

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>	7195 Preble Drive, Colorado Springs, CO 80915	<b>Order ID</b>	8377866	<b>Property ID</b>	33172405
<b>Inspection Date</b>	08/11/2022	<b>Date of Report</b>	08/12/2022		
<b>Loan Number</b>	50832	<b>APN</b>	5408302014		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.11.22 BPO	<b>Tracking ID 1</b>	08.11.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	THOMAS JESSE PAUL	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,594	Subject has the impression it's recently vacant. There are 3 garage cans in front and the weeds have grown. Site is an interior lot, the Subject is a tract home & conforms to the neighborhood. Subject has no significant differences from the neighboring tract homes. The home exterior appears adequately maintained, curb appeal is below average from overgrown & neglected weeds but there were no issues observed during drive-by inspection. Subject is in Meadowbrook Crossing Metro District, not an HOA but required dues are currently \$125/quarterly	
<b>Assessed Value</b>	\$24,410		
<b>Zoning Classification</b>	Residential RS-5000 CAD-0		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Doors & windows are closed. )			
<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	Meadowbrook Crossing is a subdivision of medium to large sized tract homes built 2018-2020. The area is on the east side of Colorado Springs in an area that is experiencing higher growth and development as new subdivisions are constructed. Military bases are close. Typical financing in the area are VA mortgages. Average marketing time of similar properties is 6 days and listings have sold at average of 104% of the list price. Currently low distress/REO activity.	
<b>Sales Prices in this Neighborhood</b>	Low: \$440,000 High: \$515,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7195 Preble Drive	7213 Boreal Dr	7135 Preble Dr	7363 Preble Dr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80915	80915	80915	80915
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.07 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$497,500	\$475,000	\$480,000
<b>List Price \$</b>	--	\$480,000	\$463,000	\$475,000
<b>Original List Date</b>		06/21/2022	07/22/2022	07/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	50 · 52	20 · 21	14 · 29
<b>Age (# of years)</b>	3	2	3	4
<b>Condition</b>	Average	Average	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	Adverse ; City Street	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,103	2,336	2,085	2,085
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.11 acres	0.12 acres	0.15 acres	0.14 acres
<b>Other</b>	AC, Loft	none	AC, FP, Office	AC

\* 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** ACTIVE. Interior lot. Comp has builder neutral interior with likely no upgraded features. Home reflects normal wear & tear. Backs to road and views a gas station.

**Listing 2** ACTIVE. Interior lot. Attractive curb appeal, neutral interior with upgraded features: granite, iron stair rails, smart features, upgraded cabinets. Reflects well maintained.

**Listing 3** PENDING. Neutral interior, few or no upgraded features. Rock landscaping at front & back, no grass. Comp interior reflects a well maintained appearance, likely move-in condition.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7195 Preble Drive	7069 Boreal Dr	7021 Boreal Dr	7212 Boreal Dr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80915	80915	80915	80915
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.16 <sup>1</sup>	0.20 <sup>1</sup>	0.02 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$475,000	\$459,000	\$440,000
<b>List Price \$</b>	--	\$475,000	\$459,000	\$440,000
<b>Sale Price \$</b>	--	\$475,000	\$515,750	\$485,000
<b>Type of Financing</b>	--	Va	Conventional	Va
<b>Date of Sale</b>	--	07/06/2022	04/29/2022	03/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	14 · 62	2 · 36	6 · 46
<b>Age (# of years)</b>	3	3	4	3
<b>Condition</b>	Average	Average	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	Beneficial ; Pastoral	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,103	2,265	1,910	2,103
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.11 acres	0.11 acres	0.15 acres	0.11 acres
<b>Other</b>	AC, Loft	AC, Loft	AC, Loft	AC
<b>Net Adjustment</b>	--	-\$5,670	-\$5,745	-\$3,000
<b>Adjusted Price</b>	--	\$469,330	\$510,005	\$482,000

\* Sold 3 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** Interior lot. Builder neutral interior, well maintained appearance. Few or no upgraded features. Reflects normal wear & tear. Adjustments: GLA -5,670
- Sold 2** Interior lot. Interior lot that has views from the back and no rear neighbors. Builder neutral interior, well maintained appearance. Extended covered patio & modest landscape at back. Reflects light wear & tear. Adjustments: Condition/features -10,000, View -2,500, GLA +6,755
- Sold 3** Interior lot. Comp is a similar model as Subject. Neutral interior, average curb appeal and reflects normal wear & tear. Few or no upgraded features. Adjustments: Bedroom -3,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last MLS & Tax Sold Date: 01/29/20				
<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>	\$475,000	\$475,000
<b>Sales Price</b>	\$475,000	\$475,000
<b>30 Day Price</b>	\$470,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps are located in the Subject subdivision and all comps fit the desired criteria with few adjustments needed. All Sold comps have closed within the prior 5 months and as adjusted provide a likely reliable indication of Subject's value in the current market. No adjustments for age or acreage, there is no marketable difference.		

## 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



Front



Front



Address Verification



Address Verification



Side

## Subject Photos



Side



Side



Side



Side



Street



Street



## Subject Photos



Street

## Listing Photos

**L1** 7213 Boreal DR  
Colorado Springs, CO 80915



Front

**L2** 7135 Preble DR  
Colorado Springs, CO 80915



Front

**L3** 7363 Preble DR  
Colorado Springs, CO 80915



Front

## Sales Photos

**S1** 7069 Boreal DR  
Colorado Springs, CO 80915



Front

**S2** 7021 Boreal DR  
Colorado Springs, CO 80915



Front

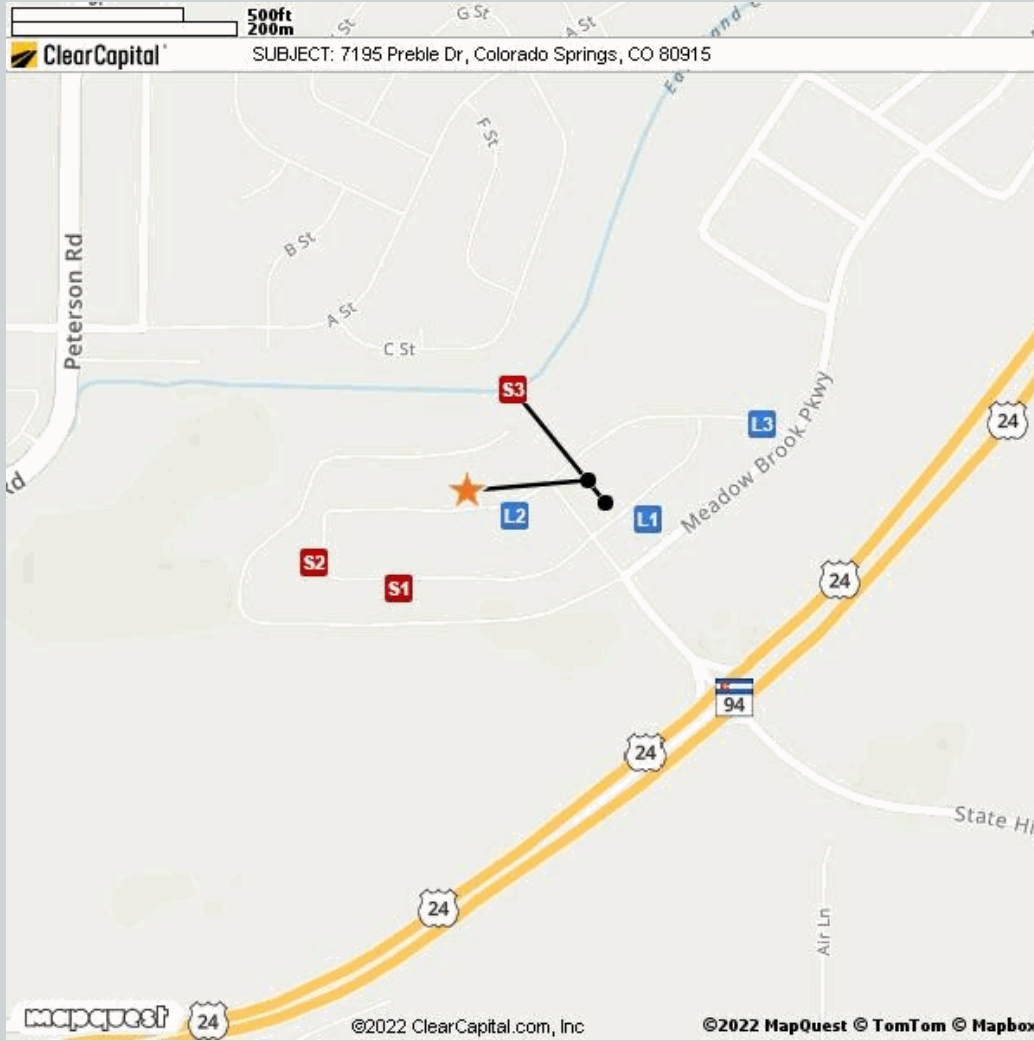
**S3** 7212 Boreal DR  
Colorado Springs, CO 80915



Front

## ClearMaps Addendum

**Address** ★ 7195 Preble Drive, Colorado Springs, CO 80915  
**Loan Number** 50832      **Suggested List** \$475,000      **Suggested Repaired** \$475,000      **Sale** \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7195 Preble Drive, Colorado Springs, CO 80915	--	Parcel Match
L1 Listing 1	7213 Boreal Dr, Colorado Springs, CO 80915	0.05 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7135 Preble Dr, Colorado Springs, CO 80915	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7363 Preble Dr, Colorado Springs, CO 80915	0.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7069 Boreal Dr, Colorado Springs, CO 80915	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7021 Boreal Dr, Colorado Springs, CO 80915	0.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7212 Boreal Dr, Colorado Springs, CO 80915	0.02 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>	Darlene Haines	<b>Company/Brokerage</b>	Rocky Mountain Property Shop
<b>License No</b>	ER100003044	<b>Address</b>	3021 Mandalay Grv Colorado Springs CO 80917
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3039560090	<b>Email</b>	darlenehaines@hotmail.com
<b>Broker Distance to Subject</b>	2.74 miles	<b>Date Signed</b>	08/12/2022

*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:

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