

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	15198 E Purpue Avenue Unit B, Aurora, CO 80014	Order ID	8668965	Property ID	34041039
Inspection Date	03/23/2023	Date of Report	03/25/2023		
Loan Number	52981	APN	2073-06-4-13-294		
Borrower Name	Catamount Properties 2018 LLC	County	Arapahoe		

Tracking IDs					
Order Tracking ID	03.24.23 BPO Request	Tracking ID 1	03.24.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Kershner Shannon M	Condition Comments
R. E. Taxes	\$1,577	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
Assessed Value	\$21,622	
Zoning Classification	Residential	
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	Summit Park hoa 910-295-3791	
Association Fees	\$260 / Month (Other: Maintenance)	
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 stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Sales Prices in this Neighborhood	Low: \$292,000 High: \$516,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	15198 E Purpue Avenue Unit B	4182 S Fraser Court Unit #D	2247 S Pitkin Way Unit #C	13909 E Arizona Avenue
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80014	80014	80013	80012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	2.78 ¹	3.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$420,000	\$425,000
List Price \$	--	\$369,900	\$420,000	\$425,000
Original List Date		08/04/2022	03/15/2023	03/22/2023
DOM · Cumulative DOM	-- · --	231 · 233	8 · 10	1 · 3
Age (# of years)	40	40	21	40
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Town House	Other Town House	Other Town House	Other Town House
# Units	1	1	1	1
Living Sq. Feet	1,381	1,268	1,308	1,690
Bdrm · Bths · ½ Bths	3 · 3	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	6	5	5	6
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)	70%	70%	70%	100%
Basement Sq. Ft.	565	600	720	800
Pool/Spa	--	--	--	--
Lot Size	0.030 acres	0.02 acres	0 acres	0.13 acres
Other	None	None	None	None

* Listing 2 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:4000,Bath:2000,HBath:-1000,GLA:\$2260,Total Adjustment:\$7260,Net Adjustment Value:\$377160 Comparable 1 is a similar home on a similar size lot in the same city. It appears similar to the subject in age.

Listing 2 Adjustments:,Bed:4000,Bath:2000,HBath:-1000,GLA:\$1460,Age:\$-475,Lot:\$60,Total Adjustment:\$6045,Net Adjustment Value:\$426045 Property is similar to the subject in view, type and location. Similar in condition.

Listing 3 Adjustments:,Bed:0,Bath:2000,HBath:-1000,GLA:\$-6180,Lot:\$-200,Total Adjustment:\$-5380,Net Adjustment Value:\$419620 The property is similar in bed count and superior in GLA to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15198 E Purpue Avenue Unit B	16085 E Rice Place Unit #B	4168 S Mobile Circle Unit #C	4496 S Carson Way
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80014	80015	80013	80015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.81 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$360,000	\$429,000	\$482,000
List Price \$	--	\$360,000	\$395,000	\$440,000
Sale Price \$	--	\$365,000	\$395,000	\$430,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/17/2023	10/03/2022	09/29/2022
DOM · Cumulative DOM	-- · --	25 · 25	45 · 45	130 · 130
Age (# of years)	40	43	38	41
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Town House	Other Town House	Other Town House	Other Town House
# Units	1	1	1	1
Living Sq. Feet	1,381	1,270	1,388	1,258
Bdrm · Bths · ½ Bths	3 · 3	3 · 1 · 1	2 · 2 · 1	3 · 3
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	70%	0%	70%	70%
Basement Sq. Ft.	565	--	650	450
Pool/Spa	--	--	--	--
Lot Size	0.030 acres	0.05 acres	0.04 acres	0.02 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,180	+\$5,000	+\$2,460
Adjusted Price	--	\$372,180	\$400,000	\$432,460

* 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:4000,HBath:-1000,GLA:\$2220,Garage:\$2000,Lot:\$-40,Total Adjustment:7180,Net Adjustment Value:\$372180 The property is similar in style and inferior in GLA to the subject.

Sold 2 Adjustments:,Bed:4000,Bath:2000,HBath:-1000,Total Adjustment:5000,Net Adjustment Value:\$400000 Property is similar to the subject in square footage, features , type and location.

Sold 3 Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$2460,Total Adjustment:2460,Net Adjustment Value:\$432460 Town House similar to the subject in bed/bath count and view. similar in condition.

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	\$410,000	\$410,000
Sales Price	\$400,000	\$400,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is overall in average condition and it conforms to the neighborhood. All of the comparable uses in this report are located in the same and/or similar type of neighbourhood as the subject, having similar characteristics and market influence. Comps were selected that best support the subject's immediate market, location and features. The subject is located within reasonable proximity to commercial centers and water bodies. It was necessary to exceed the bed count +/-20% GLA and lot size in an effort to use the best available comparable from within the subject's market area. It was necessary to use a comparable listing with a pool due to limited comparable availability in the subject's area. Within 1 mile, +/-30% GLA, Year built +/-30, there were limited comparable available in the subject neighborhood. Therefore it was necessary to exceed the proximity up to 4 miles. At the time of sale the sold comparable 1 property 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. In delivering final valuation, most weight has been placed on CS2 (Similar GLA) and CL2 as they are most similar to subject condition and overall structure. Market value is based upon current market conditions, days on market, location, property condition, and comparable available at the time of evaluation. Subject details have taken from tax. Rental value: \$2230</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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

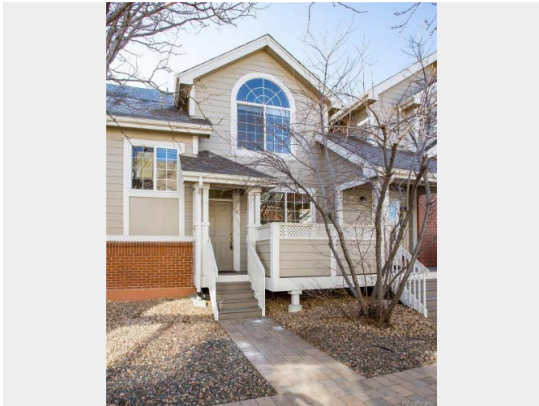
Listing Photos

L1 4182 S Fraser Court Unit #D
Aurora, CO 80014



Front

L2 2247 S Pitkin Way Unit #C
Aurora, CO 80013



Front

L3 13909 E Arizona Avenue
Aurora, CO 80012



Front

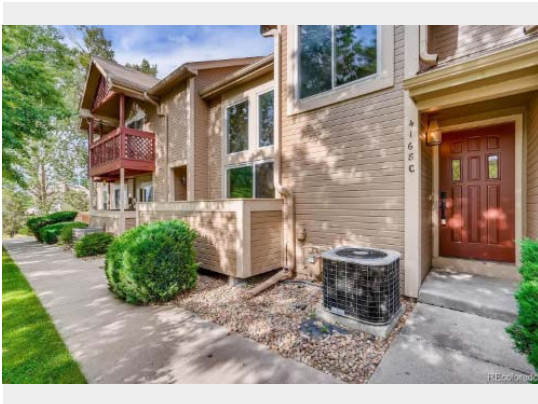
Sales Photos

S1 16085 E Rice Place Unit #B
Aurora, CO 80015



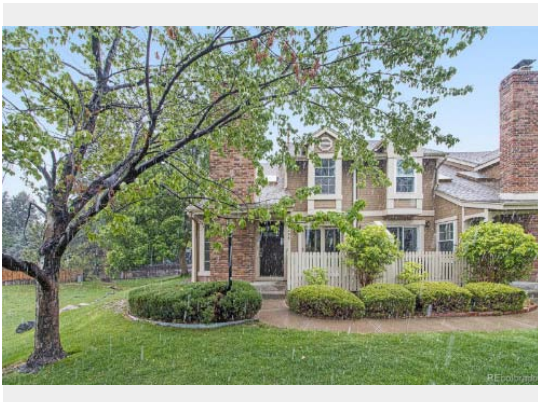
Front

S2 4168 S Mobile Circle Unit #C
Aurora, CO 80013



Front

S3 4496 S Carson Way
Aurora, CO 80015



Front

ClearMaps Addendum

Address	★ 15198 E Purpue Avenue Unit B, Aurora, CO 80014			
Loan Number	52981	Suggested List	\$410,000	Suggested Repaired \$410,000 Sale \$400,000

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	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	8.15 miles	Date Signed	03/24/2023

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.