

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	3247 Heather Glen Drive, Co Springs, CO 80922	Order ID	8553955	Property ID	33744160
Inspection Date	12/15/2022	Date of Report	12/16/2022		
Loan Number	51934	APN	5332211006		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	12.15.22 BPO	Tracking ID 1	12.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	DAVID WEINGARTEN	Subject is on an interior lot, conforms to the neighborhood as a tract home similar to the others. Privacy fenced backyard, no remarkable views or landscape improvements. Driveway is not stained or cracked. Postings on the windows indicates the property is likely vacant. No issues were noted during drive-by inspection, the exterior appears adequately maintained. No access to interior, assuming average condition for valuation purposes.
R. E. Taxes	\$1,373	
Assessed Value	\$23,240	
Zoning Classification	Residential PUD AO	
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	The Highlands at Springs Ranch 719-313-1355	
Association Fees	\$36 / Quarter (Other: covenant enforcement, professional management)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Highlands at Springs Ranch is an established subdivision of tract homes built during the 1990s located on the southeast side of Colorado Springs. Area offers easy access to military bases by major thoroughfares, lots of shopping nearby and the Subject is one block from an elementary school and large park. Other parks and schools are reasonable proximity. Majority of the neighborhood homes reflect average condition and curb appeal. Surrounding neighborhoods are similar. Typical financing in the area is VA mortgages. Distress/REO activity is currently low.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$383571 High: \$542850	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3247 Heather Glen Drive	7215 Mount Higgins Ht	7030 Isle Bay Pt	7031 Bonnie Brae Ln
City, State	Co Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80922	80922	80922	80922
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.27 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$415,000	\$430,000	\$475,000
List Price \$	--	\$410,000	\$430,000	\$427,500
Original List Date		10/01/2022	11/01/2022	08/04/2022
DOM · Cumulative DOM	-- · --	76 · 76	45 · 45	121 · 134
Age (# of years)	24	21	25	23
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,700	1,582	1,375	1,700
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	9	9	9
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)	72%	0%	0%	0%
Basement Sq. Ft.	464	464	378	464
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.09 acres	0.08 acres	0.28 acres
Other	AC, FP, LL: RecRm	AC, FP	AC, FP	AC

* Listing 3 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Comp has a neutral interior, recent paints but otherwise no updates or improvements. Overall appears adequately maintained, minor cosmetic needed.

Listing 2 Comp reflects an adequately maintained appearance, custom paints throughout. Kitchen updated in the prior 15 years. Home needs cosmetics. No landscape improvements.

Listing 3 Comp has dated custom paints throughout, primary bathroom has been updated in the prior 5 years but kitchen and other bathrooms are original. Reflects an adequately maintained appearance, no landscape improvements.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3247 Heather Glen Drive	3120 Pony Tracks Dr	3372 Macgregor Dr	7065 Platte River Pt
City, State	Co Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80922	80922	80922	80922
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.11 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$485,000	\$449,000
List Price \$	--	\$425,000	\$485,000	\$400,000
Sale Price \$	--	\$425,000	\$475,000	\$400,000
Type of Financing	--	Conventional	Va	Va
Date of Sale	--	12/12/2022	10/31/2022	09/15/2022
DOM · Cumulative DOM	-- · --	13 · 47	22 · 79	60 · 91
Age (# of years)	24	28	24	23
Condition	Average	Average	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,700	1,519	1,700	1,596
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	9	8	9	9
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)	72%	84%	90%	0%
Basement Sq. Ft.	464	611	716	378
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.14 acres	0.12 acres	0.07 acres
Other	AC, FP, LL: RecRm	FP, LL: RecRm, 1.0Bath	2FP, Sitting room, LL: RecRm	AC, FP
Net Adjustment	--	-\$5,215	-\$19,110	+\$6,150
Adjusted Price	--	\$419,785	\$455,890	\$406,150

* Sold 1 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** Made Ready with new paint, carpet & appliances. No other surface updates, kitchen & bathrooms are original. Likely move in ready. No landscape improvements. Adjustments: Seller concession -10350, GLA +6335, LLSqft -2700, Bathroom -2000, AC +3500
- Sold 2** Comp has attractive landscaping and backyard, interior is neutral throughout. Kitchen has been updated in the prior 5 years, 2nd fireplace in primary bedroom + attached sitting room Adjustments: Condition -15000, LLSqft -3110, Sitting room -4500, AC +3500
- Sold 3** Comp appears adequately maintained, new appliances & new carpet but otherwise no updates. Property reflects normal wear & tear, minor cosmetics needed. No landscape improvements. Adjustments: Seller concession -2500, GLA +3640, LLSqft +5010

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent MLS history			
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	\$434,900	\$434,900
Sales Price	\$430,000	\$430,000
30 Day Price	\$425,000	--
Comments Regarding Pricing Strategy		
<p>The subject appears adequately maintained and marketable, the home has similar appeal when compared to the comparables used in this report. This particular market area has strong sale activity, all comps are within less than a half a mile & Sold comps have closed within the prior 3 months and reflect current market conditions as price reductions and seller concessions are becoming standard. All comps are similar design, and comp selection was with preference for similar GLA & room count. All Sold comps as adjusted provide a likely reliable indication of the Subject's value in the current market. No adjustment for age needed. Lot sizes in this area vary, however all comps compete equally in this market and no adjustment was necessary.</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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Side



Street



Street



Street

Listing Photos

L1 7215 Mount Higgins HT
Colorado Springs, CO 80922



Front

L2 7030 Isle Bay PT
Colorado Springs, CO 80922



Front

L3 7031 Bonnie Brae LN
Colorado Springs, CO 80922



Front

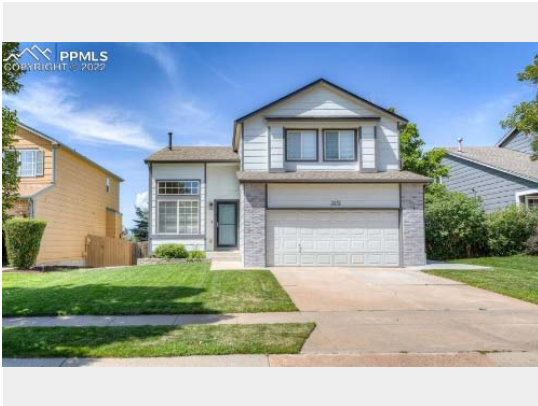
Sales Photos

S1 3120 Pony Tracks DR
Colorado Springs, CO 80922



Front

S2 3372 Macgregor DR
Colorado Springs, CO 80922



Front

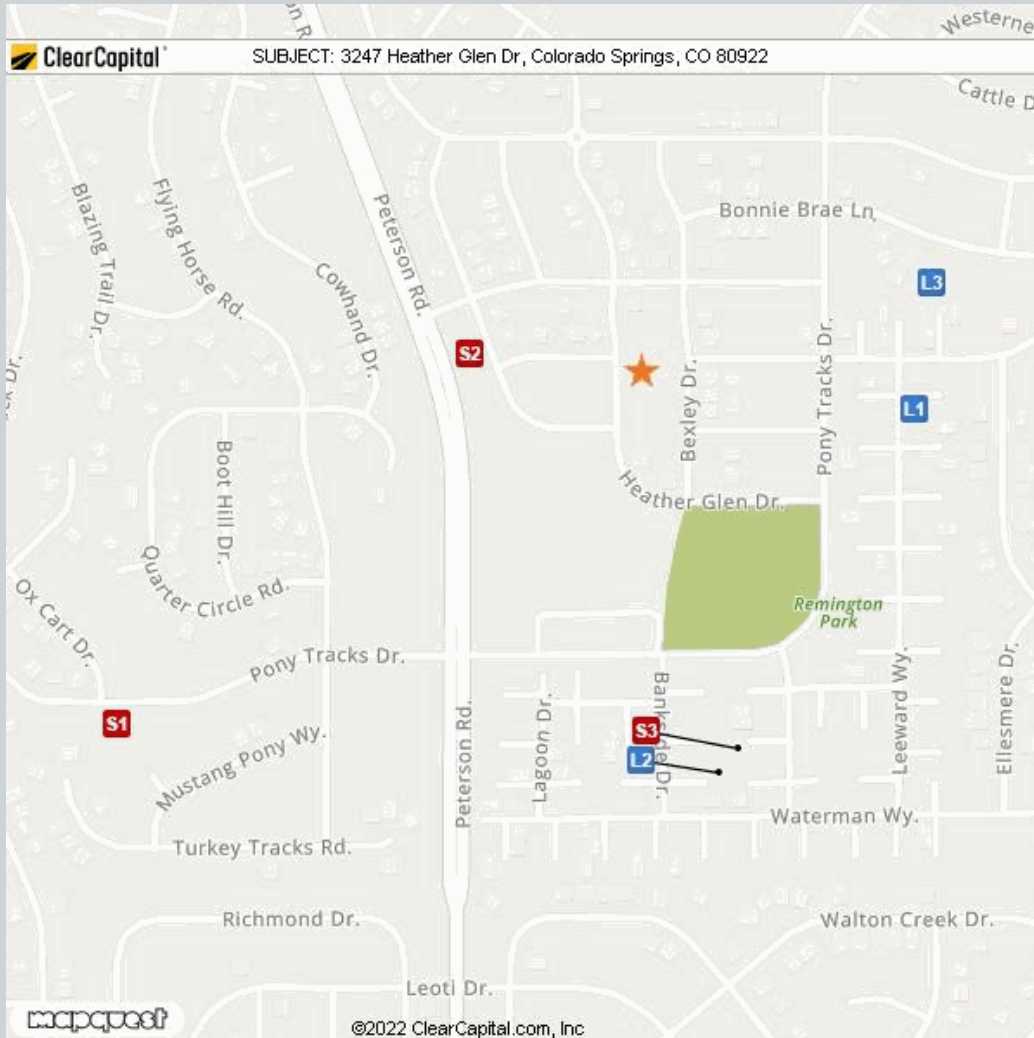
S3 7065 Platte River PT
Colorado Springs, CO 80922



Front

ClearMaps Addendum

Address ★ 3247 Heather Glen Drive, Co Springs, CO 80922
Loan Number 51934 **Suggested List** \$434,900 **Suggested Repaired** \$434,900 **Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3247 Heather Glen Drive, Co Springs, CO 80922	--	Parcel Match
L1 Listing 1	7215 Mount Higgins Ht, Colorado Springs, CO 80922	0.18 Miles ¹	Parcel Match
L2 Listing 2	7030 Isle Bay Pt, Colorado Springs, CO 80922	0.27 Miles ¹	Parcel Match
L3 Listing 3	7031 Bonnie Brae Ln, Colorado Springs, CO 80922	0.20 Miles ¹	Parcel Match
S1 Sold 1	3120 Pony Tracks Dr, Colorado Springs, CO 80922	0.42 Miles ¹	Parcel Match
S2 Sold 2	3372 Macgregor Dr, Colorado Springs, CO 80922	0.11 Miles ¹	Parcel Match
S3 Sold 3	7065 Platte River Pt, Colorado Springs, CO 80922	0.26 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	Darlene Haines	Company/Brokerage	Rocky Mountain Property Shop
License No	ER100003044	Address	3021 Mandalay Grv Colorado Springs CO 80917
License Expiration	12/31/2024	License State	CO
Phone	3039560090	Email	darlenehaines@hotmail.com
Broker Distance to Subject	1.36 miles	Date Signed	12/16/2022

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:

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.