

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	806 S Acorn Court, Pueblo, COLORADO 81007	Order ID	8324900	Property ID	33047982
Inspection Date	07/12/2022	Date of Report	07/12/2022		
Loan Number	50504	APN	0614310012		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	07.12.22 BPO	Tracking ID 1	07.12.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ROBERTO ALVARADO	Condition Comments	
R. E. Taxes	\$1,781	This subject is on a corner lot in a cul de sac. There is a dumpster in the driveway. Landscaping appears to require some grooming but the house appears to be maintained at this time	
Assessed Value	\$162,173		
Zoning Classification	Residential R1:RES/1 FAM DWEL 7000SF		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This area is rural suburban. It is not built out yet. It has easy access to schools, parks, shopping, places of worship, medical facilities and the highway.	
Sales Prices in this Neighborhood	Low: \$237,000 High: \$560,000		
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	806 S Acorn Court	230 E Ohio	996 S Honeysuckle	655 S Burro
City, State	Pueblo, COLORADO	Pueblo West, CO	Pueblo, CO	Pueblo West, CO
Zip Code	81007	81007	81007	81007
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.15 ¹	0.84 ¹	1.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$372,900	\$421,000	\$399,000
List Price \$	--	\$372,900	\$421,000	\$399,000
Original List Date		05/30/2022	06/16/2022	06/29/2022
DOM · Cumulative DOM	-- · --	43 · 43	26 · 26	13 · 13
Age (# of years)	22	23	21	19
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,193	1,106	1,174	1,143
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 3	4 · 3
Total Room #	9	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	86%	93%	100%	96%
Basement Sq. Ft.	1,160	1,066	1,174	1,143
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.28 acres	.275 acres	.367 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** Beautiful home located in Pueblo west on 0.275-acre lot with lots of fun to be had in the back yard hosting an above-ground pool and surrounding deck. Concrete patio with a pergola perfect for entertaining. Open concept in the living room with grand bay windows that bring in plenty of light. The kitchen and dining area lead to double patio doors so that you won't miss a moment while entertaining family and friends. The Master bedroom is very spacious with 2 closets one is a walk-in with custom shelving and a master bath with a large shower. The second bedroom is located on the main level. The basement has two bedrooms and a family/living room. The laundry is located in the basement. Plenty of room for a large or growing family. The pool and deck in the backyard are as is. Directions: Hwy 50 W turn left on Purcell Turn right on Maher then left on E Ohio Dr.
- Listing 2** This bright and airy three bedroom ranch style home has been beloved by a single family since its creation. The open floorplan, vaulted ceilings and hardwood floors create a warm and peaceful feeling for all who visit. It is energy efficient, featuring the reliability of central air, ceiling fans, all brand new (never used with full warranty) energy saving appliances: dishwasher, electric range/oven, hood, refrigerator and disposal. Perks include washer and dryer, and a new roof in 2018. The house is in an established area of Pueblo West, convenient to schools and shopping. Overlook mountain peaks in the distance as you drink your morning coffee. Plenty of storage, with a spacious two car garage, and room to grow - the full unfinished basement runs the length of the house, just waiting to become additional bedrooms and bath, the perfect family room, play area, workshop, or personal retreat.
- Listing 3** This Super Sharp Spacious split-bedroom rancher shows like new and sits on a 1/3 acre lot. Nicely updated in 2020 including new carpet, paint, laminate flooring, granite countertop in kitchen and roof. The nice sized Primary Master Suite features a walk-in closet, oversized walk-in shower and door to back patio. Kitchen has granite countertops and plenty of cabinet space. Large living room with laminate flooring. Must see the beautiful huge family room in the basement completely finished with cedar wood planking. Finished cedar lined storage room with full bath. Large two car garage with storage. Huge fully fenced yard with two drive in gates for parking RV, boats and toys, large open patio and shed for storage. Easy access into town on Purcell. Close to shopping and amenities.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	806 S Acorn Court	45 E Bonanza	162 E Arvada	940 S Palomar
City, State	Pueblo, COLORADO	Pueblo West, CO	Pueblo West, CO	Pueblo, CO
Zip Code	81007	81007	81007	81007
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	1.01 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$299,900	\$350,000
List Price \$	--	\$31,000	\$299,900	\$350,000
Sale Price \$	--	\$345,000	\$320,000	\$370,000
Type of Financing	--	Va	Fha	Conventional
Date of Sale	--	03/17/2022	02/28/2022	02/22/2022
DOM · Cumulative DOM	-- · --	29 · 29	34 · 34	41 · 41
Age (# of years)	22	17	26	16
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,193	1,199	1,114	1,152
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	3 · 2	5 · 3
Total Room #	9	9	6	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	86%	28%	0%	87%
Basement Sq. Ft.	1160	1,185	1,092	1,152
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.25 acres	.28 acres	.294 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,155	+\$12,766	+\$2,146
Adjusted Price	--	\$355,155	\$332,766	\$372,146

* 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** Must see this clean Pueblo West Rancher on 1/4 acre lot. New Carpet and paint throughout leaves you with little to do except make it your own. 3 bedrooms on the main level with 2 full baths. An additional bedroom and full bath are in the basement and more could be added to the large unfinished area. There is a bonus room in the basement that could be an office or a craft room that has new carpet as well. The large backyard has views of the mountains and no neighbors behind. This home is a must see. Adjustment made, +\$750 for bed, \$50 per sq ft ag = -\$300, \$12 per sq ft basement = -\$300, \$15 per sq ft finished basement = +\$10005
- Sold 2** Great ranch style home in Pueblo West with full basement. Basement is partially complete with two bedrooms already framed, laundry room and family room. Also there is space already framed for additional large bathroom. The main level has ceramic tile in kitchen, dining, entry and both bathrooms. Bedrooms and family room both have carpet. Spacious master bedroom with full bath. LED lighting in kitchen and dining. Large privacy fenced back yard with very large dog run. There is a sprinkler system in place for the grass and shrubs in the front yard with partial system in place in the back yard. Front yard will be leveled out on Friday 1/28/22. Location is just a few minutes from HWY 50 and shopping center. Adjustments made, -\$9500 seller concessions, \$750 per bed = +\$1500, +\$1000 for bath, \$50 per sq ft ag = +\$3950, \$12 per sq ft basement = +\$816, \$15 per sq ft finished basement = +\$15000
- Sold 3** Great 5 bedroom stucco rancher on 12,800 sq. ft. lot with RV Parking. Main Level: Enter into the sunny living room with track lighting & hardwood floor. Dining room with ceiling fan, hardwood floor, & sliding glass door that walks out to backyard. Beautiful remodeled galley kitchen with white cabinets, stainless steel appliances, quartz countertops, hardware, undermount sink, hardwood floor, & entry into garage. Spacious master bedroom with ceiling fan, walk-in closet, & attached 5-piece master bathroom with double vanities & glass block window. 2 more bedrooms with ceiling fans. Full bathroom. Basement: Spacious family room. 2 large bedrooms. 1 full bathroom. Laundry room with shelving. Large unfinished area for extra storage or could be finished to make a 6th bedroom. Outside: 22x18 2-car garage with tall ceilings & garage service door that opens to side yard. Long driveway that could fit 4 cars. RV parking on side of house. Huge backyard perfect for entertaining. 1 concrete patio with entry into kitchen & dining room. 2 brick paver (1 created for a fire pit). Kid's play house, hammock stand, & swing all stay. Other: All kitchen appliances stay. Hardwood floors throughout most of the main level. Updated light fixtures & hardware throughout. Paneled doors. Move-in ready. Directly across the street from an elementary school. 12 minutes to Pueblo Reservoir Swim Beach. Close to shopping & dining. Adjustments made, \$5- per sq ft ag = +\$2050, \$12 per sq ft basement = +\$96

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	\$353,500	\$353,500
Sales Price	\$353,000	\$353,000
30 Day Price	\$352,000	--
Comments Regarding Pricing Strategy		
I search all ranchers in Pueblo West East from 1100 to 1200 sq ft with basements and 2 car attached garage and I found 4 active listings of which I used the best 3. I went back 6 months for sold comps and found 4, of which I used the best 3 for the subject. 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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 230 E Ohio
Pueblo West, CO 81007



Front

L2 996 S Honeysuckle
Pueblo, CO 81007



Front

L3 655 S Burro
Pueblo West, CO 81007



Front

Sales Photos

S1 45 E Bonanza
Pueblo West, CO 81007



Front

S2 162 E Arvada
Pueblo West, CO 81007



Front

S3 940 S Palomar
Pueblo, CO 81007



Front

ClearMaps Addendum

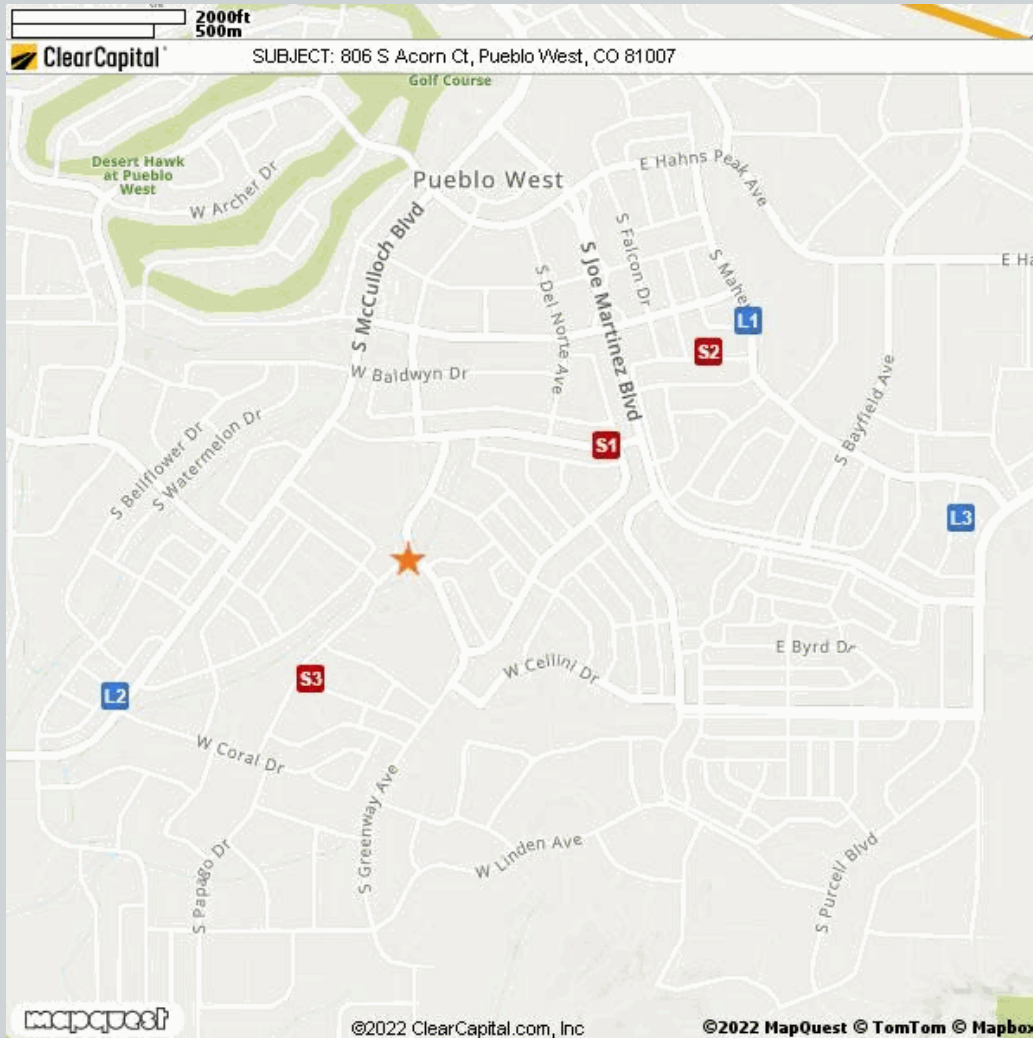
Address ★ 806 S Acorn Court, Pueblo, COLORADO 81007

Loan Number 50504

Suggested List \$353,500

Suggested Repaired \$353,500

Sale \$353,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	806 S Acorn Court, Pueblo, Colorado 81007	--	Parcel Match
L1 Listing 1	230 E Ohio, Pueblo, CO 81007	1.15 Miles ¹	Parcel Match
L2 Listing 2	996 S Honeysuckle, Pueblo, CO 81007	0.84 Miles ¹	Parcel Match
L3 Listing 3	655 S Burro, Pueblo, CO 81007	1.52 Miles ¹	Parcel Match
S1 Sold 1	45 E Bonanza, Pueblo, CO 81007	0.64 Miles ¹	Parcel Match
S2 Sold 2	162 E Arvada, Pueblo, CO 81007	1.01 Miles ¹	Parcel Match
S3 Sold 3	940 S Palomar, Pueblo, CO 81007	0.38 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	6.53 miles	Date Signed	07/12/2022

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.