

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>	8404 N Pioneer Trail Road, Parker, CO 80138	<b>Order ID</b>	8516462	<b>Property ID</b>	33547802
<b>Inspection Date</b>	11/15/2022	<b>Date of Report</b>	11/16/2022		
<b>Loan Number</b>	51755	<b>APN</b>	0137091		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Douglas		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.14.22 BPO	<b>Tracking ID 1</b>	11.14.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	Due rural location mileage, comps and floorplans vary wider range and subject vacant home and rate avg/fair condition noted, rural, dirt road access and location. SFR living and 1 story floorplan, average appeal and location, 2 car garage, 5.00 acerage, dirt driveway, items yard appears, garage possible and interior, dated and curb appeal, paint, rood, windows also.
<b>R. E. Taxes</b>	\$2,650	
<b>Assessed Value</b>	\$704,000	
<b>Zoning Classification</b>	RES	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Vacant home and secured)	
<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		Neighborhood Comments
<b>Location Type</b>	Rural	Due rural location mileage, comps and floorplans vary wider range and subject vacant home and rate avg/fair condition noted, rural, dirt road access and location. Conforms with area and style homes and condition, Median number units for sale in same complex/sub-division as subject, SFR zoned and use and DOM sell 2-4 months averages.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$670,000 High: \$820,000	
<b>Market for this type of property</b>	Increased 05 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8404 N Pioneer Trail Road	45042 Stagecoach Road	42275 Thunderhill Road	46195 Coal Creek Drive
City, State	Parker, CO	Parker, CO	Parker, CO	Parker, CO
Zip Code	80138	80138	80138	80138
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	3.31 <sup>1</sup>	3.35 <sup>1</sup>	5.43 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$750,000	\$775,000	\$849,900
List Price \$	--	\$715,000	\$750,000	\$794,900
Original List Date		07/23/2022	09/19/2022	07/02/2022
DOM · Cumulative DOM	-- · --	116 · 116	58 · 58	137 · 137
Age (# of years)	37	50	29	35
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 ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,586	2,059	1,427	2,026
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	6	7	6	6
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)	0%	0%	80%	0%
Basement Sq. Ft.	1,587	1,136	1,427	0
Pool/Spa	--	--	--	--
Lot Size	5.00 acres	6.02 acres	2.57 acres	8.01 acres
Other	Rural and Acerage	Rural and Acerage	Rural and Acerage	Rural and Acerage

\* 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** Low active comp and bracket values, SFR housing & 2 car garage, mileage subject and rural living, driveway, woods views, 6.02 acerage, open basement.

**Listing 2** SFR housing/average appeal and location, 1 story home and 2 car garage, rural, acerage, views, DOM sell, 3/2 baths and 2/1 bath basement rooms.

**Listing 3** 3rd active comp value and bracket comps, SFR housing, 2 car garage, 8.01 acerage, views, woods, DOM sell reductions, no listed basement, 3/2 baths.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	8404 N Pioneer Trail Road	9031 Awl Road	10659 Kettledrum Lane	8652 Pioneer Trail Road
<b>City, State</b>	Parker, CO	Parker, CO	Parker, CO	Parker, CO
<b>Zip Code</b>	80138	80138	80138	80138
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	1.15 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$774,900	\$750,000	\$825,000
<b>List Price \$</b>	--	\$750,000	\$750,000	\$799,000
<b>Sale Price \$</b>	--	\$750,000	\$750,000	\$788,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	08/05/2022	07/27/2022	11/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	59 · 93	16 · 54	61 · 78
<b>Age (# of years)</b>	37	50	52	49
<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 ; Woods	Neutral ; Woods	Neutral ; Woods	Neutral ; Woods
<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>	1,586	1,513	1,700	2,029
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	80%	100%	80%
<b>Basement Sq. Ft.</b>	1587	1,513	1,090	1,462
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	5.00 acres	4.60 acres	7.50 acres	5.00 acres
<b>Other</b>	Rural and Acreage	Rural and Acreage	Rural and Acreage	Rural and Acreage
<b>Net Adjustment</b>	--	-\$25,000	-\$50,000	-\$40,000
<b>Adjusted Price</b>	--	\$725,000	\$700,000	\$748,000

\* 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** Low sale comp area subject and similar features, no \$concessions paid adj. rural acerage woods view, ADJ fin. basement and 1/1 bath game room superior.
- Sold 2** Average location and appeal, SFR housing, 2 car garage use, no \$concessions paid adj. mileage subject and rural living, ADJ acerage -\$25,000 and -\$25,000 fin. walkout basement and rooms superior.
- Sold 3** SFR housing, 3rd sold comp area subject, 1 story and 2 car garage use, no \$concessions paid adj. DOM sell. ADJ -\$15,000 GLA/rooms main floor and -\$25,000 basement fin. and use superior.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	\$725,000	\$725,000
<b>Sales Price</b>	\$715,000	\$715,000
<b>30 Day Price</b>	\$685,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>MLS trend shows rise values and median for city, county and zip code subject 5-10% last 6 months to current date. Less DOM sell, FMV and equity terms for inventory, lower volume units active and rise pending and under contracts sales same time frames. Due rural location mileage, comps and floorplans vary wider range and subject vacant home and rate avg/fair condition noted, rural, dirt road access and location.</p>		

## 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



Side



Side



Street



Street

## Listing Photos

**L1** 45042 Stagecoach Road  
Parker, CO 80138



Front

**L2** 42275 Thunderhill Road  
Parker, CO 80138



Front

**L3** 46195 Coal Creek Drive  
Parker, CO 80138



Front



## Sales Photos

**S1** 9031 Awl Road  
Parker, CO 80138



Front

**S2** 10659 Kettledrum Lane  
Parker, CO 80138



Front

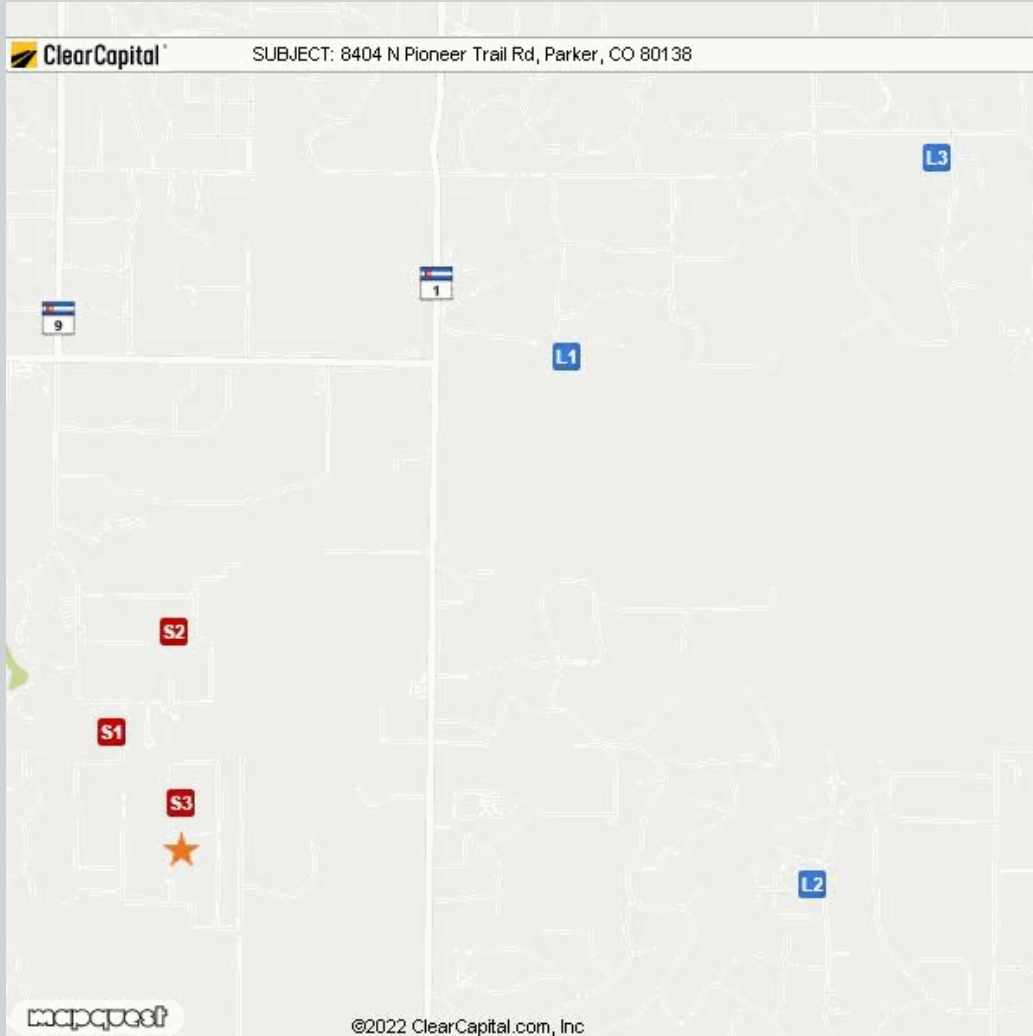
**S3** 8652 Pioneer Trail Road  
Parker, CO 80138



Front

## ClearMaps Addendum

**Address** ★ 8404 N Pioneer Trail Road, Parker, CO 80138  
**Loan Number** 51755      **Suggested List** \$725,000      **Suggested Repaired** \$725,000      **Sale** \$715,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8404 N Pioneer Trail Road, Parker, CO 80138	--	Parcel Match
L1 Listing 1	45042 Stagecoach Road, Parker, CO 80138	3.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	42275 Thunderhill Road, Parker, CO 80138	3.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	46195 Coal Creek Drive, Parker, CO 80138	5.43 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9031 Awl Road, Parker, CO 80138	0.73 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10659 Kettledrum Lane, Parker, CO 80138	1.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8652 Pioneer Trail Road, Parker, CO 80138	0.25 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>	John Kwilman	<b>Company/Brokerage</b>	kwilman realty asset verification, llc
<b>License No</b>	II.100012923	<b>Address</b>	6006 Blue Ridge drive unit D littleton CO 80130
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3038032426	<b>Email</b>	kwilmanrealty@gmail.com
<b>Broker Distance to Subject</b>	12.95 miles	<b>Date Signed</b>	11/16/2022

*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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