

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	3417 Avondale Boulevard, Avondale, CO 81022	Order ID	8725050	Property ID	34157736
Inspection Date	05/04/2023	Date of Report	05/09/2023		
Loan Number	50146	APN	2200000170		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	05.03.23 Cit-CS Update	Tracking ID 1	05.03.23 Cit-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC,	The subject appears to be occupied. There was a light on the front porch. This subject appears to be maintained at this time
R. E. Taxes	\$1,020	
Assessed Value	\$325,593	
Zoning Classification	Residential A-1	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	This is a rural area with easy access to schools, places of worship, shopping, the highway and restaurants
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$79000 High: \$450000	
Market for this type of property	Increased 40 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3417 Avondale Boulevard	1530 Garland	315 Leslie	130 32 1/2 Lane
City, State	Avondale, CO	Pueblo, CO	Avondale, CO	Pueblo, CO
Zip Code	81022	81006	81022	81006
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	11.11 ¹	5.20 ¹	10.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,900	\$399,000	\$280,000
List Price \$	--	\$429,900	\$399,000	\$280,000
Original List Date		03/09/2023	04/10/2023	05/04/2023
DOM · Cumulative DOM	-- · --	56 · 61	24 · 29	0 · 5
Age (# of years)	51	51	63	55
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 ; Pastoral	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split tri level	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,116	1,353	2,094	1,360
Bdrm · Bths · ½ Bths	4 · 2	6 · 3	3 · 3	4 · 2
Total Room #	7	11	5	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	864	1,251	--	--
Pool/Spa	--	--	--	--
Lot Size	20 acres	.5 acres	.20 acres	.33 acres
Other	fireplace	2 car carport	--	fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Don't miss out on this NEWLY remodeled 6BED 3BATH rancher located in the sought-after St. Charles Mesa. Features nearly 2600 sqft of living space with many BRAND NEW upgrades throughout. Features NEW LVP flooring, NEW carpet, NEWLY textured/painted walls & NEW fixtures. ALL NEW kitchen includes soft close cabinets & granite countertops. ALL 3 bathrooms have been tastefully remodeled with tiled tub/shower surrounds. The custom walk-in shower in the master bath is a must see. Main level laundry/mud room with NEWLY tiled floors. NEWLY finished basement features a large family room with kitchenette/wet bar area plus 3 huge bedrooms. NEW septic tank & leach field. NEW central air. NEW furnace in 2020. Sits on a half acre lot with large open space behind. Home is on MESA water plus an added bonus of a permitted well! If you're looking to make a move to the MESA you need to check this one out!
- Listing 2** Avondale 3 bedroom 3 bath rancher....huge 2 car attached garage...including a 526 sq ft stand alone office with a full bath.
- Listing 3** Warm comfortable country home with New Flooring, New Paint, and New Septic. Great kitchen with all needed appliances, large main level master with dual closet storage, laundry is accessible on the main level and has modern washer and dryer. Home has owner owned water softener. Great yard, with great country feel. Fruit Trees (apple, peach, pear, cherry and plum), and grape vine compliment the backyard. Plenty of room to grow, and additional sheds for storage are on this property as well. Come see this comfortable country treasure!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3417 Avondale Boulevard	407 Hwy 50	58480 Cherry	47801 Pheasant
City, State	Avondale, CO	Avondale, CO	Boone, CO	Avondale, CO
Zip Code	81022	81022	81025	81022
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	5.11 ¹	6.26 ¹	3.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$325,000	\$445,000
List Price \$	--	\$235,000	\$325,000	\$445,000
Sale Price \$	--	\$235,000	\$325,000	\$450,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	08/29/2022	05/19/2022	06/30/2022
DOM · Cumulative DOM	-- · --	54 · 54	76 · 76	44 · 44
Age (# of years)	51	96	48	52
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 ; Pastoral	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split tri level	1 Story ranch	Split tri level	Split tri level
# Units	1	1	1	1
Living Sq. Feet	1,116	1,031	1,200	1,370
Bdrm · Bths · ½ Bths	4 · 2	2 · 2	3 · 1 · 1	3 · 1 · 1
Total Room #	7	6	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	864	--	576	473
Pool/Spa	--	--	--	--
Lot Size	20 acres	.72 acres	17 acres	2 acres
Other	fireplace	det 2 car carport	fireplace	4+ car det , fireplace
Net Adjustment	--	+\$23,707	+\$5,826	-\$14,893
Adjusted Price	--	\$258,707	\$330,826	\$435,107

* Sold 2 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** enjoy convenient country living. This house has a lot to offer, including a great lot, detached garage and carport. AC and Furnace was installed in 2021. Lot is 3/4 of an acre (fully fenced) which includes a 2 car garage and a double carport. City Water and sewer. Adjustments made, -\$5318 seller concessions, \$750 per bed= +\$1500, \$500 per acre = +\$9640, \$50 per sq ft ag = +\$4250, \$12 per sq ft lower/basement = +\$6060, \$15 per sq ft finished lower/basement = +\$7575
- Sold 2** Don't miss out on your opportunity to own this 3-bedroom, 2 car garage home in the country on 17 acres. Located in School District 70! This move-in ready home has plenty of space for anything your heart desires! The property includes LARGE, 2400 sq ft OUTBUILDING with 10 stalls and pipe corrals. New flooring. Windows new in 2017. Newer 50 gallon hot water heater. Washer and Dryer included. On the Orchard Park Water District plus a well. Fenced front yard and 17 acres fully fenced. Plenty of room to expand, have your toys and enjoy life! Adjustments made,+\$750 for bed, \$500 per acre = +\$1500, \$50 per sq ft ag = -\$4200, \$12 per sq ft basement / lower = +\$3456, \$15 per sq ft basement /lower finished. = +\$4320,
- Sold 3** Remodeled kitchen with granite countertops; hickory cabinets, large kitchen bar to enjoy company while cooking, a cold room off the kitchen, dining room with a large pantry area, area off dining area with a catch all desk and cabinets, in the living room is a wood burning fireplace with hearth for the chilly nights; upstairs offers to bedrooms, one with a walk in closet and the other with a large wall closet and more closets! Full bathroom on the upper floor; in the lower level is a large family room; access o the crawl space, the third bedroom and a 1/2 bath. The covered patio in backyard is perfect for parties - the pergola brings a nice touch! smoker off the back porch; fenced yard, sprinkler in back, well for domestic use (can use for the house but Seller uses Avondale water for interior and well for exterior) with a basket ball court, shed for the toys, and a large 30 x 40 pole barn with concrete floors and electricity - use as a workshop, extra cars/trucks or toys! the propane tank is owned so use the propane company of your chose, mountain views and more in this lovely home! Take a look and buy today! Adjustments made, -5% kitchen update = -\$22500, +\$750 for bed, \$500 per acre = +\$9000, \$50 per sq ft ag = -\$12700, \$12 per sq ft basement /lower = +\$4692, \$15 per sq ft basement / lower finished = +\$5865

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject is not currently listed and it hasn't been listed in the last 12 months.			
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	\$342,000	\$342,000
Sales Price	\$341,000	\$341,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
<p>I searched all homes in the Avondale area, I had to expand the search to find comps. I found 3 active and used them all. I found 4 sold comps and I used the best 3 comps for the subject. Adjustments were made to make the sold comps equal the subject. I went back 12 months and out 12 miles for comps. Due to the nature of the area I had. to expand the distance parameter to find comps. 43689 Fields Rd Avondale is a manufactured home, 100 Avondale wasn't used because it was much smaller and there would have been over 18% in adjustments. This subject appears to have been remodeled. The exterior and land have been improved since the last cma. There was an old building that was rough that is now gone and it appears that there was a septic system worked on. That would increase the price opinion at this time.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to the subjects lot size and the prior report not providing comps to bracket the subjects lot size. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

Subject Photos



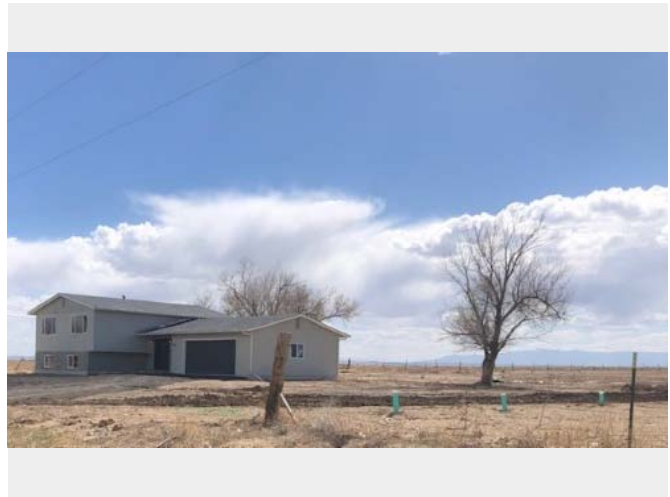
Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1530 Garland
Pueblo, CO 81006



Front

L2 315 Leslie
Avondale, CO 81022



Front

L3 130 32 1/2 Lane
Pueblo, CO 81006



Front

Sales Photos

S1 407 Hwy 50
Avondale, CO 81022



Front

S2 58480 Cherry
Boone, CO 81025



Front

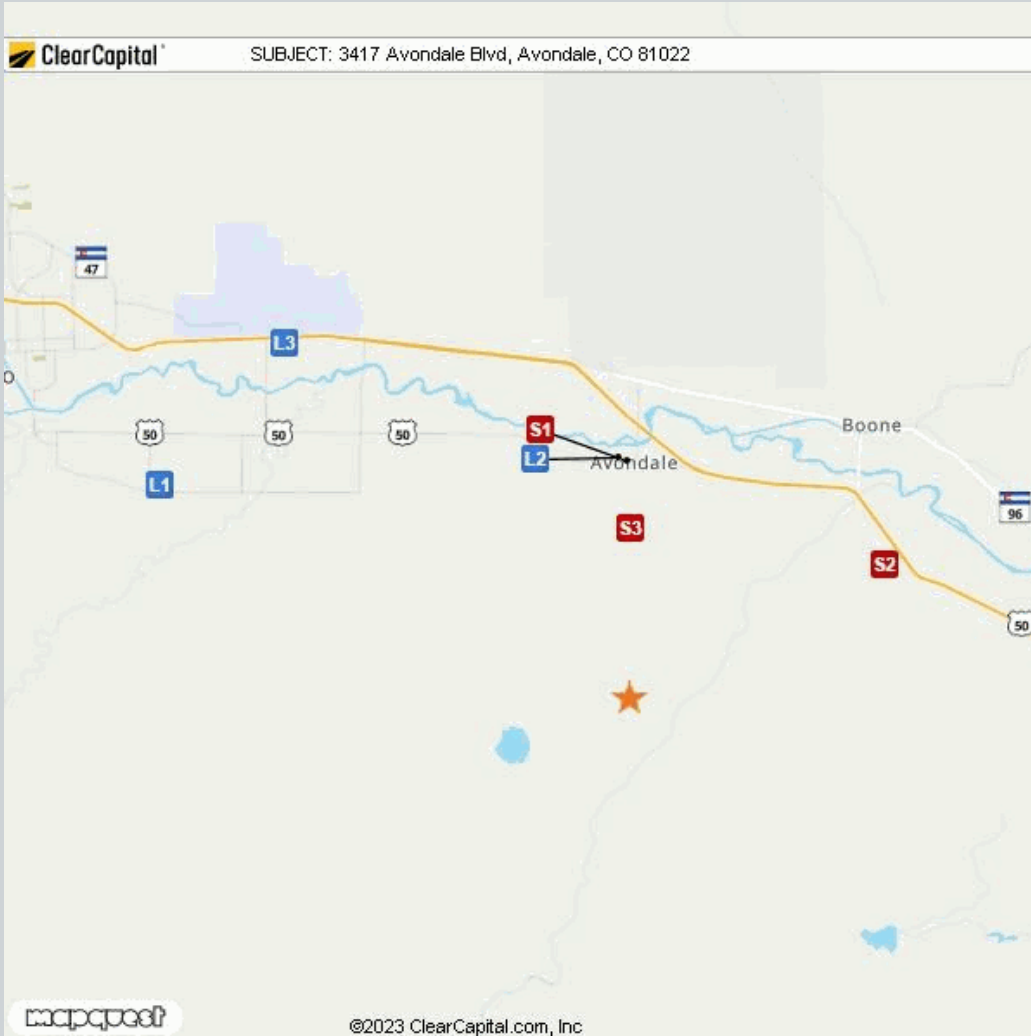
S3 47801 Pheasant
Avondale, CO 81022



Front

ClearMaps Addendum

Address ★ 3417 Avondale Boulevard, Avondale, CO 81022
Loan Number 50146 **Suggested List** \$342,000 **Suggested Repaired** \$342,000 **Sale** \$341,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3417 Avondale Boulevard, Avondale, CO 81022	--	Parcel Match
L1 Listing 1	1530 Garland, Pueblo, CO 81006	11.11 Miles ¹	Parcel Match
L2 Listing 2	315 Leslie, Avondale, CO 81022	5.20 Miles ¹	Parcel Match
L3 Listing 3	130 32 1/2 Lane, Pueblo, CO 81006	10.66 Miles ¹	Parcel Match
S1 Sold 1	407 Hwy 50, Avondale, CO 81022	5.11 Miles ¹	Parcel Match
S2 Sold 2	58480 Cherry, Boone, CO 81025	6.26 Miles ¹	Parcel Match
S3 Sold 3	47801 Pheasant, Avondale, CO 81022	3.68 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	Lisa White	Company/Brokerage	Lisa M. White
License No	FA.100085915	Address	1528 Fortino Blvd Pueblo CO 81008
License Expiration	12/31/2023	License State	CO
Phone	7192506761	Email	coloradolisawhite@kw.com
Broker Distance to Subject	18.15 miles	Date Signed	05/09/2023

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.