

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>	3502 Ivywood Lane, Pueblo, CO 81005	<b>Order ID</b>	8819033	<b>Property ID</b>	34338986
<b>Inspection Date</b>	07/06/2023	<b>Date of Report</b>	07/07/2023		
<b>Loan Number</b>	52226	<b>APN</b>	1510417005		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

### Tracking IDs

<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

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> This subject appears to be maintained at this time
<b>R. E. Taxes</b>	\$1,342	
<b>Assessed Value</b>	\$13,520	
<b>Zoning Classification</b>	Residential R2:RES/1 FAM DWEL 5000SF	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(There is a green paper in the front window.)		
<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, shopping, restaurants, medical facilities, and the highway
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$151000 High: \$305800	
<b>Market for this type of property</b>	Decreased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	3502 Ivywood Lane	2521 Emilia	1611 Englewood	1706 Hollywood
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81005	81005	81005	81005
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.50 <sup>1</sup>	0.63 <sup>1</sup>	0.42 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$275,000	\$265,000	\$285,000
<b>List Price \$</b>	--	\$275,000	\$239,000	\$285,000
<b>Original List Date</b>		05/11/2023	05/15/2023	07/05/2023
<b>DOM · Cumulative DOM</b>	-- · --	57 · 57	53 · 53	2 · 2
<b>Age (# of years)</b>	61	70	69	67
<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 ; Park	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>	1,562	2,095	1,388	1,440
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 1	4 · 2
<b>Total Room #</b>	5	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 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>	.168 acres	.159 acres	.172 acres	.161 acres
<b>Other</b>	fireplace	--	--	carport

\* 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** Interior Features: None, Tile Floors, Window Coverings, Ceiling Fan(s), Smoke Detector/CO, Cable TV, Walk-in Shower  
Appliances: Dishwasher, Garbage Disposal, Refrigerator, Electric Range Oven, Microwave Built-in Plumbing: Copper Plumbing,  
Plastic Plumbing Other Rooms: Family Room, Other-See Remarks Exterior Features: Paved Street Windows: Double Pane, Vinyl  
Landscaping: Wood Fence-Rear, Lawn-Front, Rock-Front, Rock-Rear, Trees-Front, Outdoor Lighting-Front, Outdoor Lighting-  
Rear, Xeriscaping Patio/Deck: Porch-Covered-Front, Patio-Covered-Rear, Courtyard, Estate owned.
- Listing 2** Take a look at this charming 3 bed, 1 bath rancher in a nice, quite southside neighborhood. This cuties has a gorgeous IKEA  
kitchen with granite counter tops, a bonus recreation room, original hardwood floors and double pane windows. This house has  
a large laundry/mud room, and an oversized one car garage complete with workshop area. The backyard is fully fenced for  
privacy! The house is fantastically priced and is ready for its new owners. The home does not have a livable basement but has a  
large utility / storage area under the home where the water heater and furnace are kept.
- Listing 3** You will want to see this south side beauty! It's got 4 main level bedrooms and 2 updated bathrooms. The hardwood floors are  
dazzling. The kitchen has lovely backsplash and stainless steel appliances. The master bedroom has it's own private bathroom.  
The backyard is fenced and there is a dog run too. There is a detached garage plus attached carport, free standing shed with  
stucco exterior and off road parking. Great location near school. CALL today for your personal viewing!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3502 Ivywood Lane	2041 Vinewood	1905 Lynwood	2570 Camilia
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81005	81005	81005	81005
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	0.16 <sup>1</sup>	0.60 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$299,000	\$245,000	\$268,500
<b>List Price \$</b>	--	\$269,000	\$235,000	\$268,500
<b>Sale Price \$</b>	--	\$269,000	\$242,000	\$268,500
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	11/10/2022	10/17/2022	07/29/2022
<b>DOM · Cumulative DOM</b>	-- · --	72 · 72	69 · 69	23 · 23
<b>Age (# of years)</b>	61	49	67	70
<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 ; Park	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>	1,562	1,584	1,410	1,406
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
<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>	.168 acres	.16 acres	.152 acres	.15 acres
<b>Other</b>	fireplace	fireplace	--	--
<b>Net Adjustment</b>	--	-\$9,600	+\$600	+\$4,300
<b>Adjusted Price</b>	--	\$259,400	\$242,600	\$272,800

\* 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** Great starter home on large corner lot. Don't miss this property! This house has 3 Bedroom 2 full Bathroom. As you walk in the front door you enter into the open living room with the kitchen to the back. large Family room with a fireplace. Fence in back yard with a well built concrete Shed with lots of space. Near shopping, restaurants, and schools. Easy access to I-25. Adjustments made, -\$500 for seller concessions, \$50 per sq ft ag = -\$1100, -\$3500 for garage stall
- Sold 2** Great Highland Park Rancher located on a great block. With a little TLC you can have instant equity. House has 3 bedrooms, 2 baths and an oversized 2 car detached garage. The house has wood floors in living room and all 3 bedrooms. Flooring needed in family room. Has a fully fenced in yard with sprinkler system. Call us today for your private showing. Adjustments made, -\$5000 for seller concessions, +\$1500 for fireplace, \$50 per sq ft ag = +\$7600, -\$3500 for garage stall
- Sold 3** One Level Living!! Very well-maintained home with a nice floor plan. 3 Bedroom, 2 Bath, 2 Car Garage, and a nice size Family Room featuring a Fireplace to stay cozy during the colder months. Nice Kitchen with plenty of counter space, breakfast nook, oak kitchen cabinets, and all appliances are included. The main 3/4 bath has a nice tiled surround walk-in shower. Master Bedroom has a convenient half bath with mirrored closet doors. Two other bedrooms are a nice size. Large Laundry Room with Washer, Dryer, and Extra Refrigerator included. . French decorative door leading to deck and the back yard, Automatic sprinkler system, Refrigerated Central Air Unit. 2 Car Garage and Freezer in Garage included. Nice Concrete work around the property and Back of the Garage. Newer Furnace and Central Air Unit 2019. Electrical service upgrade in 2017. Adjustments made, \$50 per sq ft ag = +\$7800, -\$3500 for garage stall

## 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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$259,000	\$259,000
<b>Sales Price</b>	\$258,000	\$258,000
<b>30 Day Price</b>	\$257,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all ranchers in the area for active comps from 1300 sq ft ag and I found 3 and used them all. I went back 12 months and out 2 miles for sold comps from 1400 sq ft ag and I found 4, of which I used the best 3 comps for the subject. Adjustment were made to make the sold comps equal the 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



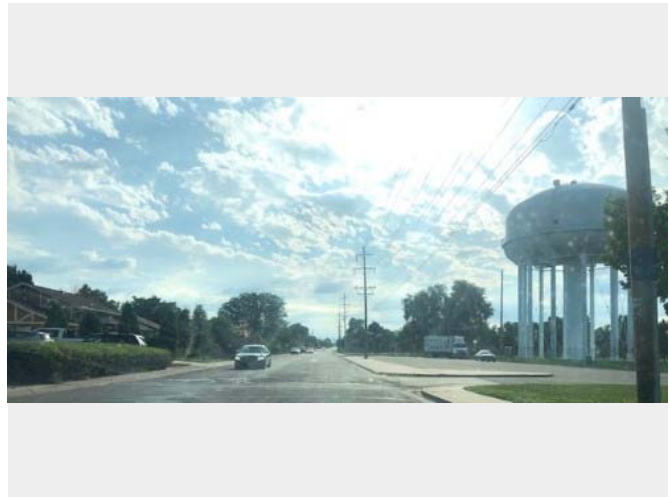
Front



Front



Address Verification



Street



Other



Other

## Subject Photos



Other



## Listing Photos

**L1** 2521 Emilia  
Pueblo, CO 81005



Front

**L2** 1611 Englewood  
Pueblo, CO 81005



Front

**L3** 1706 Hollywood  
Pueblo, CO 81005



Front

## Sales Photos

**S1** 2041 Vinewood  
Pueblo, CO 81005



Front

**S2** 1905 Lynwood  
Pueblo, CO 81005



Front

**S3** 2570 Camilia  
Pueblo, CO 81005



Front

### ClearMaps Addendum

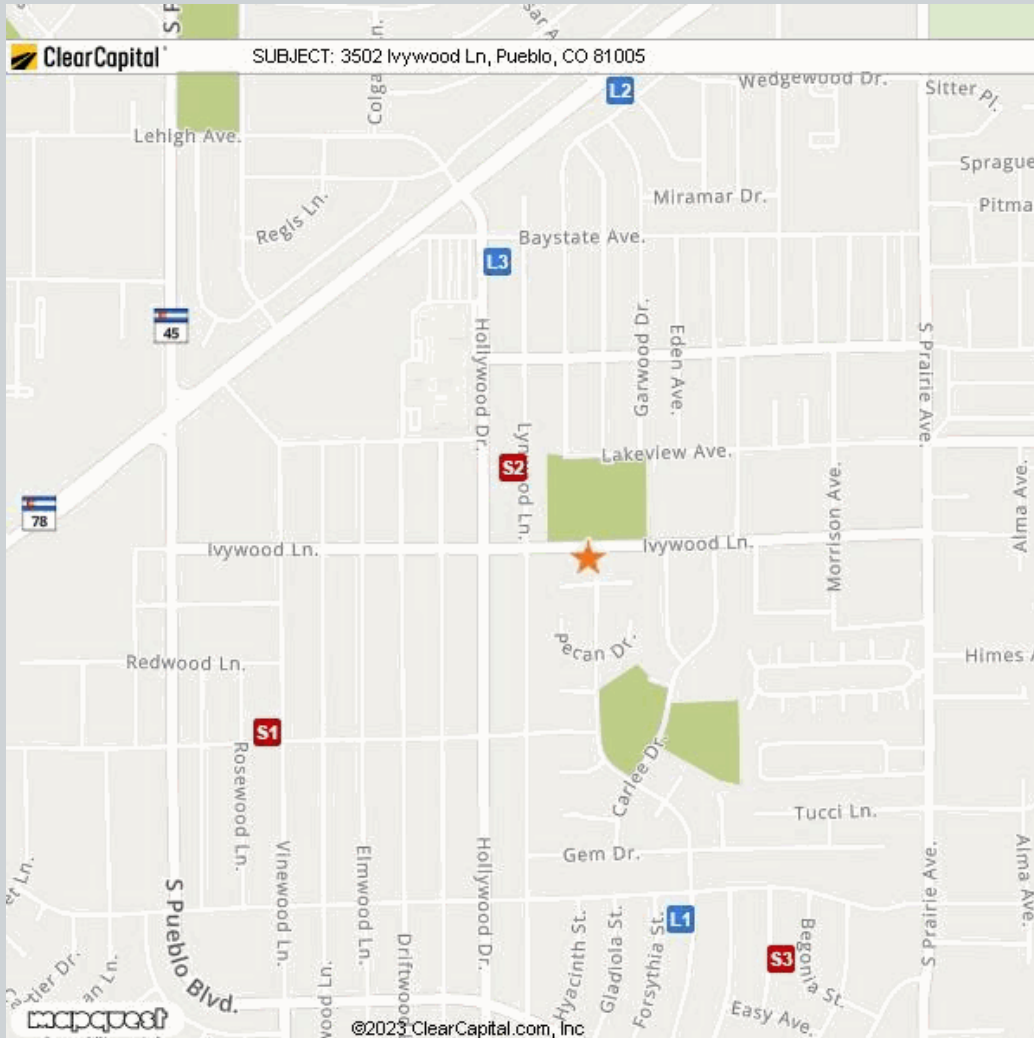
**Address** ★ 3502 Ivywood Lane, Pueblo, CO 81005

**Loan Number** 52226

**Suggested List** \$259,000

**Suggested Repaired** \$259,000

**Sale** \$258,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3502 Ivywood Lane, Pueblo, CO 81005	--	Parcel Match
L1 Listing 1	2521 Emilia, Pueblo, CO 81005	0.50 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1611 Englewood, Pueblo, CO 81005	0.63 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1706 Hollywood, Pueblo, CO 81005	0.42 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2041 Vinewood, Pueblo, CO 81005	0.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1905 Lynwood, Pueblo, CO 81005	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2570 Camilia, Pueblo, CO 81005	0.60 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>	5.64 miles	<b>Date Signed</b>	07/07/2023

*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.**