

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	39 Ward Drive Unit 204, Greeley, COLORADO 80634	Order ID	8702693	Property ID	34113589
Inspection Date	04/19/2023	Date of Report	04/19/2023		
Loan Number	53199	APN	R2052886		
Borrower Name	Catamount Properties 2018 LLC	County	Weld		

Tracking IDs					
Order Tracking ID	04.18.23 BPO Request	Tracking ID 1	04.18.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	DEAN NESTER	Exterior of the building is maintained by the condo HOA. It is a brick building with 14 different units inside- 7 up and 7 down. There is a secured parking garage underneath the structure for occupants. It is a quiet area and backs directly to a golf course by the Greeley Country Club, and is very close to all shopping/eating/retail. The area is well landscaped with green grass, all owners have a patio. To access individual condos, you have to enter the building.
R. E. Taxes	\$1,266	
Assessed Value	\$14,520	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Country Club Villas 9703246833	
Association Fees	\$436 / Month (Landscaping,Other: Common amenities, trash, snow removal, common utilities)	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This Condo complex is on a golf course with all exterior maintenance taken care of- there are 14 units all occupied by older/retired folks who have lived there for many years. One unit was sold just last week, but outside of that most units have been in the same ownership for 10-20 years. The greater area of the condo building has single family homes, duplexes, and other multi unit homes that I can use for comps.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$95,000 High: \$400,000	
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	39 Ward Drive Unit 204	1001 43rd Ave Unit 14	824 37th Ave Ct 824	4930 W 9th St Dr, Greeley,
City, State	Greeley, COLORADO	Greeley, CO	Greeley, CO	Greeley, CO
Zip Code	80634	80634	80634	80634
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.62 ¹	0.66 ¹
Property Type	Condo	SFR	Condo	Duplex
Original List Price \$	\$	\$350,000	\$274,900	\$315,000
List Price \$	--	\$350,000	\$274,900	\$315,000
Original List Date		03/17/2023	03/17/2023	03/22/2023
DOM · Cumulative DOM	-- · --	33 · 33	33 · 33	28 · 28
Age (# of years)	50	32	45	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	1	1
Location	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Golf Course	Beneficial ; Park	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 2nd story condo	1 Story ranch patio home	2 Stories Condo	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,691	1,801	1,460	2,029
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 1 · 1	5 · 1 · 1
Total Room #	4	9	4	9
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	50%	0%	90%
Basement Sq. Ft.	--	792	--	1,029
Pool/Spa	--	--	--	--
Lot Size	0 acres	.13 acres	0 acres	.1 acres
Other	Underground garage, 2 spaces	backyard and patio. detached home	--	--

* 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 Listing one is very similar in location, although it is a single family home and that makes the listing superior. The size, attached garage, and extra bedroom also contribute to making the listing superior to subject.

Listing 2 Listing #2 is less than one mile away from subject and is similar in age. The subject is superior in sq footage, garage, and views.

Listing 3 Listing 3 is similar in age and location, and type of home. The listing has significantly more sq footage, attached garage, mostly finished basement, and 3 more bedrooms than subject making it superior.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	39 Ward Drive Unit 204	1003 48th Ave # B-2	828 37th Avenue Ct # 28	39 Ward Dr 103, Greeley
City, State	Greeley, COLORADO	Greeley, CO	Greeley, CO	Greeley, CO
Zip Code	80634	80634	80634	80634
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.62 ¹	0.01 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$434,900	\$230,000	\$274,999
List Price \$	--	\$429,900	\$199,000	\$274,999
Sale Price \$	--	\$410,000	\$199,900	\$267,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	03/06/2023	03/07/2023	04/14/2023
DOM · Cumulative DOM	-- · --	63 · 63	116 · 116	28 · 37
Age (# of years)	50	48	45	50
Condition	Average	Excellent	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	1	1
Location	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
View	Beneficial ; Golf Course	Beneficial ; Park	Neutral ; Residential	Beneficial ; Golf Course
Style/Design	1 Story 2nd story condo	1 Story Ranch	2 Stories Condo	1 Story 1st story condo
# Units	1	1	1	1
Living Sq. Feet	1,691	1,302	980	1,384
Bdrm · Bths · ½ Bths	2 · 2	4 · 2	2 · 1 · 1	2 · 2
Total Room #	4	11	8	4
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.		1,302	480	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	Underground garage, 2 spaces	Fully renovated interior	Townhome style condo	Same building as subject
Net Adjustment	--	-\$120,000	+\$65,000	+\$3,000
Adjusted Price	--	\$290,000	\$264,900	\$270,000

* 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** Sold comp was chosen due to it's closeness to subject, type of home, age, and GLA. This sale is superior to the subject because it has a 100% finished basement, has 2 more bedrooms and an attached 2 car garage, and it has been fully renovated inside making it in excellent condition.
- Sold 2** Sold comp 2 is only 5 years newer than subject, is less than one mile away, and is a townhome style condo. This home does have a basement, although it is unfinished. Subject is superior to sale with more sq ft, better location and views, and detached garage spaces. The condition of subject is better than the fair condition of sale comp.
- Sold 3** Sale comp #3 is the most comparable to subject because it is in the same building. Age, location, amenities, views, condition, beds/baths are all the same. This is a perfect comp as it was just sold less than one week ago at only 28 days on the market.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home last listed and sold in 2010.			
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	\$270,000	\$270,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$268,000	--
Comments Regarding Pricing Strategy		
<p>This home value is supported by recent sales in the area, namely sold comp #3 that is in the same building. The location is desirable, more so than some of the list comps, and the view of the golf course provides a quiet area. This building is specifically desirable to older/retired folks who want no yard work/snow removal to worry about. With GLA of almost 1700sq ft, the list price of \$270,000 would bring qualified buyers quickly.</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



Front



Front



Address Verification



Street



Street

Subject Photos



Street

Listing Photos

L1 1001 43rd Ave Unit 14
Greeley, CO 80634



Front

L2 824 37th ave ct 824
Greeley, CO 80634



Living Room

L3 4930 W 9th St Dr, Greeley,
Greeley, CO 80634



Front

Sales Photos

S1 1003 48th Ave # B-2
Greeley, CO 80634



Front

S2 828 37th Avenue Ct # 28
Greeley, CO 80634



Front

S3 39 Ward Dr 103, Greeley
Greeley, CO 80634



Front

ClearMaps Addendum

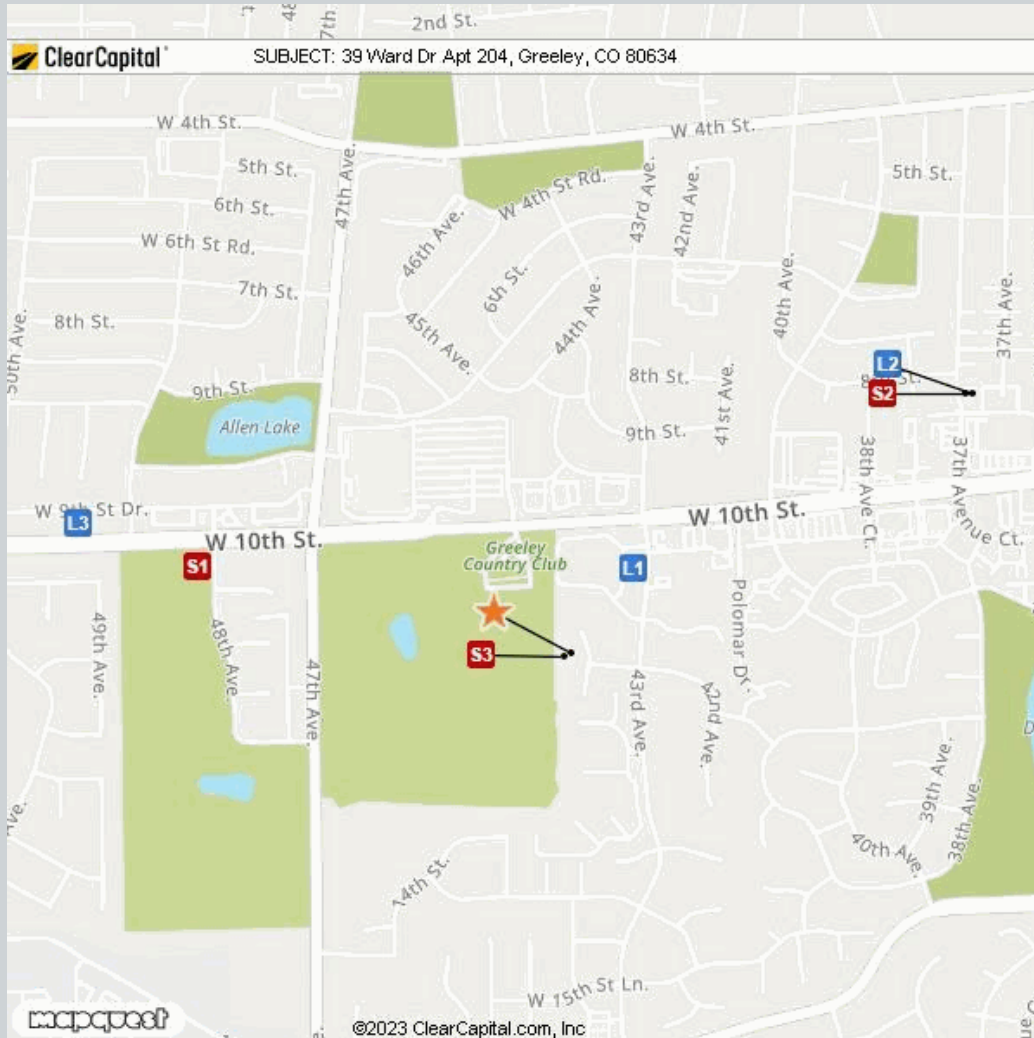
Address ★ 39 Ward Drive Unit 204, Greeley, COLORADO 80634

Loan Number 53199

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	39 Ward Drive Unit 204, Greeley, Colorado 80634	--	Parcel Match
L1 Listing 1	1001 43rd Ave Unit 14, Greeley, CO 80634	0.14 Miles ¹	Parcel Match
L2 Listing 2	824 37th Ave Ct 824, Greeley, CO 80634	0.62 Miles ¹	Parcel Match
L3 Listing 3	4930 W 9th St Dr, Greeley,, Greeley, CO 80634	0.66 Miles ¹	Parcel Match
S1 Sold 1	1003 48th Ave # B-2, Greeley, CO 80634	0.50 Miles ¹	Parcel Match
S2 Sold 2	828 37th Avenue Ct # 28, Greeley, CO 80634	0.62 Miles ¹	Parcel Match
S3 Sold 3	39 Ward Dr 103, Greeley, Greeley, CO 80634	0.01 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	Tara Sund	Company/Brokerage	The Pointe Real Estate
License No	FA 100089668	Address	247 Molinar Street Johnstown CO 80534
License Expiration	12/31/2023	License State	CO
Phone	9704124078	Email	tsund@thepointere.com
Broker Distance to Subject	11.57 miles	Date Signed	04/19/2023

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.