

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	3212 Lancaster Drive, Pueblo, CO 81005	Order ID	8262292	Property ID	32916268
Inspection Date	06/09/2022	Date of Report	06/09/2022		
Loan Number	50291	APN	1515412254		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	06.09.22 BPO	Tracking ID 1	06.09.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	JOSE B AGUILAR	Condition Comments This subject is on a public road in a residential area. It is surrounded by residential homes. Roof appears to be at the end of it's life expectancy. And trim paint peeling.
R. E. Taxes	\$1,127	
Assessed Value	\$159,359	
Zoning Classification	Residential R2:RES/1 FAM DWEL 5000SF	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$6,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$6,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments This area has easy access to schools, parks, places of worship, shopping, restaurants and the highway.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$380,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3212 Lancaster Drive	1716 Moore	3716 Hollybrook	3716 Fairfiled
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81005	81005	81005	81005
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.47 ¹	0.28 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$200,000	\$220,000	\$248,500
List Price \$	--	\$185,000	\$220,000	\$248,500
Original List Date		04/05/2022	05/16/2022	05/27/2022
DOM · Cumulative DOM	-- · --	65 · 65	24 · 24	13 · 13
Age (# of years)	55	68	52	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 ; 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	905	900	896	896
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	2 · 2
Total Room #	4	4	6	4
Garage (Style/Stalls)	None	Carport 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	772	--	756	756
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.115 acres	.138 acres	.138 acres
Other	--	--	--	--

* 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 This comp is in the same area as the subject. It is under contract. It is similar in size

Listing 2 Main level living offering two bedrooms, full bath; living room, kitchen with dining area; basement offers a family room, bedroom, laundry and full bathroom. Home offers central air, newer water heater. Make your appointment today

Listing 3 Great ranch style home, well maintained on the south side. Close to the interstate for a quick trip to Springs. Yard has been xeriscape for easy outside living. Two large sheds for storage with electrical. Kitchen has great hardwood floors.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3212 Lancaster Drive	1912 Hollywood	3501 Azalea	1727 Morrison
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81005	81005	81005	81005
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.17 ¹	0.08 ¹	1.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$269,900	\$259,000
List Price \$	--	\$249,900	\$264,900	\$259,000
Sale Price \$	--	\$260,000	\$270,000	\$259,000
Type of Financing	--	Va	Fha	Fha
Date of Sale	--	04/11/2022	05/27/2022	06/02/2022
DOM · Cumulative DOM	-- · --	45 · 45	45 · 45	44 · 44
Age (# of years)	55	66	55	70
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	905	906	896	840
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	4 · 1 · 1	3 · 1
Total Room #	4	5	7	6
Garage (Style/Stalls)	None	Carport 1 Car	Detached 1 Car	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	100%	100%
Basement Sq. Ft.	772	--	770	336
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.19 acres	.145 acres	.115 acres
Other	--	--	--	--
Net Adjustment	--	-\$11,536	-\$23,076	-\$3,308
Adjusted Price	--	\$248,464	\$246,924	\$255,692

* Sold 1 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** This home will be ready next week for showings. This south side rancher is close to great schools, shopping and I25 for commute north or south. The tenant just moved out and the home is in the process of getting an overhaul. The bathroom is newly remodeled with fresh custom tile walls and backsplash, new vanity, new fixtures and new flooring. The entire house was painted, the kitchen floors professionally cleaned and the house was cleaned as well. This rancher is a 3 bedroom 1 bath that is fully landscaped with the back yard completely fenced and a nice concrete back patio for dinners outside. The carport is attached and over sized with its own shed and there is an additional shed in the back yard for more storage. Most of the windows have been replaced with vinyl double paned, the furnace was replaced about 10 yrs ago, the water heater is new and the kitchen cabinets were replaced about 10 yrs ago and the window evap cooler is 2yrs old. Adjustments made, -5% updtes = -\$13000, -\$750 for bed, \$50 per sq ft ag = -\$50, \$12 per sq ft basement = +\$9264, -\$1000 for carport, -\$6000 for roof
- Sold 2** Lots of potential on this Highland Park home with some nice recent upgrades. This home has hardwood floors on the main level, kitchen with upgraded cabinets/tile floors, new stainless steel refrigerator and flat top electric stove. Basement has a walk in laundry room with a front loader Washer and Dryer (included with the property). It also has a basement family room with a 1/2 bath and 2 bedrooms. French doors from the kitchen allow you access to the concrete patio and large fenced back yard (new redwood stained privacy fence), shed stays and a 1 car detached garage with a long cement driveway. The front and backyard are xeriscaped for maintenance free care. New central air. Call today to schedule your showing. Adjustments made, \$750 per bed = -\$1500, -\$1000 for bath, \$50 per sq ft ag = +\$450, \$12 per sq ft basement = +\$12. \$15 per sq ft finished basement = -\$11550, -\$3500 for garage stall, -\$6000 for roof
- Sold 3** JUST LISTED!!! A darling and immaculate 3 bedroom, 1 bathroom home located in Highlands Park!! Don't miss this freshly updated home that is light, airy and has plenty of room! Adjustments made, -\$750 for bed, \$50 per sq ft ag = +\$3250, \$12 per sq ft basement +\$5232, \$15 per sq ft finished basement = -\$5040, -\$6000 for roof

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject isn't 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	\$247,000	\$252,900
Sales Price	\$246,924	\$252,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
I searched ranchers in Highland park form 800 to 100 sq ft ag and found 10 listings of which I used the best 3. I found 10 sold comps, of which I used the best 3. I went back 3 months for sold comps. I went out 2 miles for all comps. Adjustments were made to the sold comps to make them equal the subject.		

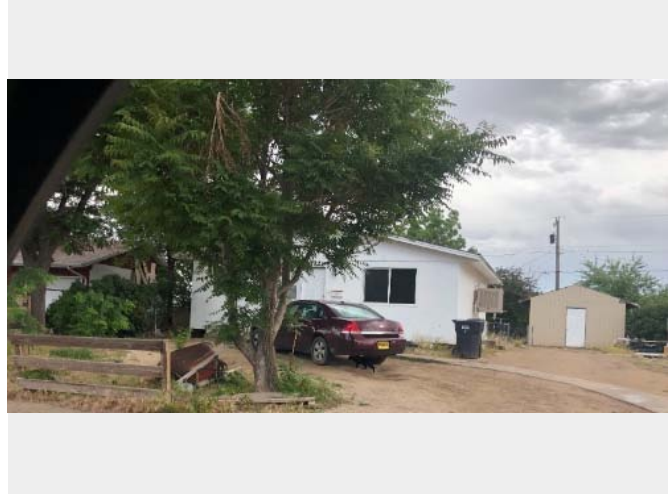
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



Front



Front



Address Verification



Street



Other



Other

Listing Photos

L1 1716 Moore
Pueblo, CO 81005



Front

L2 3716 Hollybrook
Pueblo, CO 81005



Front

L3 3716 Fairfiled
Pueblo, CO 81005



Front

Sales Photos

S1 1912 Hollywood
Pueblo, CO 81005



Front

S2 3501 Azalea
Pueblo, CO 81005



Front

S3 1727 Morrison
Pueblo, CO 81005



Front

ClearMaps Addendum

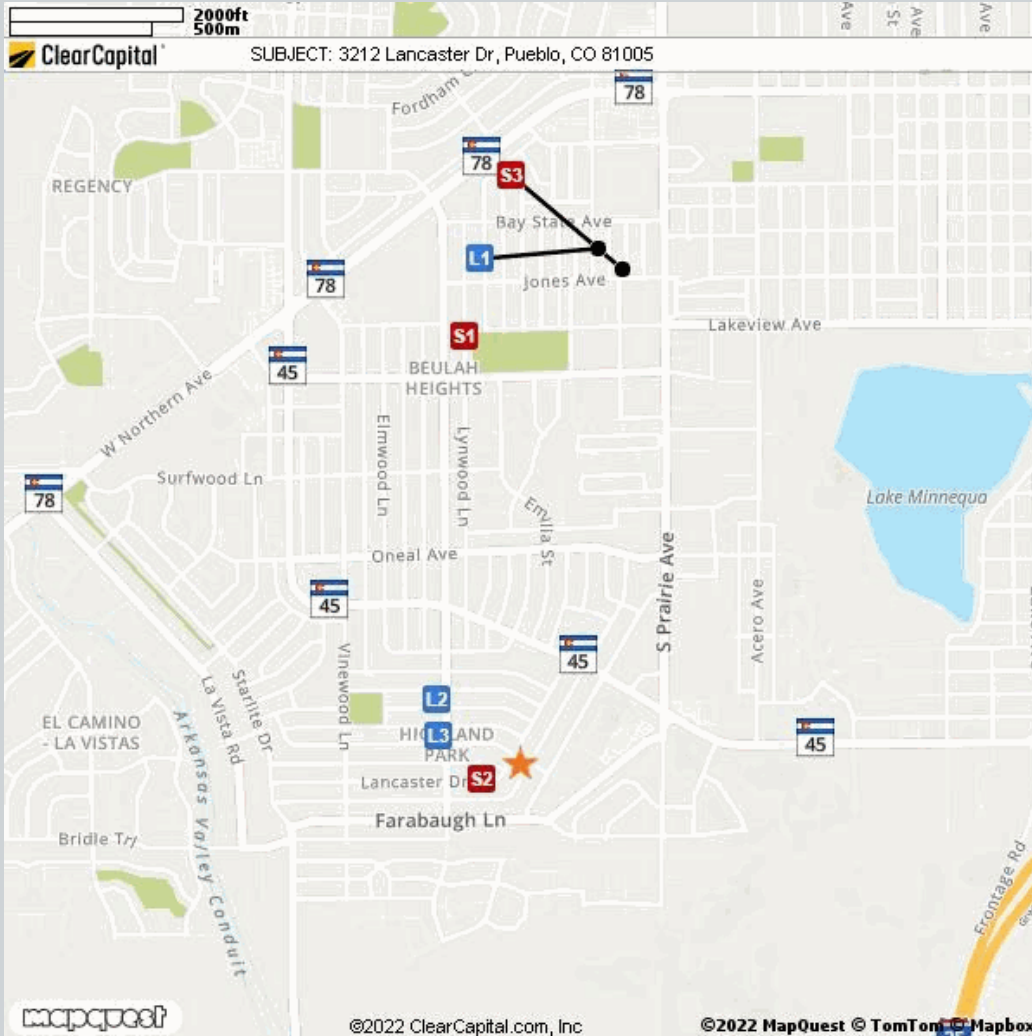
Address ★ 3212 Lancaster Drive, Pueblo, CO 81005

Loan Number 50291

Suggested List \$247,000

Suggested Repaired \$252,900

Sale \$246,924



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3212 Lancaster Drive, Pueblo, CO 81005	--	Parcel Match
L1 Listing 1	1716 Moore, Pueblo, CO 81005	1.47 Miles ¹	Parcel Match
L2 Listing 2	3716 Hollybrook, Pueblo, CO 81005	0.28 Miles ¹	Parcel Match
L3 Listing 3	3716 Fairfiled, Pueblo, CO 81005	0.22 Miles ¹	Parcel Match
S1 Sold 1	1912 Hollywood, Pueblo, CO 81005	1.17 Miles ¹	Parcel Match
S2 Sold 2	3501 Azalea, Pueblo, CO 81005	0.08 Miles ¹	Parcel Match
S3 Sold 3	1727 Morrison, Pueblo, CO 81005	1.43 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	6.69 miles	Date Signed	06/09/2022

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.