

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	1209 Alford Street, Fort Collins, CO 80524	Order ID	8819033	Property ID	34338988
Inspection Date	07/08/2023	Date of Report	07/10/2023		
Loan Number	52230	APN	R0001023		
Borrower Name	Catamount Properties 2018 LLC	County	Larimer		

Tracking IDs

Order Tracking ID	07.06.23 Citi-CS Update	Tracking ID 1	07.06.23 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments No visible repairs were apparent on the date of the inspection.
R. E. Taxes	\$2,420	
Assessed Value	\$537,800	
Zoning Classification	SFR	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This semi-rural neighborhood consists mainly of single family mobile homes and single family traditional built homes. The neighborhood is an established neighborhood that is in average condition. This area is not REO or Short Sale driven; data shows percentage to be approximately 15-20 percent.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$575,000 High: \$990,000	
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	1209 Alford Street	821 Smith St	1269 Stoney Hill Dr	422 E Pitkin St
City, State	Fort Collins, CO	Fort Collins, CO	Fort Collins, CO	Fort Collins, CO
Zip Code	80524	80524	80525	80524
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.79 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$940,000	\$530,000	\$725,000
List Price \$	--	\$940,000	\$530,000	\$725,000
Original List Date		06/21/2023	06/09/2020	05/18/2023
DOM · Cumulative DOM	-- · --	17 · 19	29 · 1126	51 · 53
Age (# of years)	62	66	31	103
Condition	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,040	1,044	1,242	915
Bdrm · Bths · ½ Bths	4 · 2	3 · 3	3 · 3	3 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,040	1,044	1,218	915
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.21 acres	0.07 acres	0.13 acres
Other	Porch	Fireplace, Fence	Fence, Deck	Fence, Patio, Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Elegant, simple, & bright, this floor plan offers luxury & comfort. Don't miss this fabulously restored Old Townbrick beauty with 3 bedrooms & 3 baths. Owners suite is on the main level. Custom chefs kitchen designed for entertaining. You'lllove the wood floors, new carpeting, & tiled bathrooms. The basement is bright with a 2nd kitchen and separate exterior entranceand living room for an in-law suite, or even a short term rental (it is in the STR primary zone). A fenced in yard completes the
- Listing 2** Welcome to 1269 Stoney Hill Dr! Nestled in the heart of Stonehenge, you will find this detached patio home,with an attached garage, main level living with added bonus of 75% finished basement and storage. Enjoy the private fenced yardwith a sizeable deck abutting the neighborhood greenbelt. The Vineyards at Stonehenge offer a neighborhood pool and tenniscourts, and is close to shopping, dining, trails, parks and just minutes to Old Town and I25. Residents enjoy well-maintained streets,beau
- Listing 3** Welcome to this must-see charming modernized bungalow in the heart of Old Town. This lovingly restored andmaintained home offers a spacious fenced backyard w/ a stamped concrete patio & strung overhead lights, a waterwise garden w/raised plant beds & mature plants, and a spacious 1 car garage with a smart garage opener. The alley space behind the garageprovides additional space for RV/Boat parking. The main floor boasts an open floor plan with beautiful refinished hardwood floorsthroughout t (...)

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1209 Alford Street	518 Edwards St	1205 Baker St	1313 Stover St
City, State	Fort Collins, CO	Fort Collins, CO	Fort Collins, CO	Fort Collins, CO
Zip Code	80524	80524	80524	80524
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.05 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$595,000	\$625,000	\$650,000
List Price \$	--	\$595,000	\$625,000	\$650,000
Sale Price \$	--	\$595,000	\$635,000	\$660,000
Type of Financing	--	Conventional	Conventional	Conventional/2000
Date of Sale	--	03/31/2023	04/20/2023	06/02/2023
DOM · Cumulative DOM	-- · --	28 · 28	21 · 18	25 · 25
Age (# of years)	62	106	60	59
Condition	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,040	995	1,228	1,240
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	5 · 2
Total Room #	8	7	8	9
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1040	--	1,085	1,210
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.13 acres	0.16 acres	0.20 acres
Other	Porch	Patio, Deck, Fence	Patio, Fence	Fence
Net Adjustment	--	-\$22,800	-\$1,780	-\$1,886
Adjusted Price	--	\$572,200	\$633,220	\$658,114

* 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** This cheerful old town property in one simple word ..."home"! Absolutely loaded with curb appeal (just wait 'til summer!) the lovingly landscaped front yard will soon be popping with every kind of pretty flower you could wish for! Her updated interior maintains the integrity of a notable historic home, yet seamlessly incorporates 21st century elements of design! The glass front porch and vaulted living room ceilings lend a whimsical, airy feel to this delightful, sunny living space. The spacious
- Sold 2** This charming ranch style home has been completely updated and meticulously maintained. Inside, you'll immediately notice the abundance of natural light which creates a warm and inviting atmosphere. The kitchen features a gas range, newer stainless steel appliances, and shaker-style, soft-close cabinets. Outside, you'll appreciate the outdoor living space which includes a large patio and professional landscaping, complete with flagstone steppers leading to a cozy seating area - perfect for entertaining (...)
- Sold 3** Welcome to this beautiful home situated in the desirable University Acres neighborhood. This stunning ranch-style home offers a rare opportunity for you to own a piece of paradise. The moment you step inside, you'll be greeted by a warm and inviting ambiance that will make you feel right at home. This meticulously maintained home boasts a comfortable flowing floorplan. The updated kitchen ample work and storage space. You'll also appreciate the elegant plantation shutters that add both privacy (...)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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
06/09/2023	\$620,000	06/28/2023	\$589,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$582,000	\$582,000
Sales Price	\$580,000	\$580,000
30 Day Price	\$570,000	--
Comments Regarding Pricing Strategy		
It is recommended that the subject be priced aggressively with the comparables in order to obtain the best price for the property in the shortest time period. Search guidelines were expanded where needed in order to provide the most comparable properties.		

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



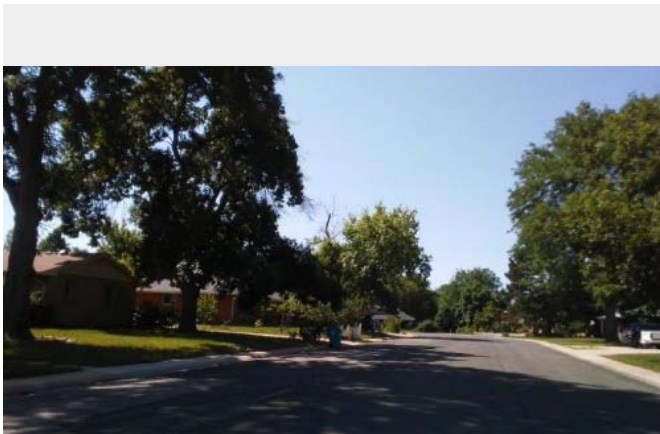
Address Verification



Side



Side



Street

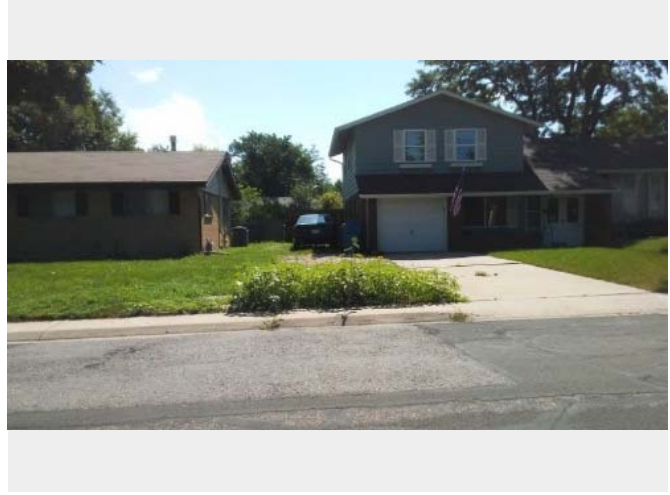


Street

Subject Photos



Other



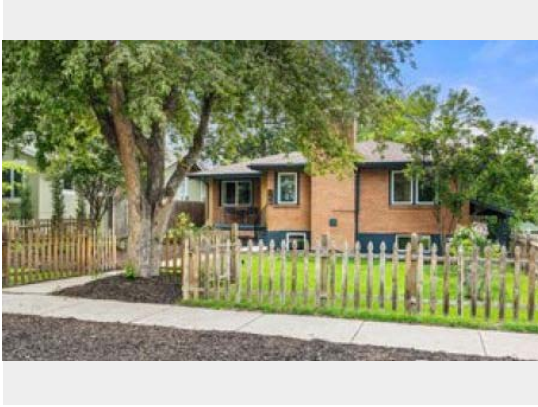
Other



Other

Listing Photos

L1 821 Smith St
Fort Collins, CO 80524



Front

L2 1269 Stoney Hill Dr
Fort Collins, CO 80525



Front

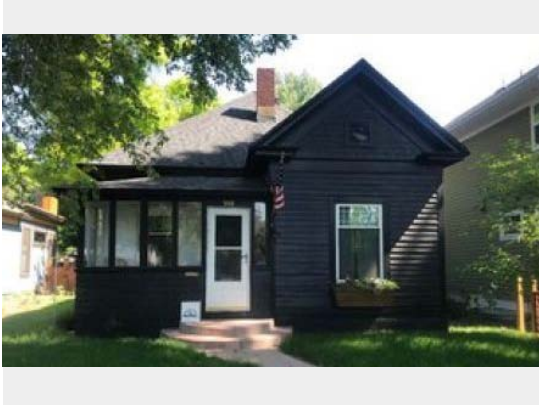
L3 422 E Pitkin St
Fort Collins, CO 80524



Front

Sales Photos

S1 518 Edwards St
Fort Collins, CO 80524



Front

S2 1205 Baker St
Fort Collins, CO 80524



Front

S3 1313 Stover St
Fort Collins, CO 80524



Front

ClearMaps Addendum

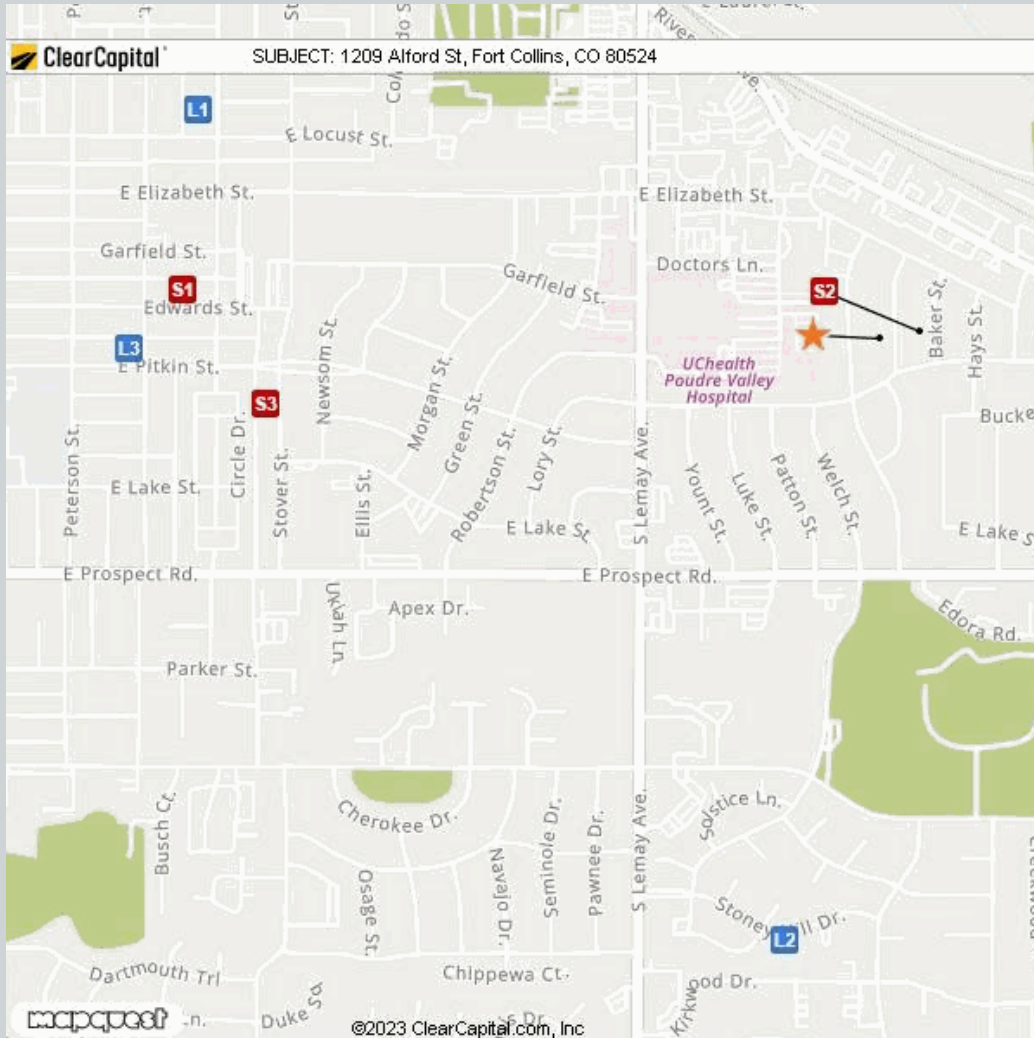
Address ★ 1209 Alford Street, Fort Collins, CO 80524

Loan Number 52230

Suggested List \$582,000

Suggested Repaired \$582,000

Sale \$580,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1209 Alford Street, Fort Collins, CO 80524	--	Parcel Match
L1 Listing 1	821 Smith St, Fort Collins, CO 80524	0.94 Miles ¹	Parcel Match
L2 Listing 2	1269 Stoney Hill Dr, Fort Collins, CO 80525	0.79 Miles ¹	Parcel Match
L3 Listing 3	422 E Pitkin St, Fort Collins, CO 80524	0.98 Miles ¹	Parcel Match
S1 Sold 1	518 Edwards St, Fort Collins, CO 80524	0.91 Miles ¹	Parcel Match
S2 Sold 2	1205 Baker St, Fort Collins, CO 80524	0.05 Miles ¹	Parcel Match
S3 Sold 3	1313 Stover St, Fort Collins, CO 80524	0.80 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	Karen Sothoron	Company/Brokerage	Select Professionals Realty
License No	ER.040004979	Address	1618 Scarborough Dr Fort Collins CO 80526
License Expiration	12/31/2025	License State	CO
Phone	9706908680	Email	Sothoroninc@gmail.com
Broker Distance to Subject	3.00 miles	Date Signed	07/08/2023

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.