

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	348 S Siesta Drive, Pueblo, CO 81007	Order ID	8860727	Property ID	34467548
Inspection Date	08/03/2023	Date of Report	08/09/2023		
Loan Number	52500	APN	0606403008		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	BPO Request 08.02 Citi-CS	Tracking ID 1	BPO Request 08.02 Citi-CS
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments This subject appears to be maintained at this time
R. E. Taxes	\$1,957	
Assessed Value	\$382,252	
Zoning Classification	Residential A3:RES/1 FAM DWEL 1 AC	
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	Rural	Neighborhood Comments This area has easy access to schools, parks, places of worship, shopping, medical facilities, restaurants, and the highway
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$45181 High: \$519500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	348 S Siesta Drive	841 S Avenida Del Oro W	817 S Rosa Linda	1045 W Elesperante
City, State	Pueblo, CO	Pueblo West, CO	Pueblo West, CO	Pueblo West, CO
Zip Code	81007	81007	81007	81007
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.69 ¹	1.58 ¹	2.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,000	\$505,000	\$429,900
List Price \$	--	\$499,000	\$505,000	\$429,900
Original List Date		07/01/2023	07/31/2023	06/09/2023
DOM · Cumulative DOM	-- · --	33 · 39	3 · 9	55 · 61
Age (# of years)	23	22	26	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,461	1,480	1,473	1,392
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	4 · 3	3 · 2
Total Room #	6	11	13	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	91%	100%	0%
Basement Sq. Ft.	1,441	1,480	1,473	1,392
Pool/Spa	--	--	--	--
Lot Size	1.61 acres	1.18 acres	1.41 acres	1.607 acres
Other	fireplace	2 fireplaces	fireplace	--

* Listing 3 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** Minutes from Lake Pueblo and room to store all your toys for water recreation! This beautiful 5 bedroom 3 bathroom rancher with finished basement on over and acre with incredible mountain views will sure delight. You will love the large foyer as you enter this beautiful home. Main level master and laundry room. Living room is currently being used as a formal dining area because it has a large family room with dry bar in the basement. Newer A/C and furnace. Fenced back yard great place for entertaining, kids play or fur babies run free.
- Listing 2** Open concept and split bedroom design. The home is Wheelchair accessible with a front ramp. Circle driveway. This spacious home in a beautiful location is priced to compensate for damages done by electric wheelchairs and was quality built so has great potential to be very special. The home is sold as is and is part of an estate. Family members live with their guard dog so an appointment must be made. He is well trained and not dangerous if confined. Finished square footage is just a guess and does not include all the areas that are partially finished.
- Listing 3** Beautiful home with great views convenient to shopping and schools . This 3 bedroom 2 full bath home is gorgeous hickory hard wood floors large bedrooms full unfinished basement with a rough in for basement bath . Fence area with great deck to sit on and see those mountain views , central air keeps you cool in the summer. Big lot more then 1.6 acres. Master bed room has huge walk-in closet bathrooms have been updated and you'll love the space in this home.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	348 S Siesta Drive	933 Nw Aledo	829 Rosa Linda	1894 W Escalante
City, State	Pueblo, CO	Pueblo West, CO	Pueblo West, CO	Pueblo West, CO
Zip Code	81007	81007	81007	81007
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.74 ¹	1.61 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$425,000	\$375,000
List Price \$	--	\$425,000	\$410,000	\$375,000
Sale Price \$	--	\$430,000	\$400,000	\$380,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	07/14/2023	03/17/2023	08/18/2022
DOM · Cumulative DOM	-- · --	37 · 37	150 · 150	36 · 36
Age (# of years)	23	20	21	26
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,461	1,468	1,432	1,451
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 3	3 · 2
Total Room #	6	7	9	7
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	No
Basement (% Fin)	0%	0%	94%	0%
Basement Sq. Ft.	1441	1,290	1,366	--
Pool/Spa	--	--	--	--
Lot Size	1.61 acres	1.02 acres	1.01 acres	1.45 acres
Other	fireplace	--	det car garage	--
Net Adjustment	--	-\$1,038	-\$37,604	+\$7,592
Adjusted Price	--	\$428,962	\$362,396	\$387,592

* Sold 3 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** Welcome to your dream home in Pueblo West! This stunning property nestled on a generous 1-acre lot offers the perfect blend of comfort, style, and outdoor serenity. With 3 bedrooms and 2 bathrooms, this home is designed to meet all your needs. Outside, you'll be greeted by a custom covered back patio, providing a delightful space for outdoor relaxation and entertaining. The meticulously designed landscaping further enhances the beauty of the surroundings, creating an oasis of tranquility. The primary bedroom is a true retreat, boasting ample space and a 5-piece en suite bathroom. Picture yourself indulging in luxury, with a deep soaking tub, a separate shower, and dual sinks. This private sanctuary offers a peaceful haven after a long day. Prepare to be impressed by the large and functional kitchen, catering to both the avid chef and family gatherings. With abundant countertop space, modern appliances, and a thoughtfully designed layout, this kitchen is the heart of the home, where culinary creations come to life. The custom garage adds another layer of convenience and style to this property. Whether you're a car enthusiast, in need of extra storage space, or seeking a workshop area, this garage is ready to accommodate your desires. The unfinished basement provides excellent storage and room to grow. Throughout the home, you'll notice the meticulous care and maintenance that have been invested, ensuring every aspect of the property remains in pristine condition. Adjustments made, +\$1000 for bed, \$50 per sq ft ag = -\$350, \$12 per sq ft basement = -\$1812, -\$3500 for garage stall
- Sold 2** Would you like a 2 car detached garage to tinker in and enjoy 2 car attached garage? Then this is the home for you! Two car attached garage plus two car detached and separate shed, mountain views from the backyard, vinyl fencing, grass in front, side and some in back along with rocks; covered porch is a nice touch when you enter the home into the living room with hardwood floors, dining area and kitchen offer tile floors, kitchen has granite countertops, smooth top range and built in microwave; main level laundry closet with tile flooring, nice size primary bedroom and own bathroom offering a tile bath with tile flooring. The basement offers a nice size room to be used as a family room and maybe a game room or hobby room! The 4th bedroom and a guest 3/4 bath with a walk in shower. 14 x 13 Unfinished area is perfect for storage. Great home waiting for you. Adjustments made, -\$12254 seller concessions, -\$1500 for bath, \$50 per sq ft ag = +\$1450, \$12 per. sq ft basement = +\$900, -\$3500 per garage stall = -\$7000
- Sold 3** Searching for main level living with some room between neighbors? This 3BR/2BA rancher sits on nearly 1.5 acres and may be exactly what you're looking for! Step inside through the vestibule entry and you'll find the Kitchen with island; huge Living Room with walk-out to a stone patio; and the Dining Room--all with vaulted ceilings and tile flooring. The Master Bedroom has an adjoining full bath and walk-in closet. Just off the hall you'll find two additional Bedrooms (one with a Murphy bed); a 3/4 bath/Laundry Area; and a Bonus Room/Flex Space with access to a covered patio. Further highlights of this property include its corner lot location, mountain views, stucco exterior, a 2-car garage, the extended driveway/RV parking, and passive solar heating. Lots of possibilities with this one---schedule a showing today! Adjustments made, -\$11200 seller concessions, +\$1000 for bed, \$50 per sq ft ag = +\$500, \$12 per sq ft basement = +\$17292

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject is not currently listed and it hasn't been listed in the last 12 months			
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	\$393,000	\$393,000
Sales Price	\$392,000	\$392,000
30 Day Price	\$391,000	--
Comments Regarding Pricing Strategy		
I searched all ranchers in the area. I found 6 active comps from 1300 to 1600 sq ft ag, of which I used the best 3 comps for the subject. I went back 12 months and out 2 miles for sold comps from 1400 to 1500 sq ft ag and I found 6, of which I used the best 3 comps for the subject. Adjustments were made to make the sold comps equal the subject.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's A market decrease of 10% brings the variance in line with the prior report.

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



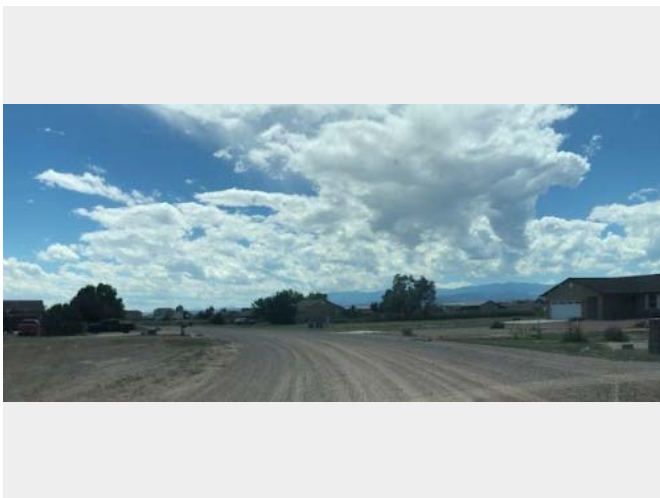
Front



Address Verification



Side



Street



Other

Listing Photos

L1 841 S Avenida Del Oro W
Pueblo West, CO 81007



Front

L2 817 S Rosa Linda
Pueblo West, CO 81007



Front

L3 1045 W Elesperante
Pueblo West, CO 81007



Front

Sales Photos

S1 933 nW Aledo
Pueblo West, CO 81007



Front

S2 829 Rosa Linda
Pueblo West, CO 81007



Front

S3 1894 W Escalante
Pueblo West, CO 81007



Front

ClearMaps Addendum

Address ★ 348 S Siesta Drive, Pueblo, CO 81007

Loan Number 52500

Suggested List \$393,000

Suggested Repaired \$393,000

Sale \$392,000

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	Lisa White	Company/Brokerage	Lisa M. White
License No	FA.100085915	Address	1528 Fortino Blvd Pueblo CO 81008
License Expiration	12/31/2023	License State	CO
Phone	7192506761	Email	coloradolisawhite@kw.com
Broker Distance to Subject	10.34 miles	Date Signed	08/03/2023

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.