

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>	936 Dove Hill Road, La Salle, CO 80645	<b>Order ID</b>	8612039	<b>Property ID</b>	33902876
<b>Inspection Date</b>	02/10/2023	<b>Date of Report</b>	02/10/2023		
<b>Loan Number</b>	52499	<b>APN</b>	R3598805		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Weld		

**Tracking IDs**

<b>Order Tracking ID</b>	02.09.23 BPO Request	<b>Tracking ID 1</b>	02.09.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Hanif S Cotton	<b>Condition Comments</b> Subject appears in average/good condition. No deferred maintenance noted at time of drive by inspection.
<b>R. E. Taxes</b>	\$1,821	
<b>Assessed Value</b>	\$24,960	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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>	Rural	<b>Neighborhood Comments</b> 100% developed subdivision on the west side of La Salle. All homes share the same builder and there is a uniform look to the neighborhood. Mature landscaping.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$345,000 High: \$505,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	936 Dove Hill Road	2706 Hawk Dr	2937 Alpine Ave	4512 Cypress St
City, State	La Salle, CO	Evans, CO	Greeley, CO	Evans, CO
Zip Code	80645	80620	80631	80620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.75 <sup>1</sup>	3.78 <sup>1</sup>	3.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$405,000	\$415,000	\$479,900
List Price \$	--	\$399,000	\$400,000	\$467,900
Original List Date		09/20/2022	11/07/2022	01/19/2023
DOM · Cumulative DOM	-- · --	139 · 143	91 · 95	20 · 22
Age (# of years)	8	21	10	10
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,133	1,988	1,839	1,700
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	7	6	7	8
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)	0%	0%	0%	25%
Basement Sq. Ft.	1,374	662	565	537
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.15 acres	.14 acres	.16 acres
Other	--	--	--	--

\* 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** Equal style, location and appeal. Equal number of bedrooms and full bathrooms. No half bath. Unfinished basement is equal to subject. Equal car storage.

**Listing 2** Equal style, location and appeal. Equal bed/bath count. Unfinished basement like subject. Equal car storage.

**Listing 3** Equal style, location and appeal. Superior number of bedrooms. Equal number of bathrooms. Partial finish in basement is superior. Equal car storage.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	936 Dove Hill Road	952 Union Ave	948 W Independent Ave	1629 32nd St
<b>City, State</b>	La Salle, CO	La Salle, CO	La Salle, CO	Evans, CO
<b>Zip Code</b>	80645	80645	80645	80620
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.08 <sup>1</sup>	2.72 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$435,000	\$480,000	\$450,000
<b>List Price \$</b>	--	\$435,000	\$462,500	\$450,000
<b>Sale Price \$</b>	--	\$453,000	\$450,000	\$498,000
<b>Type of Financing</b>	--	Conv	Fha	Conv
<b>Date of Sale</b>	--	07/29/2022	10/13/2022	06/13/2022
<b>DOM · Cumulative DOM</b>	-- · --	25 · 23	99 · 98	19 · 18
<b>Age (# of years)</b>	8	7	7	25
<b>Condition</b>	Good	Good	Good	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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,133	1,768	2,112	2,020
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	7	7	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	90%
<b>Basement Sq. Ft.</b>	1374	783	676	861
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.15 acres	.15 acres	.17 acres	.22 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$2,650	-\$2,000	-\$7,000
<b>Adjusted Price</b>	--	\$455,650	\$448,000	\$491,000

\* Sold 2 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** Equal style, location and appeal. Equal number of bedrooms and bathroom. Unfinished basement like subject. Smaller gla(\$3650). Superior car storage(-\$1000)
- Sold 2** Equal style, location and appeal. Fourth bedroom is superior(-\$1000). Equal number of bathrooms. Unfinished basement like subject. Superior car storage(-\$1000).
- Sold 3** Equal style, location and appeal. Superior number of bedrooms and bathrooms(-\$2000). Finished basement is superior(-\$5000). Equal car storage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent listing history for subject in MLS. Last market sale was in 2015.			
<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>	\$460,000	\$460,000
<b>Sales Price</b>	\$455,000	\$455,000
<b>30 Day Price</b>	\$450,000	--
<b>Comments Regarding Pricing Strategy</b>		
Inventory is low. Demand is stable. Longer DOM. Rising interest rates have cooled the market. Multiple offers are no longer common. The market is correcting from an all time high. No REO activity. Seller concessions and incentives are back in play.		

## 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



Address Verification



Side



Side



Street



Street

## Subject Photos



Other

## Listing Photos

**L1** 2706 Hawk Dr  
Evans, CO 80620



Front

**L2** 2937 Alpine Ave  
Greeley, CO 80631



Front

**L3** 4512 Cypress St  
Evans, CO 80620



Front



## Sales Photos

**S1** 952 Union Ave  
La Salle, CO 80645



Front

**S2** 948 W Independent Ave  
La Salle, CO 80645



Front

**S3** 1629 32nd St  
Evans, CO 80620



Front

### ClearMaps Addendum

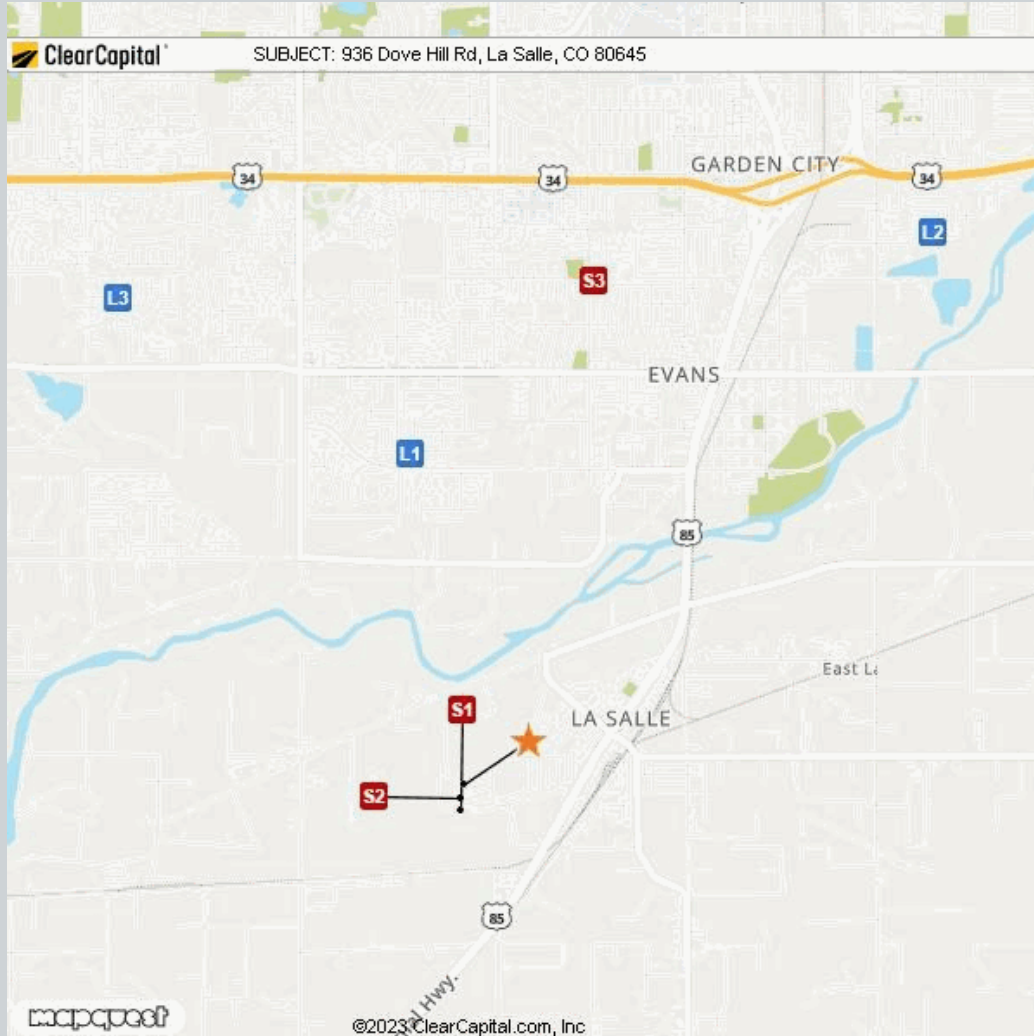
**Address** ★ 936 Dove Hill Road, La Salle, CO 80645

**Loan Number** 52499

**Suggested List** \$460,000

**Suggested Repaired** \$460,000

**Sale** \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	936 Dove Hill Road, La Salle, CO 80645	--	Parcel Match
L1 Listing 1	2706 Hawk Dr, Evans, CO 80620	1.75 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2937 Alpine Ave, Greeley, CO 80631	3.78 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4512 Cypress St, Evans, CO 80620	3.13 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	952 Union Ave, La Salle, CO 80645	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	948 W Independent Ave, La Salle, CO 80645	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1629 32nd St, Evans, CO 80620	2.72 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>	Linda Pearman	<b>Company/Brokerage</b>	Linda Pearman
<b>License No</b>	40044880	<b>Address</b>	4902 29 14B Greeley CO 80634
<b>License Expiration</b>	12/31/2025	<b>License State</b>	CO
<b>Phone</b>	9705155729	<b>Email</b>	lindapearman11@gmail.com
<b>Broker Distance to Subject</b>	3.66 miles	<b>Date Signed</b>	02/10/2023

*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:**

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