

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	13602 Wrangler Way, Mead, COLORADO 80542	Order ID	8388846	Property ID	33194915
Inspection Date	08/20/2022	Date of Report	08/21/2022		
Loan Number	50893	APN	R3832905		
Borrower Name	Catamount Properties 2018 LLC	County	Weld		

Tracking IDs

Order Tracking ID	08.18.22 BPO	Tracking ID 1	08.18.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Grable, Susan & Keith	Condition Comments Property is in C4 condition. Yard is well maintained and manicured. Property conforms well with neighbors.
R. E. Taxes	\$5,491	
Assessed Value	\$417,157	
Zoning Classification	PUD	
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	Liberty Ranch 303-532-4148	
Association Fees	\$150 / Year (Tennis,Greenbelt,Other: Park, Playground)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood is homogenous in natures. Homes have mature landscaping and larger lots. Overall condition of homes in the neighborhood is average-good. This area has experienced an increase in property values in the last two years overall. Interest rates have steadily increased since January, and continue to rise. Seller concessions are not unusual in this area. Foreclosure activity is not prevalent
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$702,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	13602 Wrangler Way	2735 Branding Iron Way	2746 Stallion Way	2669 Bridle Drive
City, State	Mead, COLORADO	Mead, CO	Mead, CO	Mead, CO
Zip Code	80542	80542	80542	80542
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.25 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$610,000	\$610,000	\$649,000
List Price \$	--	\$600,000	\$610,000	\$639,000
Original List Date		07/14/2022	07/21/2022	06/24/2022
DOM · Cumulative DOM	-- · --	38 · 38	31 · 31	58 · 58
Age (# of years)	16	8	8	10
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Adjacent to Park
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Park
Style/Design	2 Stories Contemporary	2 Stories Contemporary	1 Story Rambler	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,704	1,953	1,586	2,072
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 2	3 · 2
Total Room #	9	9	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	90%	95%
Basement Sq. Ft.	460	860	1,562	1,407
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.16 acres	0.16 acres
Other	--	Patio	Patio	Patio

* Listing 1 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** Similar Adj: +4210 AP \$604210 Here is your opportunity to live in a beautiful, well thought out home, with great features and an open layout. Plenty of kitchen space to entertain with loads of storage, stainless appliances, and granite counters. The family room is open to the kitchen in addition to an oversized dining room. Upstairs you'll find plenty of room for everyone with upstairs laundry. The primary suite is privately located with nicely appointed bath with double vanities, granite counters, and decorative tile. 3 additional bedrooms round out the upstairs with a shared bath. The professionally finished basement features a wet bar with additional living areas, prewired for surround sound and projector TV. Downstairs also includes a bedroom/ bath combo, nicely finished with a european vanity. Outside you'll find a nice large patio with firepit built in, elevated garden bed and healthy trees. This home has been well taken care of with Radon mitigation installed and furnace serviced.Gr8 Mtn views!Gr8 schools!
- Listing 2** Inferior Adj: +45540 AP 655540 Beautiful ranch home in Liberty Ranch. Home offers 5 bedroom, 3 bath has a finished basement, upgraded appliances. Beautiful back yard to enjoy and entertain. Tankless HW heater. You surely
- Listing 3** Inferior Adj: -20924 \$618076 Welcome home to this two-story craftsman home in Liberty Ranch! This home lives large with its bright, sunny layoutperfectly flowing through living room, updated kitchen and the dining room. The main floor Primary Bedroom features vaulted ceilings, five-piece bathroom, and walk-in closet. With a fully finished basement with a full kitchenette and threecar garage, this home has it all. Head outside and enjoy the summer evenings on your spacious patio backing to open space. Just steps from the neighborhood park and ball fields, this home is not to be missed!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	13602 Wrangler Way	2757 Stallion Way	13791 Wrangler Way	2724 Branding Iron Way
City, State	Mead, COLORADO	Mead, CO	Mead, CO	Mead, CO
Zip Code	80542	80542	80542	80542
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.26 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$625,000	\$639,500	\$675,000
List Price \$	--	\$625,000	\$639,500	\$675,000
Sale Price \$	--	\$650,000	\$653,000	\$675,000
Type of Financing	--	Conv \$0	Conv \$0	Conv \$0
Date of Sale	--	04/14/2022	03/18/2022	04/29/2022
DOM · Cumulative DOM	-- · --	4 · 35	5 · 37	6 · 28
Age (# of years)	16	8	16	8
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Adjacent to Park	Beneficial ; Adjacent to Park	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Park	Beneficial ; Park	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	1 Story Rambler	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,704	2,195	1,890	2,666
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	4 · 3 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	90%	100%	0%
Basement Sq. Ft.	460	912	1,890	1,156
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.25 acres	0.16 acres
Other	--	Fr Pt, Patio	deck	patio
Net Adjustment	--	-\$27,330	-\$72,680	-\$8,360
Adjusted Price	--	\$622,670	\$580,320	\$666,640

* 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** Similar Gorgeous Two-Story Backing to OPEN SPACE*Finished Basement with Guest Bedroom and luxurious 3/4 Bath. Eat-in kitchen with solid granite counters, island, pantry, and all stainless appliances*Basement Family room features an electric fireplace and WET BAR with full-sized refrigerator and dishwasher. Master Suite has many windows and five-piece bath with double closets. DON'T MISS FEATURES: Built-in gas grill and fire pit*OVERSIZED 4-Car Garage!*Backs to Open Space*Fully finished basement with wet bar, fireplace and guest suite***Easy to show!
- Sold 2** Similar Meticulously maintained home in Liberty Ranch. Wood flooring guides you through a seamless flow that's created by the effective floor plan. Invite family and guests over: perfect for entertaining with a formal dining room and kitchen with bar seating that opens to the living room. Prep island and sunny breakfast nook. Spend quiet afternoons on the covered deck admiring the jaw-dropping mountain views. The main floor owner's suite is a great escape with great views and 5 piece bath. 2 additional upstairs bedrooms could make excellent home office space. Lower level features a rec room with efficiency kitchen with gas range, fridge, & wet bar. Tremendous storage space is available. The lower level is accented by 2 additional secondary bedrooms with Jack n Jill bath. You will love the VIEWS and all that this home has to offer including a great location just a short walk to the neighborhood park.
- Sold 3** Most Similar Fantastic Energy Efficient Home/Tesla Solar Panels! Backs to Bike/Walking Path with Mt Views. Enjoy Open Floor plan for entertaining, Kitchen features Granite, SS Appliances, Kitchen Bar includes Bar Stools, Large Pantry, Mud Room Entry from Oversized 3+ Car garage! Upper Level has 4 bedrooms + 3 Full Baths + Loft Office + Balcony. Basement is Framed, Wired, & has a full bath. (done by home builder) Ready for your Design Preferences! Home Inspected & Sewer Scoped March 30. WOW!Move in Ready!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				LAST MARKET SALE & SALES HISTORY Sale Date 12/05/2006 Deed Type Special Warranty Deed Sale Price \$267,195 Owner Name Grable Keith Price per SqFt - Finished \$98.81 Owner Name 2 Grable Susan Document Number 3440520 Seller Centex Homes			
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	\$655,000	\$655,000
Sales Price	\$650,000	\$650,000
30 Day Price	\$645,000	--
Comments Regarding Pricing Strategy		
Opinion of Value is competitive for this changing market.		

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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 2735 Branding Iron Way
Mead, CO 80542



Front

L2 2746 Stallion Way
Mead, CO 80542



Front

L3 2669 Bridle Drive
Mead, CO 80542



Front

Sales Photos

S1 2757 Stallion Way
Mead, CO 80542



Front

S2 13791 Wrangler Way
Mead, CO 80542



Front

S3 2724 Branding Iron Way
Mead, CO 80542



Front

ClearMaps Addendum

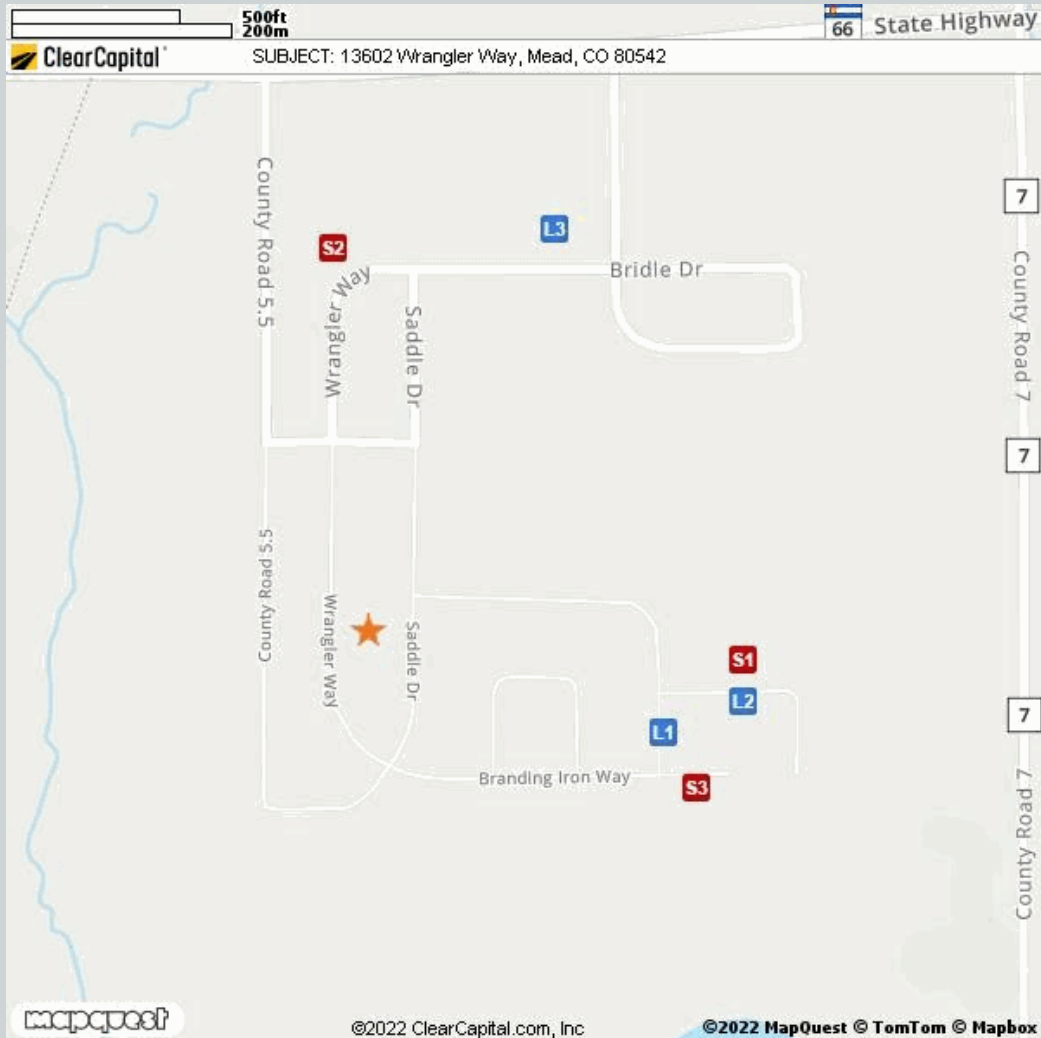
Address ★ 13602 Wrangler Way, Mead, COLORADO 80542

Loan Number 50893

Suggested List \$655,000

Suggested Repaired \$655,000

Sale \$650,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13602 Wrangler Way, Mead, Colorado 80542	--	Parcel Match
L1 Listing 1	2735 Branding Iron Way, Mead, CO 80542	0.21 Miles ¹	Parcel Match
L2 Listing 2	2746 Stallion Way, Mead, CO 80542	0.25 Miles ¹	Parcel Match
L3 Listing 3	2669 Bridle Drive, Mead, CO 80542	0.30 Miles ¹	Parcel Match
S1 Sold 1	2757 Stallion Way, Mead, CO 80542	0.25 Miles ¹	Parcel Match
S2 Sold 2	13791 Wrangler Way, Mead, CO 80542	0.26 Miles ¹	Parcel Match
S3 Sold 3	2724 Branding Iron Way, Mead, CO 80542	0.24 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	Jennie Ladtkow	Company/Brokerage	Your Castle Real Estate Agency
License No	100052236	Address	10089 E 159th Place Brighton CO 80602
License Expiration	12/31/2022	License State	CO
Phone	3032176176	Email	jennieladtkow@gmail.com
Broker Distance to Subject	16.38 miles	Date Signed	08/21/2022

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.