

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	708 Independence Drive, Longmont, CO 80504	Order ID	8721976	Property ID	34152448
Inspection Date	05/02/2023	Date of Report	05/03/2023		
Loan Number	53053	APN	R0070355		
Borrower Name	Catamount Properties 2018 LLC	County	Boulder		

Tracking IDs					
Order Tracking ID	05.02.23 BPO Request	Tracking ID 1	05.02.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Vanmatre Michael Dean	Condition Comments	
R. E. Taxes	\$2,250	Home is in average condition and is consistent with other homes in the neighborhood. No damages noted from the exterior.	
Assessed Value	\$22,747		
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	
Local Economy	Stable	Neighborhood is in average condition and is located near schools, shopping, parks and transportation (within 1-2 miles). REOs and short sales account for only about 1% of market activity.	
Sales Prices in this Neighborhood	Low: \$351,000 High: \$565,000		
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	708 Independence Drive	921 Pasque Dr	1332 Torreys Peak Dr	1548 Skyline Ln
City, State	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
Zip Code	80504	80504	80504	80504
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	10.01 ¹	8.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$471,000	\$472,900	\$589,900
List Price \$	--	\$471,000	\$472,900	\$589,900
Original List Date		04/13/2023	03/20/2023	02/19/2023
DOM · Cumulative DOM	-- · --	20 · 20	44 · 44	5 · 73
Age (# of years)	46	45	50	29
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	2 Stories modern	2 Stories modern	1 Story ranch	2 Stories modern
# Units	1	1	1	1
Living Sq. Feet	1,680	1,680	1,025	1,910
Bdrm · Bths · ½ Bths	4 · 2	3 · 1 · 1	4 · 1 · 1	3 · 2 · 1
Total Room #	6	5	6	7
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	83%	0%
Basement Sq. Ft.	--	--	1,025	918
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.20 acres	0.17 acres	0.23 acres
Other	none	none	updated kitchen	updating

* 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 Comp is inferior; offers less rooms.

Listing 2 Comp is superior; slightly larger in gross living space, with some updating.

Listing 3 Comp is superior; newer home is larger, with more land and some updating.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	708 Independence Drive	913 Granite Ct	420 Verdant Cir	833 Independence Dr
City, State	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
Zip Code	80504	80504	80504	80504
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.69 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$470,000	\$479,000	\$550,000
List Price \$	--	\$460,000	\$479,000	\$484,900
Sale Price \$	--	\$442,000	\$481,000	\$489,900
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	04/11/2023	03/30/2023	12/30/2022
DOM · Cumulative DOM	-- · --	33 · 61	8 · 40	89 · 172
Age (# of years)	46	47	46	46
Condition	Average	Average	Average	Good
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	Beneficial ; Other
Style/Design	2 Stories modern	2 Stories modern	2 Stories modern	2 Stories modern
# Units	1	1	1	1
Living Sq. Feet	1,680	1,680	1,680	1,680
Bdrm · Bths · ½ Bths	4 · 2	3 · 1 · 1	4 · 1 · 1	4 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.19 acres	0.15 acres	0.16 acres
Other	none	none	none	none
Net Adjustment	--	+\$7,000	+\$2,000	-\$30,000
Adjusted Price	--	\$449,000	\$483,000	\$459,900

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Comp is inferior; same size, but less bedrooms.

Sold 2 Comp is inferior; 2nd bathroom is only a half.

Sold 3 Comp is superior; updated home backs to a greenbelt. Concessions \$10,000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Neuhaus Real Estate, Inc.	Pending after 3 days on MLS					
Listing Agent Name	April Neuhaus						
Listing Agent Phone	970-213-9394						
# 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
03/25/2023	\$399,900	--	--	Pending/Contract	03/28/2023	\$399,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$455,000	\$455,000
Sales Price	\$450,000	\$450,000
30 Day Price	\$425,000	--
Comments Regarding Pricing Strategy		
<p>SFR average close price decreased 4% from year over year, but after 9 months of declines, we have seen a small increase in price since the start of the year. Inventory increased slightly, but still remains below what is considered a balanced market. Days on market is averaging around 56. Homes are averaging 99% list to sales price ratio. The suggested list price is based upon comparable sales used in account with current market conditions. Also based on exterior inspection only- interior condition could dramatically affect the value of the property. Subject is listed below market value, as noted by the comps and went into contract after only 3 days, making it a quick sale value. Interior condition could also account for difference in value.</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.

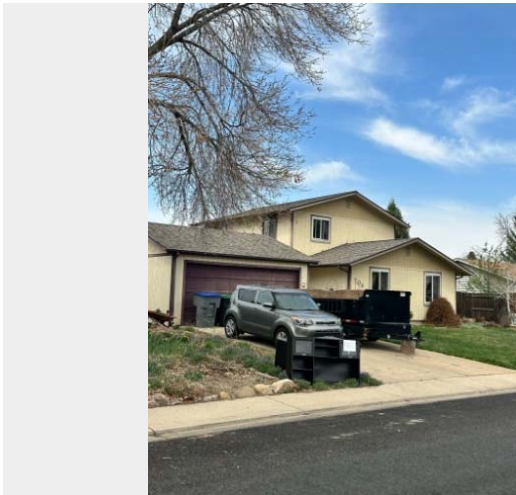
Subject Photos



Front



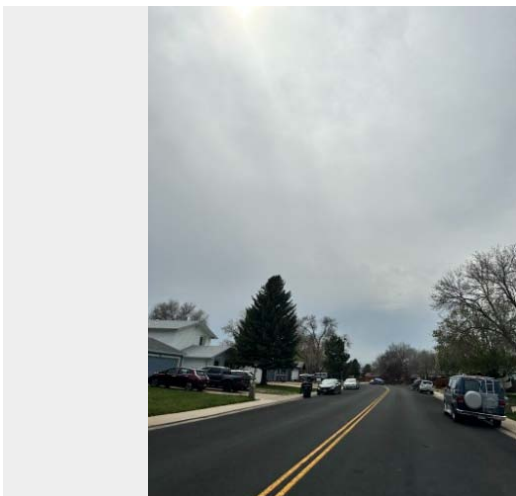
Address Verification



Side



Side



Street

Listing Photos

L1 921 Pasque Dr
Longmont, CO 80504



Front

L2 1332 Torreys Peak Dr
Longmont, CO 80504



Front

L3 1548 Skyline Ln
Longmont, CO 80504



Front

Sales Photos

S1 913 Granite Ct
Longmont, CO 80504



Front

S2 420 Verdant Cir
Longmont, CO 80504



Front

S3 833 Independence Dr
Longmont, CO 80504



Front

ClearMaps Addendum

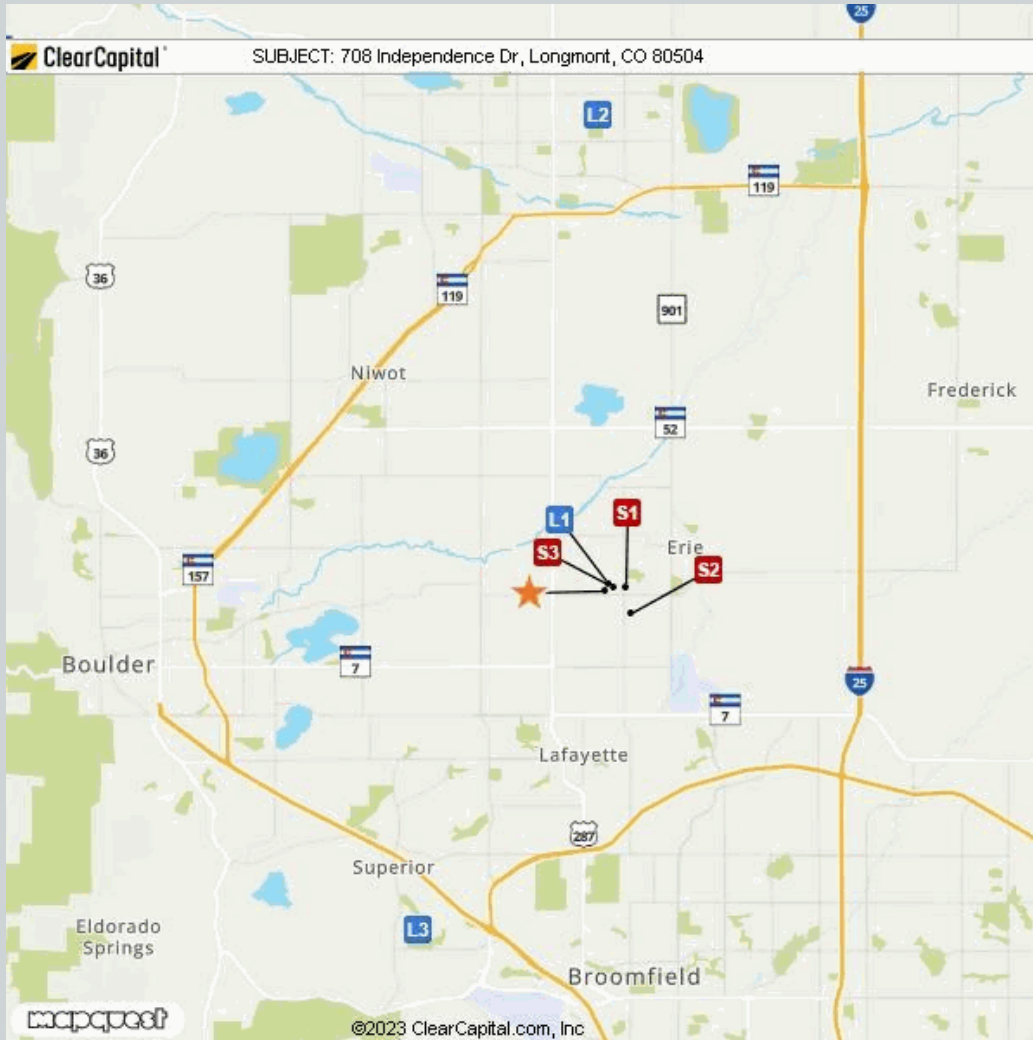
Address ★ 708 Independence Drive, Longmont, CO 80504

Loan Number 53053

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	708 Independence Drive, Longmont, CO 80504	--	Parcel Match
L1 Listing 1	921 Pasque Dr, Longmont, CO 80504	0.18 Miles ¹	Parcel Match
L2 Listing 2	1332 Torreys Peak Dr, Longmont, CO 80504	10.01 Miles ¹	Parcel Match
L3 Listing 3	1548 Skyline Ln, Longmont, CO 80504	8.13 Miles ¹	Parcel Match
S1 Sold 1	913 Granite Ct, Longmont, CO 80504	0.43 Miles ¹	Parcel Match
S2 Sold 2	420 Verdant Cir, Longmont, CO 80504	0.69 Miles ¹	Parcel Match
S3 Sold 3	833 Independence Dr, Longmont, CO 80504	0.21 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Allison Stone	Company/Brokerage	eXp Realty
License No	IA.100100652	Address	14650 Guernsey Dr Mead CO 80542
License Expiration	12/21/2023	License State	CO
Phone	7022034298	Email	allison@vegashomesold.com
Broker Distance to Subject	12.74 miles	Date Signed	05/03/2023

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.