

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>	1933 Belmont Avenue, Pueblo, CO 81004	<b>Order ID</b>	8603490	<b>Property ID</b>	33870417
<b>Inspection Date</b>	02/03/2023	<b>Date of Report</b>	02/03/2023		
<b>Loan Number</b>	50955	<b>APN</b>	1511304018		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

Tracking IDs					
<b>Order Tracking ID</b>	02.01.23 BPO Citi-CS Update	<b>Tracking ID 1</b>	02.01.23 BPO Citi-CS Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC,	<b>Condition Comments</b> There isn't a number on the house. GPS verified. This house has a tile roof and appears to be being renovated .
<b>R. E. Taxes</b>	\$1,136	
<b>Assessed Value</b>	\$11,410	
<b>Zoning Classification</b>	Residential R2:RES/1 FAM DWEL 5000SF	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Someone is working on the house)	
<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> This area has easy access to schools, parks, places of worship, restaurants, shopping, medical facilities and the highway
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$115500 High: \$303500	
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1933 Belmont Avenue	2637 Acero	1707 Palmer	1408 Beulah
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.87 <sup>1</sup>	0.49 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,900	\$318,000	\$259,900
<b>List Price \$</b>	--	\$279,900	\$280,000	\$259,900
<b>Original List Date</b>		01/05/2023	07/08/2022	01/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	28 · 29	209 · 210	17 · 18
<b>Age (# of years)</b>	68	69	133	75
<b>Condition</b>	Average	Good	Average	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>	1,212	1,362	1,394	1,104
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	8	5	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Detached 1 Car	Carport 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	No	Yes	No	No
<b>Basement (% Fin)</b>	0%	51%	0%	0%
<b>Basement Sq. Ft.</b>	--	1,362	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.215 acres	.161 acres	35 acres	.17 acres
<b>Other</b>	--	--	4 car det	--

\* 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** Fully remodeled 4 bed 2 bath with detached garage, New Granite counter tops, New cabinetry in kitchen and bath, New LVP Laminate flooring throughout, New carpet throughout, New paint inside and out, New roof and gutters, New water heater. 2 large bedrooms, Master bathroom has a Tile walk-in shower with dual shower heads and a bath with tile floors. New stainless appliances to include refrigerator, gas stove with hood, dishwasher and microwave. Nice yard with large shade tree in front, with grass and auto sprinklers. Backyard is fully fenced with privacy wood and a shed for more storage... Much much more, 1 block from Culver's, shopping and more...
- Listing 2** 3 bedroom/2 bathroom home with tons of garage space! Attached 1 car carport, detached 4 car garage/shop and lots off-street parking. Kitchen includes tile flooring, stainless steel appliances, recessed lighting and a breakfast bar with adjoining dining area. 6 panel doors and hardwood flooring. Primary bedroom with adjoining full bathroom. Central air. Fenced yard. Nice sized lot gives you some elbow room.
- Listing 3** Neatly positioned on tree-lined Beulah Avenue this 3-bedroom, 2-bathroom home offers the best in suburban living and comes move-in ready with all furniture included. The frontage showcases a low-maintenance front yard and classic timber exterior, while the interior features high ceilings and a color palette that combines soft tones with warm wood to create a real feeling of welcome. A spacious lounge offers real room to relax, and the connected eat-in kitchen come ready for the home cook with a gas stovetop and gorgeous contemporary cabinetry. Outside, the backyard provides the perfect spot for summer entertaining and lounging with a gas line connected straight the the grill! Each of the bedrooms are generously sized, with the master maintaining and ensuite featuring a walk-in bath. This property boasts an excellent location, positioned opposite the beautifully-landscaped Mountain View Cemetery, and is just a short way from the State Fairgrounds, local shops, great eateries and convenient transport links. Seller's offering \$3,000 incentive to buyers to help with Closing Costs

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1933 Belmont Avenue	1612 Claremont	2114 Cedar	2030 Oakland
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.61 <sup>1</sup>	1.09 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$269,900	\$359,000	\$295,000
<b>List Price \$</b>	--	\$254,900	\$250,000	\$285,000
<b>Sale Price \$</b>	--	\$249,000	\$220,000	\$305,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	03/22/2022	11/18/2022	11/17/2022
<b>DOM · Cumulative DOM</b>	-- · --	97 · 97	141 · 141	66 · 66
<b>Age (# of years)</b>	68	73	119	83
<b>Condition</b>	Average	Average	Average	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>	1,212	1,380	1,012	1,456
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	4 · 3
<b>Total Room #</b>	5	5	5	10
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
<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>	.215 acres	.141 acres	.108 acres	.2 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$6,150	+\$11,500	-\$18,950
<b>Adjusted Price</b>	--	\$242,850	\$231,500	\$286,050

\* Sold 1 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** You can't miss this cozy and charming 2 bedroom, 2 bathroom home. Beautiful hardwood floors throughout living room and bedrooms! HUGE family room in the back of the home that will surprise you once you see it! One car detached garage with new door installed 11/21. Great location! Close to downtown, hospital and schools! Adjustments made, +\$750 for bed, +\$1500 for fireplace, \$50 per sq ft ag = -\$8400
- Sold 2** Absolutely STUNNING home now for sale on the southside of Pueblo! This 3 bedroom 2 bath bungalow has been lovingly restored by it's owners and has not skimped on the attention to detail. The open concept kitchen is truly an entertainers dream and the backyard is perfect for hanging out! This home is situated near St. Mary Corwin hospital, restaurants and the interstate for easy access. A true oasis within the city! VISIT TODAY! Text or Call 720-879-6970! Adjustments made, +\$1500 for fireplace, \$50 per sq ft ag = +\$10000,
- Sold 3** A clean two bedroom rancher with the original garage converted into a 3rd bedroom in main home. An additional 384 Sq. Ft. with one bedroom and a 3/4 bath guest house (pool house) for a total of 4 bedrooms and 3 bathrooms. Improvements include new sewer line, new roof, newer roof evaporative air conditioner, new boiler, plumbing in crawl space, and new hot water heater. Features include an inground pool, large covered patio, all kitchen appliances, a drive through one car detached garage, open living room with fireplace, family room and a solar system . Seller offering \$1,000.00 in concessions. Adjustments made, -\$5000 for seller concessions, -\$750 for bed, -\$1000 for bath, \$50 per sq ft ag = -\$12200,

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		This subject is not currently listed and it has not been listed in the last 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>	\$255,000	\$255,000
<b>Sales Price</b>	\$254,000	\$254,000
<b>30 Day Price</b>	\$253,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all ranchers in the Minnequa area bfrom 800 to 1500 sq ft ag and I found 32 active listings, Of which I used the best 3 comps for the subject. I went back 12 months and out 2 miles for sold comps. I searched all ranchers form 1000 to 1500 sq ft ag. and I found 5 sold comps of which I used the best 3 comps for 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



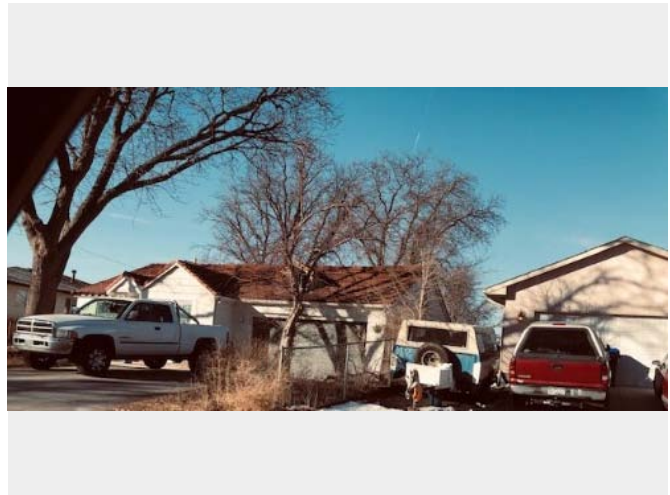
Front



Front



Address Verification



Side



Street



Street



## Listing Photos

**L1** 2637 Acero  
Pueblo, CO 81004



Front

**L2** 1707 Palmer  
Pueblo, CO 81004



Front

**L3** 1408 Beulah  
Pueblo, CO 81004



Front

## Sales Photos

**S1** 1612 Claremont  
Pueblo, CO 81004



Front

**S2** 2114 Cedar  
Pueblo, CO 81004



Front

**S3** 2030 Oakland  
Pueblo, CO 81004



Front

### ClearMaps Addendum

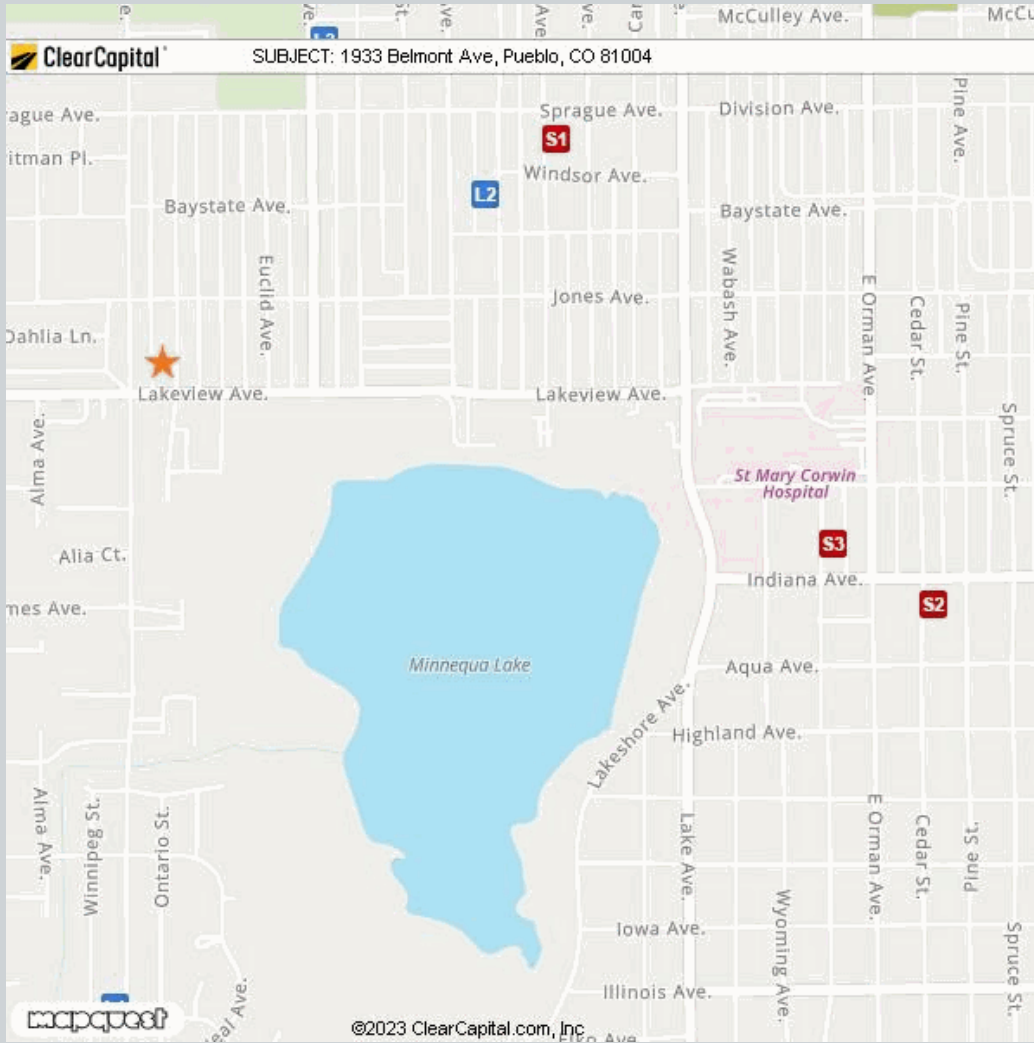
**Address** ★ 1933 Belmont Avenue, Pueblo, CO 81004

**Loan Number** 50955

**Suggested List** \$255,000

**Suggested Repaired** \$255,000

**Sale** \$254,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1933 Belmont Avenue, Pueblo, CO 81004	--	Parcel Match
L1 Listing 1	2637 Acero, Pueblo, CO 81004	0.87 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1707 Palmer, Pueblo, CO 81004	0.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1408 Beulah, Pueblo, CO 81004	0.48 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1612 Claremont, Pueblo, CO 81004	0.61 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2114 Cedar, Pueblo, CO 81004	1.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2030 Oakland, Pueblo, CO 81004	0.94 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>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	5.31 miles	<b>Date Signed</b>	02/03/2023

*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.**