

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>	335 Ellers Grove, Colorado Springs, CO 80916	<b>Order ID</b>	8819033	<b>Property ID</b>	34338985
<b>Inspection Date</b>	07/07/2023	<b>Date of Report</b>	07/09/2023		
<b>Loan Number</b>	52181	<b>APN</b>	6413301125		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.06.23 Citi-CS Update	<b>Tracking ID 1</b>	07.06.23 Citi-CS Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	Subject is an upper level condo unit in a building of 4 units in a medium sized community of similar throughout. The Subject is currently listed, MLS marketing photos support the remarks to describe the property as Made Ready with new surfaces throughout: new carpet & paint, refurbished kitchen & bathrooms, new appliances. No issues observed during drive-by inspection. No access to interior, assuming move-in ready condition with practical cosmetic updates throughout, none outstanding.
<b>R. E. Taxes</b>	\$806	
<b>Assessed Value</b>	\$13,660	
<b>Zoning Classification</b>	Residential R5 A0	
<b>Property Type</b>	Condo	
<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>	Sand Creek Commons 719-473-5000	
<b>Association Fees</b>	\$196 / Month (Landscaping, Insurance, Other: management)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Sand Creek Commons Condo is a medium sized condominium community built early 2000s. The area is on the southeast side of Colorado Springs. Easy access to highways, several military bases are close and lots of shopping nearby. Schools and parks are reasonable proximity. The community has an active HOA and is adequately maintained throughout. There are dog stations, playground & green space with walking trails but no other amenities. Typical financing for similar properties in the area are Conventional mortgages. Over the past year the average marketing time was 15 days and average LP/Sp was 100...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$260000 High: \$300000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Neighborhood Comments

Sand Creek Commons Condo is a medium sized condominium community built early 2000s. The area is on the southeast side of Colorado Springs. Easy access to highways, several military bases are close and lots of shopping nearby. Schools and parks are reasonable proximity. The community has an active HOA and is adequately maintained throughout. There are dog stations, playground & green space with walking trails but no other amenities. Typical financing for similar properties in the area are Conventional mortgages. Over the past year the average marketing time was 15 days and average LP/Sp was 100%. Distress/REO activity is low at this time. Distress/REO activity is currently low.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	335 Ellers Grove	795 Cima Vista Pt	4965 Universal Ht	388 Ellers Gr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80916	80916	80916	80916
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.78 <sup>1</sup>	0.10 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$329,000	\$305,000	\$299,900
<b>List Price \$</b>	--	\$315,000	\$305,000	\$295,000
<b>Original List Date</b>		05/26/2023	06/15/2023	05/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	44 · 44	13 · 24	17 · 52
<b>Age (# of years)</b>	21	17	3	22
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	1	1
<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 condo	1 Story condo	1 Story condo	1 Story condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,357	1,198	1,185	1,185
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	7	8	8
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 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>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	AC, FP	AC, FP	AC, FP	AC

\* 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.

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

**Listing 1** ACTIVE. 3 Price changes. Comp is located in a neighboring community of condo units. Neutral interior throughout and comp is similar quality with comparable features.

**Listing 2** UNDER CONTRACT. Comp has a neutral Made Ready interior. Laminate floor throughout. Likely move in ready.

**Listing 3** PENDING. 1 Price Decrease. Neutral interior throughout ground level unit. Reflects an adequately maintained appearance, normal wear & tear.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	335 Ellers Grove	415 Kitfield Vw	4910 Universal Ht	4925 Universal Ht
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80916	80916	80916	80916
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.08 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$290,000	\$300,000	\$300,000
<b>List Price \$</b>	--	\$290,000	\$297,000	\$300,000
<b>Sale Price \$</b>	--	\$290,000	\$300,000	\$300,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	04/07/2023	02/28/2023	09/23/2022
<b>DOM · Cumulative DOM</b>	-- · --	7 · 32	24 · 53	12 · 42
<b>Age (# of years)</b>	21	22	23	23
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	1	1
<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 condo	1 Story condo	1 Story condo	1 Story condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,357	1,357	1,185	1,185
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Attached 1 Car	Attached 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>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	AC, FP	AC, FP	AC, FP	FP
<b>Net Adjustment</b>	--	-\$3,000	-\$4,200	+\$3,300
<b>Adjusted Price</b>	--	\$287,000	\$295,800	\$303,300

\* 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** Adjustments: Seller concession -3000 Most comparable to subject overall. Well maintained appearance, neutral interior with updated carpet and accent paints. Kitchen refurbished and updated with granite & newer appliances. Updated lighting in unit.
- Sold 2** Adjustments: Seller concession -5000, Condo floor level -2500, GLA +4300, Garage -1000 Located in the Subject's complex. Attached one car garage with interior access plus driveway parking for one vehicle. Comp has a well maintained appearance, no updates or improvements since built. Custom paints.
- Sold 3** Adjustments: Seller concession -1000, Condo floor level -2500, GLA +4300, Garage -1000, AC +3500 Attached one car garage with interior access plus driveway parking for one vehicle. Comp has neutral interior, reflects normal wear & tear and needs cosmetics throughout. No updates/improvements since built.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Wedgewood Homes Realty	Subject is currently listed. Subject has an off-market sale Date 01/18/2023 by Public Trustee Deed. Broker researched but unable to find the sale price.					
<b>Listing Agent Name</b>	Jordan Kermes						
<b>Listing Agent Phone</b>	(952) 956-2958						
<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>
07/07/2023	\$290,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$290,000	\$290,000
<b>Sales Price</b>	\$290,000	\$290,000
<b>30 Day Price</b>	\$287,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Except for Listed #1, all the comps are located in the Subject's community. Subject is Made Ready with practical cosmetics updates and all comps are likely comparable condition with normal wear &amp; tear. Sold #1 is the most comparable of all the comps and closed date is within the preferred 90 days. Sold #1 is a 2nd level unit with the same GLA &amp; room count. Sold #2 &amp; Sold #3 both closed within the prior year, Colorado has a seasonal market and it's generally acceptable to use comps up to one year. All Sold comps as adjusted and averaged provide a likely reliable indication of the Subject's value in the current market.</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



Front



Address Verification



Address Verification



Side



## Subject Photos



Side



Side



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 795 Cima Vista PT  
Colorado Springs, CO 80916



Front

**L2** 4965 Universal HT  
Colorado Springs, CO 80916



Front

**L3** 388 Ellers GR  
Colorado Springs, CO 80916



Front

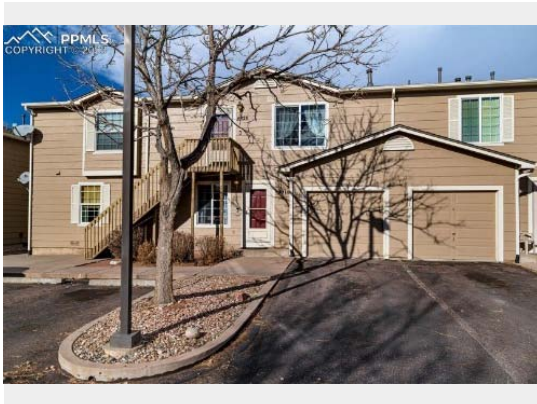
## Sales Photos

**S1** 415 Kitfield VW  
Colorado Springs, CO 80916



Front

**S2** 4910 Universal HT  
Colorado Springs, CO 80916



Front

**S3** 4925 Universal HT  
Colorado Springs, CO 80916



Front

## ClearMaps Addendum

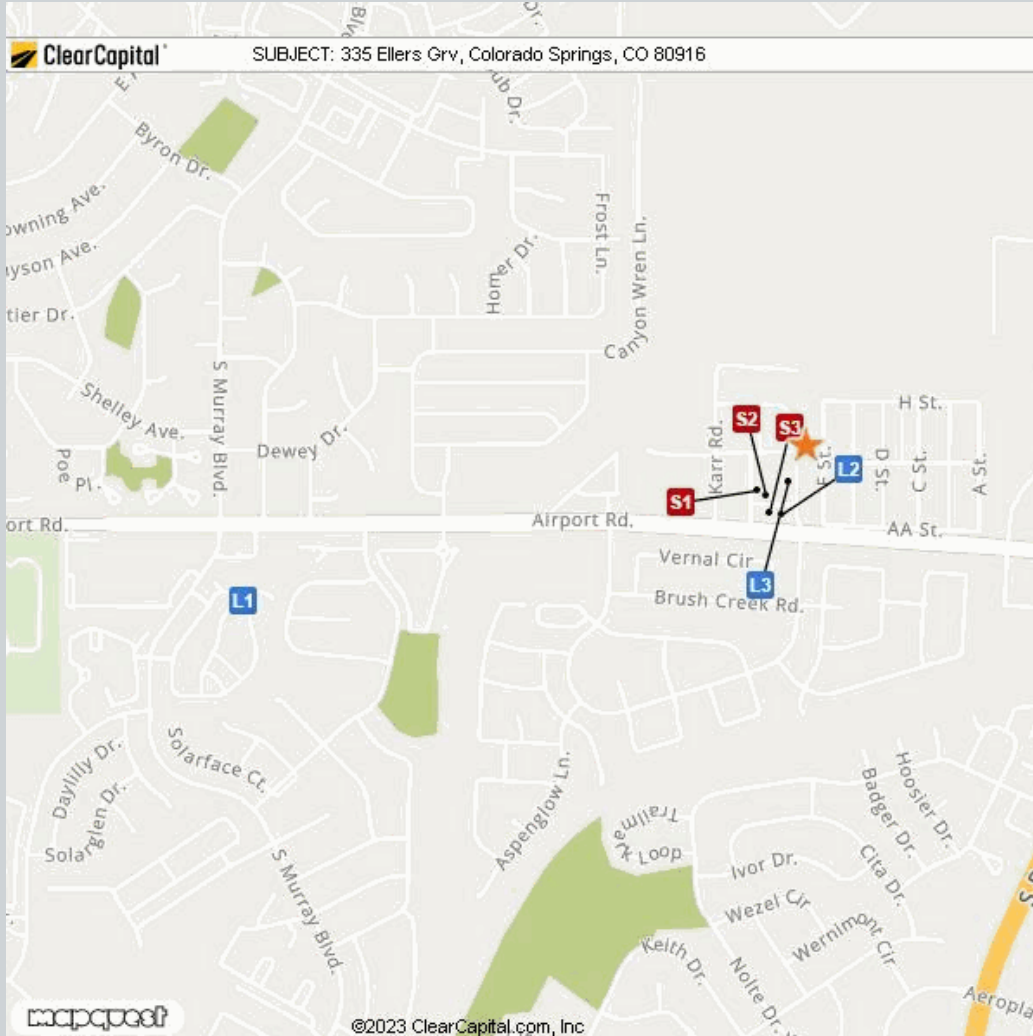
**Address** ★ 335 Ellers Grove, Colorado Springs, CO 80916

**Loan Number** 52181

**Suggested List** \$290,000

**Suggested Repaired** \$290,000

**Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	335 Ellers Grove, Colorado Springs, CO 80916	--	Parcel Match
L1 Listing 1	795 Cima Vista Pt, Colorado Springs, CO 80916	0.78 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4965 Universal Ht, Colorado Springs, CO 80916	0.10 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	388 Ellers Gr, Colorado Springs, CO 80916	0.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	415 Kitfield Vw, Colorado Springs, CO 80916	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4910 Universal Ht, Colorado Springs, CO 80916	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4925 Universal Ht, Colorado Springs, CO 80916	0.10 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>	Darlene Haines	<b>Company/Brokerage</b>	Rocky Mountain Property Shop
<b>License No</b>	ER100003044	<b>Address</b>	3021 Mandalay Grv Colorado Springs CO 80917
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3039560090	<b>Email</b>	darlenehaines@hotmail.com
<b>Broker Distance to Subject</b>	3.48 miles	<b>Date Signed</b>	07/09/2023

*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.**