

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	1520 E 9th Street, Pueblo, COLORADO 81001	Order ID	8566503	Property ID	33778433
Inspection Date	12/29/2022	Date of Report	12/29/2022		
Loan Number	50483	APN	0429327005		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments This subject appears to be vacant and it appears to be maintained at this time
R. E. Taxes	\$2,273	
Assessed Value	\$116,363	
Zoning Classification	Residential R2:RES/1 FAM DWEL 5000SF	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(the door and windows appear closed)	
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		
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: \$57700 High: \$225350	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1520 E 9th Street	1514 12th	710 Norwood	1807 14th
City, State	Pueblo, COLORADO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.09 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$189,900	\$178,000	\$225,000
List Price \$	--	\$174,900	\$169,000	\$225,000
Original List Date		10/27/2022	11/30/2022	11/28/2022
DOM · Cumulative DOM	-- · --	62 · 63	28 · 29	31 · 31
Age (# of years)	120	72	121	72
Condition	Average	Good	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	882	886	837	1,019
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	4	4	4	7
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	220	624	400	--
Pool/Spa	--	--	--	--
Lot Size	.143 acres	.138 acres	.046 acres	.138 acres
Other	--	--	--	--

* 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** Nice home featuring 2 bedrooms and a remodeled full bathroom. Beautiful hardwood flooring was just sanded and refinished. New Windows throughout, new blinds. Large kitchen with eat-in area. Fenced backyard. Detached 1 car garage.
- Listing 2** This adorable 3 bedroom 2 bathroom rancher has a charming front porch that invites you in. You enter into the large living room with a wood burning fireplace that makes it cozy for relaxing or entertaining. Lots of updating adding to the charm of this rancher 2 bedrooms on the main level and one bedroom in the basement of boasting 1135 square feet and best of all main level laundry! It gets better 1 car garage and fenced in yard, xeriscape landscaping and central air conditioning. This home is close to shopping, schools, parks, hospitals, restaurants and I-25 for easy commute. Yes this one will go FHA!
- Listing 3** Don't miss out on this gem! One owner home very clean and well maintained. Just minute away from highway 50 by pass and East High School. Two bedrooms on main floor off of living room. Recently remodeled bathroom with lots of storage. Kitchen comes with all appliances and large pantry. Spacious laundry area near back door opens up to covered patio connecting the one car garage with wood burning stove. Yard has beautiful lawn with sprinkler system front and back. One bedroom in partial basement. With newer furnace and water heater and so much storage throughout it's a place to call home right away.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1520 E 9th Street	1528 3rd	1602 11th	1106 12th
City, State	Pueblo, COLORADO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.14 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$167,000	\$159,900
List Price \$	--	\$199,900	\$154,000	\$159,900
Sale Price \$	--	\$204,050	\$164,000	\$150,000
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	12/19/2022	08/10/2022	08/15/2022
DOM · Cumulative DOM	-- · --	33 · 33	29 · 29	39 · 39
Age (# of years)	120	94	108	95
Condition	Average	Average	Good	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	882	852	564	780
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	1 · 1	2 · 1
Total Room #	4	7	3	5
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	35%	0%	0%
Basement Sq. Ft.	220	576	--	572
Pool/Spa	--	--	--	--
Lot Size	.143 acres	.138 acres	.138 acres	.14 acres
Other	--	seller concessions	seller concessions	--
Net Adjustment	--	-\$35,677	-\$2,030	-\$15,624
Adjusted Price	--	\$168,373	\$161,970	\$134,376

* Sold 3 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** Charming and well taken care of 3 bed, 1 bath home with detached garage close to downtown. This well-maintained home has two main level bedrooms with an ADA accessible bathroom. All new paint throughout, garden beds planted in the backyard, and tons of love and it shows right when you walk in..Living room with electric fireplace insert, perfect to cozy up to for the holidays! Galley kitchen with updated cabinets and a nice eating area to look out into your beautiful backyard while drinking your morning coffee. Mud room, could be converted into a pantry. Basement with large family room, laundry room, and large 3rd bedroom. Backyard boasts covered patio, a large shed, and a detached garage that has power and a workshop set up inside. Adjustments made, -\$8000 for seller concessions, -10% for condition - -\$20405, -\$1500 for fireplace, \$50 per sq ft ag = +\$1500, \$12 per s q f t basement = -\$4272, \$15 per sq ft finished basement = -\$3000
- Sold 2** Newly remodeled, approximately 564 total square foot home with one bedroom, one bath. Great lot size with one car detached garage. New stucco, paint, and appliances. This lot has room for your RV. New Privacy fence in backyard. Large corner lot.
- Sold 3** Investor opportunity! Some TLC and updates will make this 2 bedroom/1 bathroom home shine. Main bath includes walk-in shower. All appliances in the home are included. 1 car garage and long driveway provides off-street parking options. Fenced backyard includes shed. Partial unfinished basement allows for storage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject was listed, under contract still showing and the it was withdrawn from the market.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
07/23/2022	\$109,900	08/05/2022	\$89,900	Withdrawn	08/19/2022	\$89,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$166,500	\$166,500
Sales Price	\$164,000	\$164,000
30 Day Price	\$163,000	--
Comments Regarding Pricing Strategy		
i searched ranchers with partial basements and detached 1 car garage from up to 1000 sq ft ag for active comps and up to 1200 sq ft ag for sold comps. I found 3 active comps, of which I used them all and 4 sold comps of which I used the best 3 comps for the subject. I went back 6 months and out 2 miles for sold comps. Adjustments were made to make the sold comps equal the subject.		

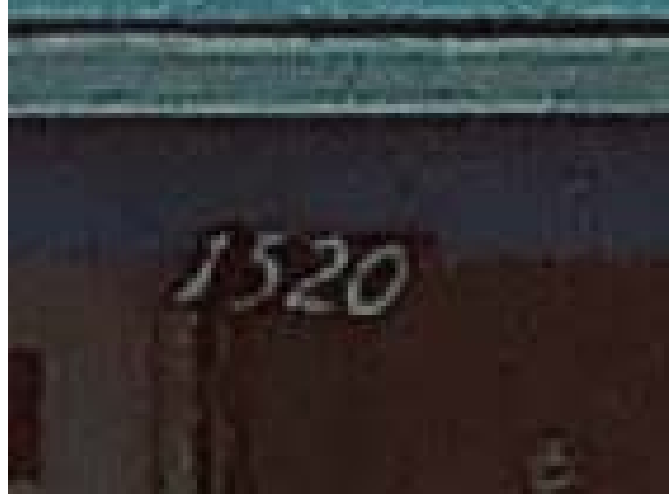
Clear Capital Quality Assurance Comments Addendum

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.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 1514 12th
Pueblo, CO 81001



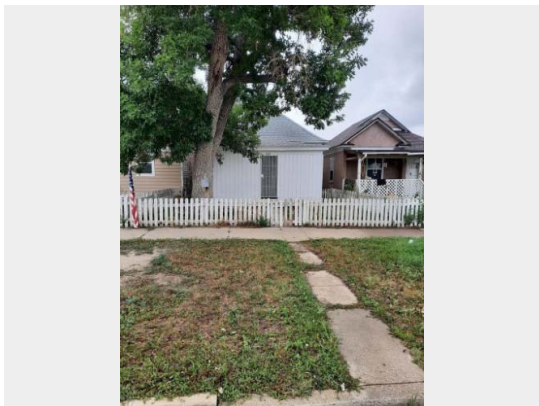
Front

L2 710 Norwood
Pueblo, CO 81001



Front

L3 1807 14th
Pueblo, CO 81001



Front



Front

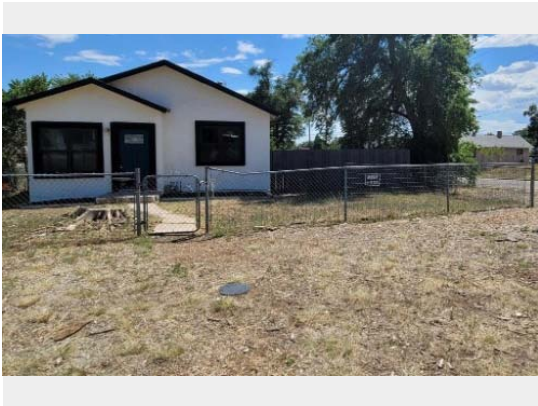
Sales Photos

S1 1528 3rd
Pueblo, CO 81001



Front

S2 1602 11th
Pueblo, CO 81001



Front

S3 1106 12th
Pueblo, CO 81001



Front

ClearMaps Addendum

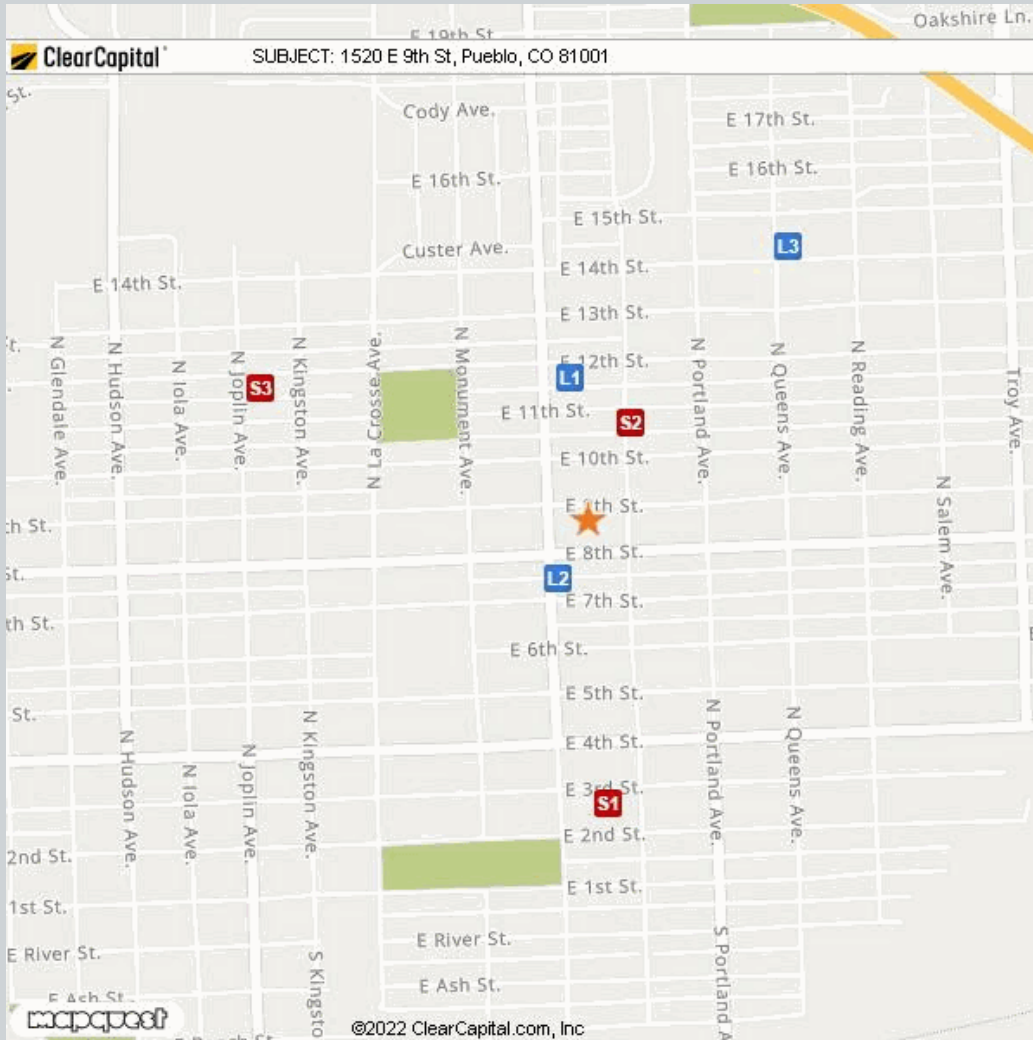
Address ★ 1520 E 9th Street, Pueblo, COLORADO 81001

Loan Number 50483

Suggested List \$166,500

Suggested Repaired \$166,500

Sale \$164,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1520 E 9th Street, Pueblo, Colorado 81001	--	Parcel Match
L1 Listing 1	1514 12th, Pueblo, CO 81001	0.19 Miles ¹	Parcel Match
L2 Listing 2	710 Norwood, Pueblo, CO 81001	0.09 Miles ¹	Parcel Match
L3 Listing 3	1807 14th, Pueblo, CO 81001	0.46 Miles ¹	Parcel Match
S1 Sold 1	1528 3rd, Pueblo, CO 81001	0.38 Miles ¹	Parcel Match
S2 Sold 2	1602 11th, Pueblo, CO 81001	0.14 Miles ¹	Parcel Match
S3 Sold 3	1106 12th, Pueblo, CO 81001	0.47 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	3.48 miles	Date Signed	12/29/2022

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.