

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	1140 W 88th Avenue, Denver, CO 80260	Order ID	8579982	Property ID	33813822
Inspection Date	01/13/2023	Date of Report	01/13/2023		
Loan Number	52227	APN	R0059347		
Borrower Name	Catamount Properties 2018 LLC	County	Adams		

Tracking IDs

Order Tracking ID	01.12.23 BPO	Tracking ID 1	01.12.23 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Reedy Stephen	Condition Comments	
R. E. Taxes	\$2,071	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$17,400		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Park North Twnhs 303-952-4004		
Association Fees	\$250 / Month (Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban neighborhood with increased property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$420,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1140 W 88th Avenue	8730 Mariposa Street Unit #8730	9080 Gale Boulevard Unit# 2	1906 W 102nd Avenue Unit #1906
City, State	Denver, CO	Thornton, CO	Thornton, CO	Thornton, CO
Zip Code	80260	80260	80260	80260
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.50 ¹	1.78 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$330,000	\$353,000	\$395,000
List Price \$	--	\$318,000	\$342,000	\$346,000
Original List Date		10/21/2022	11/30/2022	07/11/2022
DOM · Cumulative DOM	-- · --	83 · 84	43 · 44	185 · 186
Age (# of years)	57	57	23	50
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,536	1,536	1,152	1,334
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	2 · 1 · 1	3 · 2 · 1
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	None	None	None	None

* Listing 1 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 Adjustments:;Bed:0,Bath:0,HBath:0,Garage:\$2000,Total Adjustment:\$2000,Net Adjustment Value:\$320000 Comparable 1 is a similar home on similar lot size. It has similar bedroom and similar bathroom count. It appears similar to the subject in age.

Listing 2 Adjustments:Condition:\$-8500,Bed:4000,Bath:2000,HBath:0,GLA:\$7680,Age:\$-850,Garage:\$2000,Total Adjustment:\$6330,Net Adjustment Value:\$348330 Property is superior to the subject in condition, similar in features type and location. Similar in age.

Listing 3 Adjustments:;Bed:0,Bath:0,HBath:0,GLA:\$4040,Garage:\$-2000,Total Adjustment:\$2040,Net Adjustment Value:\$348040 The property inferior to the subject in square footage. Lot size makes it similar by comparison. No adjustments necessary for bed/bath count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1140 W 88th Avenue	1152 W 88th Avenue Unit #1152	8767 Santa Fe Drive Unit #8767	1232 W 88th Avenue Unit #1232
City, State	Denver, CO	Thornton, CO	Thornton, CO	Thornton, CO
Zip Code	80260	80260	80260	80260
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.03 ¹	0.04 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$315,000	\$299,900	\$305,000
List Price \$	--	\$299,500	\$299,900	\$335,000
Sale Price \$	--	\$300,000	\$330,000	\$350,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/10/2022	04/05/2022	06/06/2022
DOM · Cumulative DOM	-- · --	62 · 62	26 · 26	81 · 81
Age (# of years)	57	57	57	57
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,536	1,408	1,536	1,536
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,560	-\$2,000	-\$6,500
Adjusted Price	--	\$306,560	\$328,000	\$343,500

* Sold 2 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** Adjustments:Bed:0,Bath:2000,HBath:0,GLA:\$2560,Garage:\$2000>Total Adjustment:6560,Net Adjustment Value:\$306560 Single family tract home similar to subject in feature age type and location. Similar in view. Owner occupied. Standard type sale, similar in lot size.
- Sold 2** Adjustments:Bed:-4000,Bath:0,HBath:0,Garage:\$2000>Total Adjustment:-2000,Net Adjustment Value:\$328000 A similar model home located in the immediate competing market. It shares values defining qualities with the subject in regards to age, style, locational qualities, and amenities. Condition makes it similar by comparison.
- Sold 3** Adjustments:Condition:\$-8500,Bed:0,Bath:0,HBath:0,Garage:\$2000>Total Adjustment:-6500,Net Adjustment Value:\$343500 Property similar to the subject in bedroom count and superior in condition. Owner occupied. Standard type sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$340,000	\$340,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$320,000	--

Comments Regarding Pricing Strategy

The inspection revealed that the subject is considered to be on average marketable condition. All of the comparable used in this report have similar characteristics and market influence as the subject. The sale and listing search was conducted based on fair market pricing in the subject area. The current suggested listing and or sales price provided are most realistic, however subject to change due to the current market trend. Sold comparable 2, and list comp 1 have similar square footage and similar external influences. Proximity parameters were exceeded and search was extended up to 2 miles as there were limited similar comparables within 1 mile having GLA +/- 30%, year built +/- 30 and 12 months back. Slow market conditions caused a lack of similar comparable within the subject's immediate market area. As a result, it was necessary to exceed guidelines in: condition, year built, bed/bath count. Comparable sale #2 and List #1 condition has been exceeded to provide proximate and similar characteristics comps in the subject neighborhood/market. The utilized comps are as similar in GLA, Style and Age as possible. At the time of sale the sold comparable 1, 2 and 3 properties may have had multiple offers or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. Aggressive pricing is recommended in this market to attract strong buyer demand. A competitive price may attract multiple offers a final sales price higher than the list price. Due to lack of comparable in the subject's same side it was necessary to exceed major roads, highways and freeways. Property is located in proximity to Commercials, parks, hospitals nearby. Subject location characteristic does not affect its marketability.

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



Street

Listing Photos

L1 8730 Mariposa Street Unit #8730
Thornton, CO 80260



Front

L2 9080 Gale Boulevard Unit# 2
Thornton, CO 80260



Front

L3 1906 W 102nd Avenue Unit #1906
Thornton, CO 80260



Front

Sales Photos

S1 1152 W 88th Avenue Unit #1152
Thornton, CO 80260



Front

S2 8767 Santa Fe Drive Unit #8767
Thornton, CO 80260



Front

S3 1232 W 88th Avenue Unit #1232
Thornton, CO 80260



Front

ClearMaps Addendum

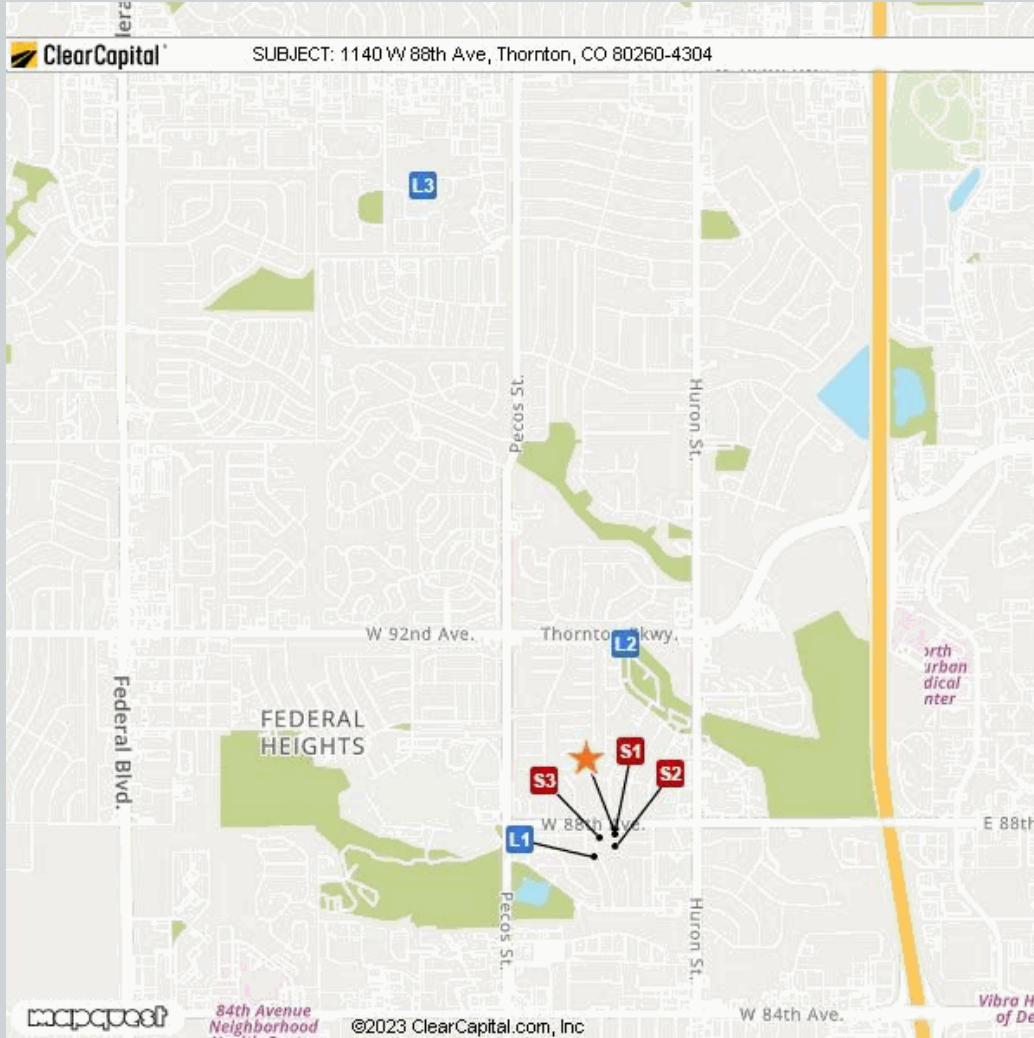
Address ★ 1140 W 88th Avenue, Denver, CO 80260

Loan Number 52227

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1140 W 88th Avenue, Denver, CO 80260	--	Parcel Match
L1 Listing 1	8730 Mariposa Street Unit #8730, Denver, CO 80260	0.08 Miles ¹	Parcel Match
L2 Listing 2	9080 Gale Boulevard Unit# 2, Denver, CO 80260	0.50 Miles ¹	Parcel Match
L3 Listing 3	1906 W 102nd Avenue Unit #1906, Denver, CO 80260	1.78 Miles ¹	Parcel Match
S1 Sold 1	1152 W 88th Avenue Unit #1152, Denver, CO 80260	0.02 Miles ¹	Parcel Match
S2 Sold 2	8767 Santa Fe Drive Unit #8767, Denver, CO 80260	0.03 Miles ¹	Parcel Match
S3 Sold 3	1232 W 88th Avenue Unit #1232, Denver, CO 80260	0.04 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	Joe Schnurr	Company/Brokerage	Bang Realty-Colorado Inc
License No	EA.040045093	Address	720 S. Colorado Blvd, Penthouse North Denver CO 80206
License Expiration	12/31/2025	License State	CO
Phone	7208924888	Email	denverbpo@bangrealty.com
Broker Distance to Subject	11.00 miles	Date Signed	01/13/2023

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.