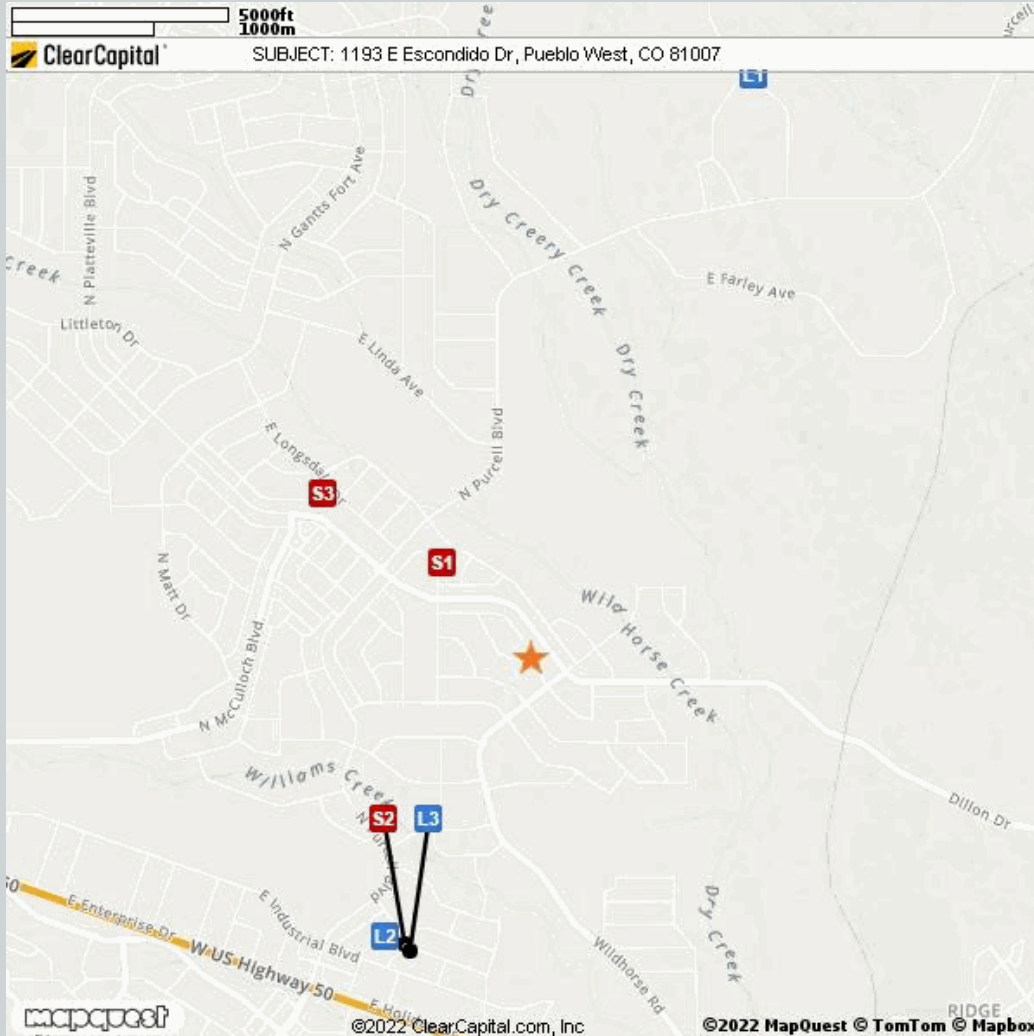
**Address** ★ 1193 E Escondido Drive, Pueblo, CO 81007

**Loan Number** 50004

**Suggested List** \$362,000

**Suggested Repaired** \$368,500

**Sale** \$361,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1193 E Escondido Drive, Pueblo, CO 81007	--	Parcel Match
L1 Listing 1	1472 N Will Rogers, Pueblo, CO 81007	3.40 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	116 N Blyth, Pueblo, CO 81007	1.64 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1111 Candlewood, Pueblo, CO 81007	1.56 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	717 N Canvas, Pueblo, CO 81007	0.70 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	149 N Candlewood, Pueblo, CO 81007	1.53 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	765 E Platteville, Pueblo, CO 81007	1.42 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.

\*\*\* 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

<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>	05/26/2022

*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.**