

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>	518 Collins Avenue, Pueblo, CO 81005	<b>Order ID</b>	8448975	<b>Property ID</b>	33356664
<b>Inspection Date</b>	09/29/2022	<b>Date of Report</b>	09/30/2022		
<b>Loan Number</b>	51447	<b>APN</b>	0534415001		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

**Tracking IDs**

<b>Order Tracking ID</b>	09.29.22 BPO	<b>Tracking ID 1</b>	09.29.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	PHILLIP BELTON	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$752	This subject appears to be maintained at this time	
<b>Assessed Value</b>	\$105,581		
<b>Zoning Classification</b>	Residential R2:RES/1 FAM DWEL 5000SF		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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	This area has easy access to schools, parks, places of worship, medical facilities, shopping, restaurants and the highway	
<b>Sales Prices in this Neighborhood</b>	Low: \$36,000 High: \$500,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	518 Collins Avenue	1220 Egan	721 Quillian	714 Abriendo
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81005	81006	81005	81004
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.65 <sup>1</sup>	0.56 <sup>1</sup>	1.91 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$205,000	\$174,900	\$145,000
List Price \$	--	\$189,900	\$174,900	\$145,000
Original List Date		07/28/2022	09/23/2022	08/19/2022
DOM · Cumulative DOM	-- · --	64 · 64	7 · 7	42 · 42
Age (# of years)	72	72	72	122
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 ; 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	672	648	672	728
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	6
Garage (Style/Stalls)	Attached 1 Car	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.145 acres	.12 acres	.144 acres	.07 acres
Other	--	--	--	--

\* Listing 2 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** Come take a look at this 2 bedroom 1 bathroom south side rancher! Newer paint interior and exterior, floor coverings, bathroom, kitchen, appliances, water heater, roof and lighting! Brand new concrete driveway! This wont last long don't miss out!
- Listing 2** Great starter home or investment property located on a cute and quiet block that is centrally located in Pueblo. Home offers new flooring, new paint, great natural light, tankless hot water heater, appliances stay including a washer and dryer, and a nice backyard that is fully fenced and a nice long driveway! Home is in nice shape and can go FHA or VA as well. This comp is under contract
- Listing 3** Nice, clean rancher with garage in Central H.S. area! Ready to move into for owner or tenants. Low maintenance yard, fresh paint, Nice sized kitchen and living rooms. Formal dining room. Show and sell! This comp is under contract taking back ups

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	518 Collins Avenue	726 Arlen	610 Acero	503 Acero
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81005	81005	81004	81004
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 <sup>1</sup>	0.60 <sup>1</sup>	0.48 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$187,500	\$214,900	\$169,900
List Price \$	--	\$187,500	\$214,900	\$169,900
Sale Price \$	--	\$185,000	\$199,732	\$167,347
Type of Financing	--	Va	Cash	Fha
Date of Sale	--	08/15/2022	04/08/2022	04/08/2022
DOM · Cumulative DOM	-- · --	39 · 39	15 · 15	51 · 51
Age (# of years)	72	72	79	73
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 ; 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	672	720	694	740
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	5	4
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.145 acres	.144 acres	.142 acres	.141 acres
Other	--	--	--	--
Net Adjustment	--	+\$600	-\$1,100	-\$3,246
Adjusted Price	--	\$185,600	\$198,632	\$164,101

\* Sold 2 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** Charming bungalow within walking distance to State Fairgrounds. Terrific curb appeal with manicured front lawn, stucco exterior and mature trees to provide extensive shade. Inside you'll find gleaming wood floors throughout main living areas, a compact/efficient kitchen with all appliances INCLUDED, two bedrooms and a large living room. The window air conditioning units keep the house cool in summer, while a newer furnace keeps everything toasty during the winter months. There's a large concrete parking space on the side of the lot -- build a carport or bring your RV. The backyard is completely fenced with a 35'X12' concrete patio, a storage shed, and an enclosed space which could be a garden, compost area or dog run. Adjustments mad, -\$4000 for seller concessions, \$50 per sq ft ag = -\$2400, +\$3500 for garage stall
- Sold 2** Super nice & tidy south side rancher that has been well maintained and in great condition. Hardwood floors under carpet. Kitchen has recent ceramic tile flooring, newer counter tops and added oak cabinetry. Full main bath has newer tub surround, vanity, sink & toilet. Main level laundry has ceramic tile and includes washer & dryer. and newer water heater. Original hardwood flooring is still under the carpet. . Large covered patio, for family get togethers. The 23' X 14' rear studio/shed's interior is divided into 3 sections with neat air conditioned and insulated hobby area, storage and planting area. Rear yard has new concrete for RV parking and a new wood fence. Apple trees and garden area in the rear yard. Refrigerated A/C installed in 2020. Shows great and move in ready Adjustments made, \$50 per sq ft ag = -\$1100
- Sold 3** Very cute, clean Central H.S. area rancher near State Fairgrounds. Nice kitchen with tiled floors and a good amount of cabinet space. .Big family room. Design flows well from room to room for maximum livability. Low maintenance yard with turf in front and a fenced back yard with a storage shed. great price for your FHA, VA or conventional Buyer...or even cash! Show and sell!!!

## 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 hasn't 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$185,600	\$185,600
<b>Sales Price</b>	\$184,000	\$184,000
<b>30 Day Price</b>	\$182,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all ranchers without basement from 600 to 800 sq ft ag in the Central High School area. I went back 6 months for sold comps and out 2 miles. I had to expand the distance parameter for active listings to find comps. Adjustments were made to make sold comps equal subject.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Street

## Listing Photos

**L1** 1220 Egan  
Pueblo, CO 81006



Front

**L2** 721 Quillian  
Pueblo, CO 81005



Front

**L3** 714 Abriendo  
Pueblo, CO 81004



Front



## Sales Photos

**S1** 726 Arlen  
Pueblo, CO 81005



Front

**S2** 610 Acero  
Pueblo, CO 81004



Front

**S3** 503 Acero  
Pueblo, CO 81004



Front

### ClearMaps Addendum

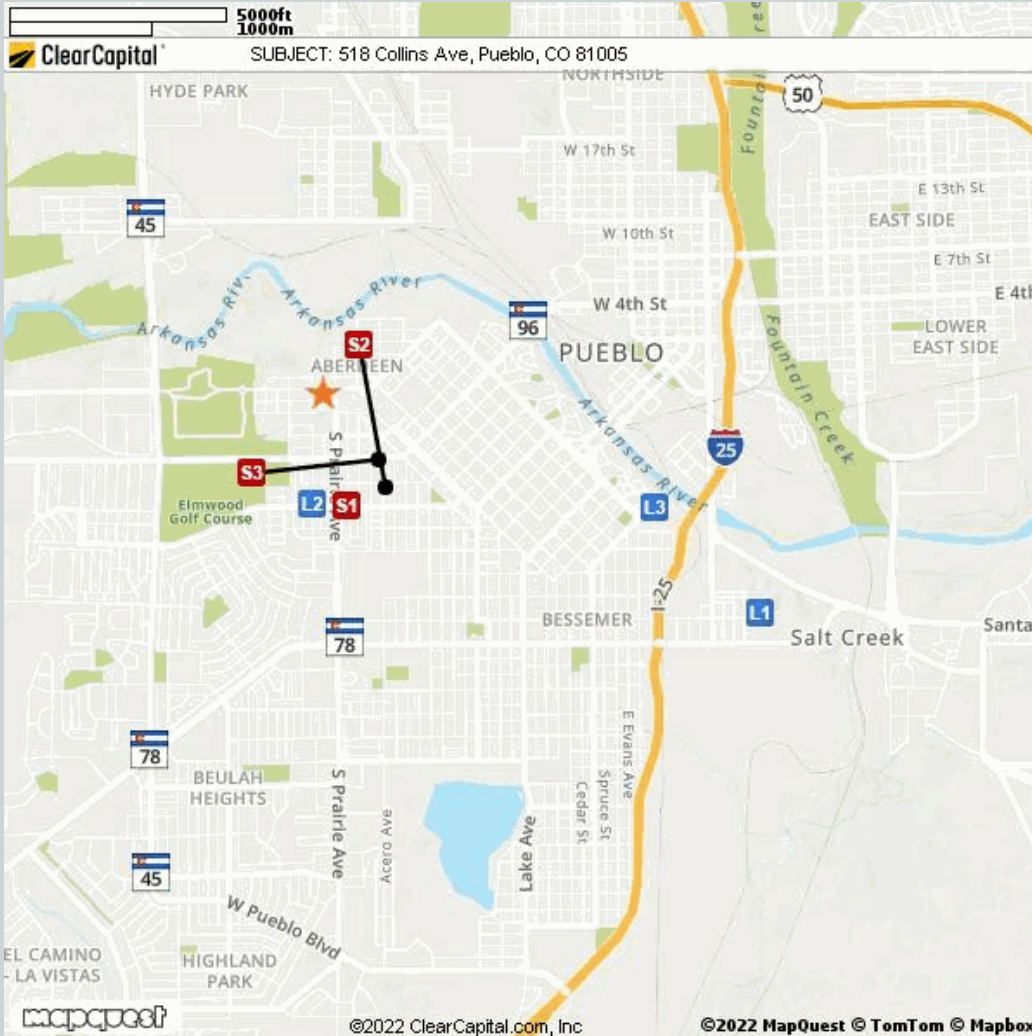
**Address** ★ 518 Collins Avenue, Pueblo, CO 81005

**Loan Number** 51447

**Suggested List** \$185,600

**Suggested Repaired** \$185,600

**Sale** \$184,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	518 Collins Avenue, Pueblo, CO 81005	--	Parcel Match
L1 Listing 1	1220 Egan, Pueblo, CO 81005	2.65 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	721 Quillian, Pueblo, CO 81004	0.56 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	714 Abriendo, Pueblo, CO 81004	1.91 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	726 Arlen, Pueblo, CO 81005	0.59 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	610 Acero, Pueblo, CO 81005	0.60 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	503 Acero, Pueblo, CO 81005	0.48 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>	3.62 miles	<b>Date Signed</b>	09/30/2022

*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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