

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>	1360 Marigold Drive, Denver, CO 80221	<b>Order ID</b>	8559931	<b>Property ID</b>	33754929
<b>Inspection Date</b>	12/21/2022	<b>Date of Report</b>	12/21/2022		
<b>Loan Number</b>	50287	<b>APN</b>	R0060543		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Adams		

### Tracking IDs

<b>Order Tracking ID</b>	12.20.22 BPO	<b>Tracking ID 1</b>	12.20.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,247	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
<b>Assessed Value</b>	\$26,830		
<b>Zoning Classification</b>	Residential		
<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	The subject is located in a suburban neighborhood with increased property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
<b>Sales Prices in this Neighborhood</b>	Low: \$379,920 High: \$599,998		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1360 Marigold Drive	2210 W 82nd Place	8265 Acoma Street	7964 Wyandot Street
City, State	Denver, CO	Denver, CO	Denver, CO	Denver, CO
Zip Code	80221	80221	80221	80221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 <sup>1</sup>	0.78 <sup>1</sup>	0.65 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$515,000	\$499,900	\$559,888
List Price \$	--	\$480,000	\$489,000	\$539,888
Original List Date		08/25/2022	11/02/2022	11/19/2022
DOM · Cumulative DOM	-- · --	117 · 118	48 · 49	31 · 32
Age (# of years)	62	61	57	62
Condition	Average	Average	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	1,215	1,000	988	1,000
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 0	4 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,154	500	494	500
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.18 acres	0.18 acres	0.15 acres
Other	None	None	None	None

\* 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.

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

**Listing 1** Fair market property similar in condition and superior in bed count to the subject. Active1 => Bed= \$-4000, GLA= \$4300, Garage= \$2000, Total= \$2300, Net Adjusted Value= \$482300

**Listing 2** Fair market property similar in condition and inferior in GLA to the subject. Active2 => Bath= \$2000, GLA= \$4540, Garage= \$2000, Total= \$8540, Net Adjusted Value= \$497540

**Listing 3** Fair market property similar in view and superior in condition to the subject. Active3 => Condition= \$-3750, Bed= \$-4000, Bath= \$2000, GLA= \$4300, Garage= \$2000, Total= \$550, Net Adjusted Value= \$540438

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1360 Marigold Drive	7851 Granada Road	660 Elbert Street	8249 Greenwood Boulevard
<b>City, State</b>	Denver, CO	Denver, CO	Denver, CO	Denver, CO
<b>Zip Code</b>	80221	80221	80221	80221
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.53 <sup>1</sup>	0.74 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$600,000	\$484,900	\$518,999
<b>List Price \$</b>	--	\$502,000	\$469,900	\$499,999
<b>Sale Price \$</b>	--	\$495,000	\$474,900	\$499,999
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/22/2022	09/28/2022	10/19/2022
<b>DOM · Cumulative DOM</b>	-- · --	141 · 141	76 · 76	48 · 48
<b>Age (# of years)</b>	62	52	51	52
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1.5 Stories split entry	2 Stories colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,215	1,204	1,332	1,314
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 3
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	None	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	No	Yes
<b>Basement (% Fin)</b>	100%	100%	0%	100%
<b>Basement Sq. Ft.</b>	1154	1,204	--	858
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.20 acres	0.17 acres	0.19 acres	0.19 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$3,000	+\$2,385	-\$5,980
<b>Adjusted Price</b>	--	\$498,000	\$477,285	\$494,019

\* 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** Fair market property similar in condition and GLA to the subject. Sold1 => Garage= \$2000, sold date= \$1000, Total= \$3000, Net Adjusted Value= \$498000
- Sold 2** Fair market property similar in condition and superior in GLA to the subject. Sold2 => GLA= \$-2340, Age= \$-275, Garage= \$4000, basement= \$1000, Total= \$2385, Net Adjusted Value= \$477285
- Sold 3** Fair market property superior in bed and bath count to the subject. Sold3 => Bed= \$-4000, Bath= \$-2000, GLA= \$-1980, Garage= \$2000, Total= \$-5980, Net Adjusted Value= \$494019

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				property status is expired			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
08/19/2022	\$519,900	--	--	Expired	09/16/2022	\$489,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$500,000	\$500,000
<b>Sales Price</b>	\$489,900	\$489,900
<b>30 Day Price</b>	\$480,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>As per tax subject sold on 06/24/2022 for \$405,000 ,but no MLS available. Based on the exterior observation the subject appears to be in average condition. The subject conforms to the immediate neighborhood and is located within moderate proximity to public transportation, freeway access retail amenities, water bodies, highways, and parks. Due to the lack of comparable on the subject's same side, it was necessary to exceed major boundaries such as major roads, highways, etc. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. The difference in the garage and style is due to the neighborhood area hard to find a comparable that is similar to the subject in condition and criteria. Due to limited comps in the area, all comps were used despite not bracketing the lot size as they are still considered to be reliable comparable. Limited comparables in the subject area make it necessary to use comparables with variance in bed/bath count. Due to limited comps in the area, all comps were used despite not bracketing the GLA as they are still considered to be reliable comparables. It was necessary to use comparable with the superior condition due to limited market activity in the subject's area. At the time of sale, the sold comparable S property may have had multiple offers, or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. Aggressive pricing is recommended in this market to attract strong buyer demand. A competitive price may attract multiple offers and a final sales price higher than the list price. In delivering the final valuation, most weight has been placed on CS2 and CL1 as they are most similar to the subject condition and overall structure.</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



Street



## Listing Photos

**L1** 2210 W 82nd Place  
Denver, CO 80221



Front

**L2** 8265 Acoma Street  
Denver, CO 80221



Front

**L3** 7964 Wyandot Street  
Denver, CO 80221



Front



## Sales Photos

**S1** 7851 Granada Road  
Denver, CO 80221



Front

**S2** 660 Elbert Street  
Denver, CO 80221



Front

**S3** 8249 Greenwood Boulevard  
Denver, CO 80221



Front

### ClearMaps Addendum

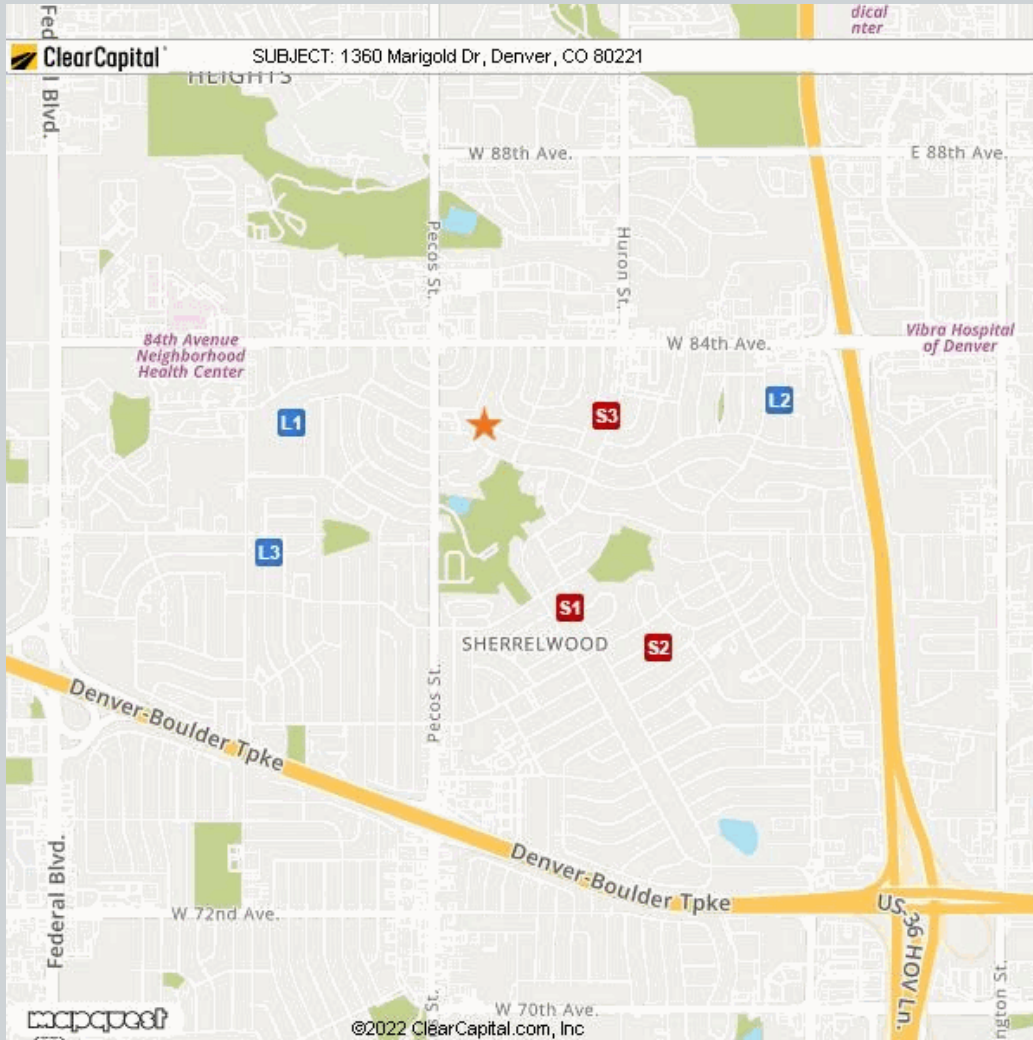
**Address** ★ 1360 Marigold Drive, Denver, CO 80221

**Loan Number** 50287

**Suggested List** \$500,000

**Suggested Repaired** \$500,000

**Sale** \$489,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1360 Marigold Drive, Denver, CO 80221	--	Parcel Match
L1 Listing 1	2210 W 82nd Place, Denver, CO 80221	0.51 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8265 Acoma Street, Denver, CO 80221	0.78 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7964 Wyandot Street, Denver, CO 80221	0.65 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7851 Granada Road, Denver, CO 80221	0.53 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	660 Elbert Street, Denver, CO 80221	0.74 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8249 Greenwood Boulevard, Denver, CO 80221	0.32 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>	Joe Schnurr	<b>Company/Brokerage</b>	Bang Realty-Colorado Inc
<b>License No</b>	EA.040045093	<b>Address</b>	720 S. Colorado Blvd, Penthouse North Denver CO 80206
<b>License Expiration</b>	12/31/2022	<b>License State</b>	CO
<b>Phone</b>	7208924888	<b>Email</b>	denverbpo@bangrealty.com
<b>Broker Distance to Subject</b>	10.40 miles	<b>Date Signed</b>	12/21/2022

*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:**

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