

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>         | 9161 Judson Street, Westminster, COLORADO 80031 | <b>Order ID</b>       | 8566503    | <b>Property ID</b> | 33778424 |
| <b>Inspection Date</b> | 12/30/2022                                      | <b>Date of Report</b> | 12/30/2022 |                    |          |
| <b>Loan Number</b>     | 50451   | <b>APN</b>            | R0049864   |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC                   | <b>County</b>         | Adams      |                    |          |

### Tracking IDs

|                          |                         |                      |                         |
|--------------------------|-------------------------|----------------------|-------------------------|
| <b>Order Tracking ID</b> | 12.28.22 CS-Citi Update | <b>Tracking ID 1</b> | 12.28.22 CS-Citi Update |
| <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>                    | \$3,011                       | The subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection. |  |
| <b>Assessed Value</b>                 | \$350,067                     |  |  |
| <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>                      | Private                       |  |  |

### Neighborhood & Market Data

|  |  |   |  |
|--|--|---|--|
| <b>Location Type</b>                     | Suburban                               | <b>Neighborhood Comments</b>  |  |
| <b>Local Economy</b>                     | Stable                                 | The subject is located in a Suburban location that does not have close proximity to schools, shops or major highways. The market conditions are currently stable. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$225,000<br>High: \$625,000      |   |  |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |   |  |
| <b>Normal Marketing Days</b>             | <180                                   |   |  |

## Current Listings

|                               | Subject               | Listing 1             | Listing 2             | Listing 3 *           |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 9161 Judson Street    | 8850 Hunter Way       | 9081 Grove Street     | 9052 Kent Street      |
| <b>City, State</b>            | Westminster, COLORADO | Westminster, CO       | Westminster, CO       | Westminster, CO       |
| <b>Zip Code</b>               | 80031                 | 80031                 | 80031                 | 80031                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.39 <sup>1</sup>     | 0.14 <sup>1</sup>     | 0.15 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$499,999             | \$435,000             | \$499,000             |
| <b>List Price \$</b>          | --                    | \$499,999             | \$425,000             | \$435,000             |
| <b>Original List Date</b>     |                       | 12/10/2022            | 11/06/2022            | 10/06/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 3 · 20                | 20 · 54               | 50 · 85               |
| <b>Age (# of years)</b>       | 49                    | 62                    | 61                    | 50                    |
| <b>Condition</b>              | Average               | Good                  | Good                  | 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 Story Ranch         | 1 Story Ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 900                   | 968                   | 920                   | 1,025                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 2                 | 5 · 2                 | 4 · 2                 | 3 · 1                 |
| <b>Total Room #</b>           | 8                     | 8                     | 8                     | 8                     |
| <b>Garage (Style/Stalls)</b>  | Attached 1 Car        | Carport 1 Car         | None                  | Detached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | Yes                   | Yes                   | Yes                   | Yes                   |
| <b>Basement (% Fin)</b>       | 100%                  | 100%                  | 100%                  | 100%                  |
| <b>Basement Sq. Ft.</b>       | 900                   | 968                   | 920                   | 1,025                 |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.16 acres            | 0.12 acres            | 0.18 acres            | 0.17 acres            |
| <b>Other</b>                  | None                  | None                  | Patio, Fireplace      | Deck, Porch, Fence    |

\* Listing 3 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** Adjustment : -20900: GLA/-1700, Age/1300, Bed rooms/-9000, Garage/1500, Carport/-1000, Condition/-12000. New features throughout with larger upgrades including new electrical panels inside and out, new furnace, newly roofed (2019), and brand new front porch and walk way. 3 bedrooms and full bathroom on main level. 2 nonconforming bedrooms on lower level.
- Listing 2** Adjustment : -16300: Age/1200, Bed rooms/-6000, Garage/1500, Amenities/-1000, Condition/-12000 Newly updated ranch home with fully finished basement. Upgrades include newly finished hardwood floors throughout main level, new kitchen cabinetry & countertops, new stainless steel appliances, new bathroom tile fixtures, new carpet in the basement. Large flat backyard with covered patio, ideal for entertaining and family fun.
- Listing 3** Adjustment : -5125: GLA/-3125, Bed rooms/-3000, Full baths/4000, Garage/-1500, Amenities/-1500. 2 Car detached garage, The exterior siding has been redone, and yard has been thoughtfully landscaped and features covered front porch, and fully fenced back yard.

## Recent Sales

|                               | Subject               | Sold 1                | Sold 2 *              | Sold 3                |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 9161 Judson Street    | 3520 Mowry Place      | 8997 Lander Street    | 9149 Hunter Street    |
| <b>City, State</b>            | Westminster, COLORADO | Westminster, CO       | Westminster, CO       | Westminster, CO       |
| <b>Zip Code</b>               | 80031                 | 80031                 | 80031                 | 80031                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.36 <sup>1</sup>     | 0.25 <sup>1</sup>     | 0.06 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$470,000             | \$450,000             | \$485,000             |
| <b>List Price \$</b>          | --                    | \$4,499,000           | \$450,000             | \$485,000             |
| <b>Sale Price \$</b>          | --                    | \$445,000             | \$447,000             | \$478,000             |
| <b>Type of Financing</b>      | --                    | Conventional          | Conventional          | Conventional          |
| <b>Date of Sale</b>           | --                    | 08/24/2022            | 12/12/2022            | 10/11/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 112 · 49              | 50 · 35               | 20 · 35               |
| <b>Age (# of years)</b>       | 49                    | 51                    | 58                    | 52                    |
| <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 ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <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>        | 900                   | 925                   | 920                   | 936                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 2                 | 3 · 2                 | 5 · 2                 | 4 · 2                 |
| <b>Total Room #</b>           | 8                     | 8                     | 8                     | 8                     |
| <b>Garage (Style/Stalls)</b>  | Attached 1 Car        | Attached 1 Car        | Attached 2 Car(s)     | Attached 1 Car        |
| <b>Basement (Yes/No)</b>      | Yes                   | Yes                   | Yes                   | Yes                   |
| <b>Basement (% Fin)</b>       | 100%                  | 100%                  | 100%                  | 100%                  |
| <b>Basement Sq. Ft.</b>       | 900                   | 925                   | 920                   | 936                   |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.16 acres            | 0.15 acres            | 0.17 acres            | 0.17 acres            |
| <b>Other</b>                  | None                  | Patio                 | Patio, Porch          | Deck, Fence           |
| <b>Net Adjustment</b>         | --                    | -\$3,500              | -\$10,600             | -\$19,000             |
| <b>Adjusted Price</b>         | --                    | \$441,500             | \$436,400             | \$459,000             |

\* 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** Adjustment : Bed rooms/-3000, Amenities/-500. From the kitchen, you can access the backyard, which includes several well-maintained gardens and two mature apple trees, and you also have access to the oversized one-car garage.
- Sold 2** Adjustment : Age/900, Bed rooms/-9000, Garage/-1500, Amenities/-1000. The large recreation space/family room, a nice large yard and covered patio space makes a great entertaining space. It's a nice solid house that would polish right up with a coat of paint. All appliances currently in the house are included - stove, refrigerator, washer and dryer.
- Sold 3** Adjustment : Bed rooms/-6000, Amenities/-1000, Condition/-12000. Newly remodeled kitchen with recessed lighting, new kitchen window, beautiful new stainless steel gas stove, dishwasher & microwave. All kitchen appliances included. New granite countertops, Beautiful new maple cabinets with spring load drawers. Main floor bathroom also recently updated. Large family room in basement with 2 bedrooms & 3/4 bath. New central air conditioner June 2022. Newer furnace & hot water heater. Brand new siding on exterior.

## Subject Sales & Listing History

|  |                            |                        |                         |  |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>                      |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | No additional history for subject in past 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>   | \$463,000          | \$463,000             |
| <b>Sales Price</b>  | \$448,000          | \$448,000             |
| <b>30 Day Price</b>   | \$433,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>The subject should be sold in as-is condition. The market conditions is currently Stable. Subject's last known sale date is 03/08/2016 and the price is \$250,000. Could not bracket the subject Age and GLA by the sale &amp; list comps due to the lack of activity in the market. No similar bedroom comps available in subject neighborhood, So I have used different bedroom count comps in this report. The necessary adjustments are made. Some of the comps used in the report are located in opposite sides of highways, but this does not affect the subject marketability. Few comps available the comps chosen were the best available and closest to the of GLA and Age as the subject.</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



Side



Street



## Listing Photos

**L1** 8850 Hunter Way  
Westminster, CO 80031



Front

**L2** 9081 Grove Street  
Westminster, CO 80031



Front

**L3** 9052 Kent Street  
Westminster, CO 80031



Front

## Sales Photos

**S1** 3520 Mowry Place  
Westminster, CO 80031



Front

**S2** 8997 Lander Street  
Westminster, CO 80031



Front

**S3** 9149 Hunter Street  
Westminster, CO 80031



Front

## ClearMaps Addendum

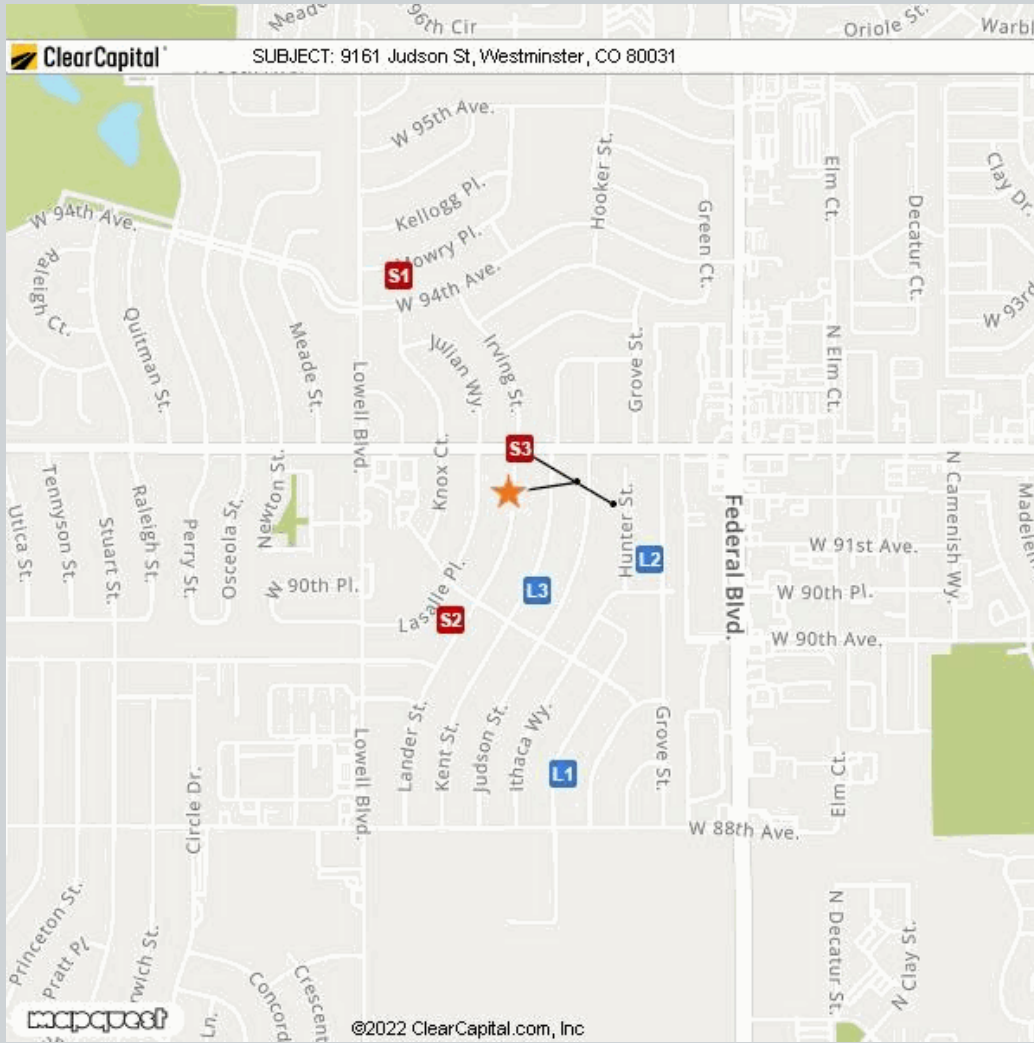
**Address** ★ 9161 Judson Street, Westminster, COLORADO 80031

**Loan Number** 50451

**Suggested List** \$463,000

**Suggested Repaired** \$463,000

**Sale** \$448,000



| Comparable   | Address  | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 9161 Judson Street, Westminister, Colorado 80031 | --                      | Parcel Match     |
| L1 Listing 1 | 8850 Hunter Way, Westminister, CO 80031          | 0.39 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 9081 Grove Street, Westminister, CO 80031        | 0.14 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 9052 Kent Street, Westminister, CO 80031         | 0.15 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 3520 Mowry Place, Westminister, CO 80031         | 0.36 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 8997 Lander Street, Westminister, CO 80031       | 0.25 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 9149 Hunter Street, Westminister, CO 80031       | 0.06 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>                | Lynn Schnurr | <b>Company/Brokerage</b> | Bang Realty-Colorado Inc                                      |
| <b>License No</b>                 | FA.040039948 | <b>Address</b>           | 720 S Colorado Blvd, Penthouse<br>NorthDenver Denver CO 80206 |
| <b>License Expiration</b>         | 12/31/2024   | <b>License State</b>     | CO  |
| <b>Phone</b>                      | 7208924888   | <b>Email</b>             | lschnurrbpo@gmail.com   |
| <b>Broker Distance to Subject</b> | 11.98 miles  | <b>Date Signed</b>       | 12/30/2022  |

*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.**