

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>	2041 Spruce Street, Pueblo, COLORADO 81004	<b>Order ID</b>	8958699	<b>Property ID</b>	34660701
<b>Inspection Date</b>	10/06/2023	<b>Date of Report</b>	10/10/2023		
<b>Loan Number</b>	53238	<b>APN</b>	1512314013		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

**Tracking IDs**

<b>Order Tracking ID</b>	10.04.23 Citi-CS BPO Request	<b>Tracking ID 1</b>	10.04.23 Citi-CS BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	WAUNETTA R SANDOVAL	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$640	This subject appears to be maintained at this time. It appears to have papers in the window. I believe that it is being remodeled at this time. The roof was t-lock the last time I did a drive by and it appears to have a new roof now.	
<b>Assessed Value</b>	\$155,106		
<b>Zoning Classification</b>	Residential R2:RES/1 FAM DWEL 5000SF		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(This property appears to be undergoing a remodel. The door and windows appear closed)			
<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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	This area has easy access to schools, parks, places of worship, restaurants, medical facilities, shopping and the highway	
<b>Sales Prices in this Neighborhood</b>	Low: \$90897 High: \$264500		
<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
<b>Street Address</b>	2041 Spruce Street	1537 Stone	2306 Sprague	1817 Cedar
<b>City, State</b>	Pueblo, COLORADO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	1.28 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$230,000	\$249,500	\$229,900
<b>List Price \$</b>	--	\$209,000	\$249,500	\$199,900
<b>Original List Date</b>		07/28/2022	04/21/2023	05/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	435 · 439	168 · 172	133 · 137
<b>Age (# of years)</b>	109	97	93	94
<b>Condition</b>	Good	Good	Average	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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	858	876	800	832
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 2	3 · 1
<b>Total Room #</b>	5	9	7	10
<b>Garage (Style/Stalls)</b>	None	Detached 2 Car(s)	Attached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	90%	100%	88%
<b>Basement Sq. Ft.</b>	858	800	714	832
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.11 acres	.207 acres	.221 acres	.143 acres
<b>Other</b>	--	--	det 1 car carpot	--

\* Listing 1 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.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Great opportunity for a large lot zoned R-2 with a 2-car detached oversized garage! Home is located just minutes from I-25 and Highway 50 for easy access to shopping, entertainment, schools, and major roadways. This home has had some remodeling done to include the bathroom with new paint and newer sink and flooring. The home just recently had a brand-new roof put on to include the 2-car detached garage. The garage also has had the storage space added in the rafter area and a brand-new garage door installed. There is a brand new fenced in the back yard to include RV parking and plenty of storage space for all of your toys. An additional building may be built on the property. The property is zoned R-2 and has a total of 3 lots! There is so much that can be done with the property it just needs your finishing touches! The home is made of adobe and has a very large, covered patio area for entertaining in the front and large area for entertaining in the back!
- Listing 2** BRING OFFERS!! Large corner lot Total of 3 lots thats all fenced in with plenty of room in front of home. 2 Sheds, Workshop with wood stove, 1 Carport, 1 Car attached garage. additional living space that can be used as a hobby room. Buyer to verify additional square footage. New Water Heater. Assessors has this listed as a rancher.
- Listing 3** Interior Features: Hardwood Floors, Window Coverings Appliances: Washer, Dryer Plumbing: Unknown Other Rooms: Mud Room, Den/Study/Office, Family Room Exterior Features: Paved Street, Shed, RV Parking Windows: Double Pane, Wood, Vinyl Landscaping: Metal Fence-Rear, Lawn-Front, Lawn-Rear, Trees-Rear Patio/Deck: Porch-Open-Front, Patio-Covered-Rear Irrigation: None Garage: Yes

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2041 Spruce Street	1621 Belmont	2030 Orman	2214 Cedar
<b>City, State</b>	Pueblo, COLORADO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.26 <sup>1</sup>	0.15 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$219,900	\$224,900	\$200,000
<b>List Price \$</b>	--	\$219,900	\$224,900	\$200,000
<b>Sale Price \$</b>	--	\$221,000	\$216,000	\$200,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	09/22/2022	04/10/2023	05/05/2023
<b>DOM · Cumulative DOM</b>	-- · --	34 · --	28 · 28	95 · 95
<b>Age (# of years)</b>	109	69	95	68
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	858	810	896	884
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 1	3 · 1 · 1
<b>Total Room #</b>	5	6	5	7
<b>Garage (Style/Stalls)</b>	None	None	Detached 2 Car(s)	Detached 3 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	25%	0%	45%
<b>Basement Sq. Ft.</b>	858	810	672	884
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.11 acres	.143 acres	.149 acres	.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$16,381	+\$767	-\$19,177
<b>Adjusted Price</b>	--	\$237,381	\$216,767	\$180,823

\* Sold 1 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** Not your typical flip! Quality craftsmanship throughout. Beautifully remodeled home! New kitchen with granite counter tops, new bathroom, new central air conditioning, new plumbing, new electrical, new windows, refinished hard wood floors, new roof, etc. Bedroom in basement has new egress window. Adjustments made, \$50 per sq ft ag = +\$2400, \$12 per sq ft basement = +\$576, \$15 per sq ft finished basement = +\$3405
- Sold 2** New, New, New! Beautifully Updated Southside Rancher 1 Block up from St Mary Cowrin Hospital. New windows All throughout, New Central Air Conditioning and Furnace. New fence, New Vinyl laminate flooring. Open Living Area and Spacious Kitchen with Butcher Block Counters. Vintage Stove that fully works adds that Vintage Charm. 2 Car Oversized Tandem Garage, Sprinkler System! Huge basement for potential extra bedrooms and bathrooms. All appliances and an open spacious feel. Adjustments made, +\$1000 for bed, \$50 per sq ft ag = -\$1900, \$12 per sq ft basement = +\$2232, \$15 per sq ft finished basement = +\$6435, \$3500 per garage stall = -\$7000
- Sold 3** This gem has it all! You will love the beautiful hardwood floors, spacious front room, nice sized bedrooms, and efficient kitchen with eating space. Covered front porch, huge covered patio, fenced yard, and bonus additional area in the garage for mowers, toys, etc.. This one is super clean and it also includes a bounus family room, basement bedroom, and huge laundry area including a shower, washer and dryer. She's waitiing for a picky buyer who will love her to pieces. Call today! Adjustments made, -\$6000 for seller concessions, -\$1500 for bath, \$50 per sq ft ag = -\$1300, \$12 per sq ft basement = -\$312, \$15 per sq ft finished basement = +\$435, \$3500 per garage stall = -\$7000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This subject is not currently listed and it hasn't been listed in the last 12 months			
<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>	\$208,500	\$208,500
<b>Sales Price</b>	\$207,000	\$207,000
<b>30 Day Price</b>	\$206,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all ranchers in the area from 800 to 900 sq ft ag and I found 3 active comps, and I used them all. I went back 6 months and out 2 miles for sold comps from 800 to 900 sq ft ag and I found 3, and I used them all. I had to expand parameters for DOM for active comps. Adjustments were made to make the sold comps equal the subject. This subject appears to be remodeled so I used Good for the condition.		

## Clear Capital Quality Assurance Comments Addendum

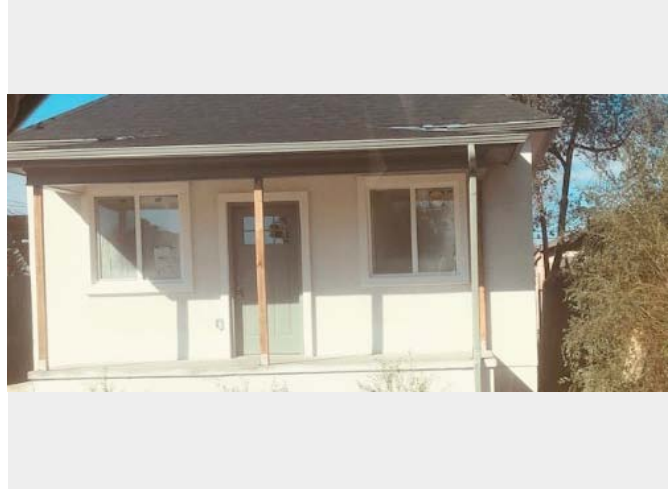
**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject's recent renovation and current good condition versus the prior report's fair condition assessment.

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



Address Verification



Side



Street



## Listing Photos

**L1** 1537 Stone  
Pueblo, CO 81004



Front

**L2** 2306 Sprague  
Pueblo, CO 81004



Front

**L3** 1817 Cedar  
Pueblo, CO 81004



Front

## Sales Photos

**S1** 1621 Belmont  
Pueblo, CO 81004



Front

**S2** 2030 Orman  
Pueblo, CO 81004



Front

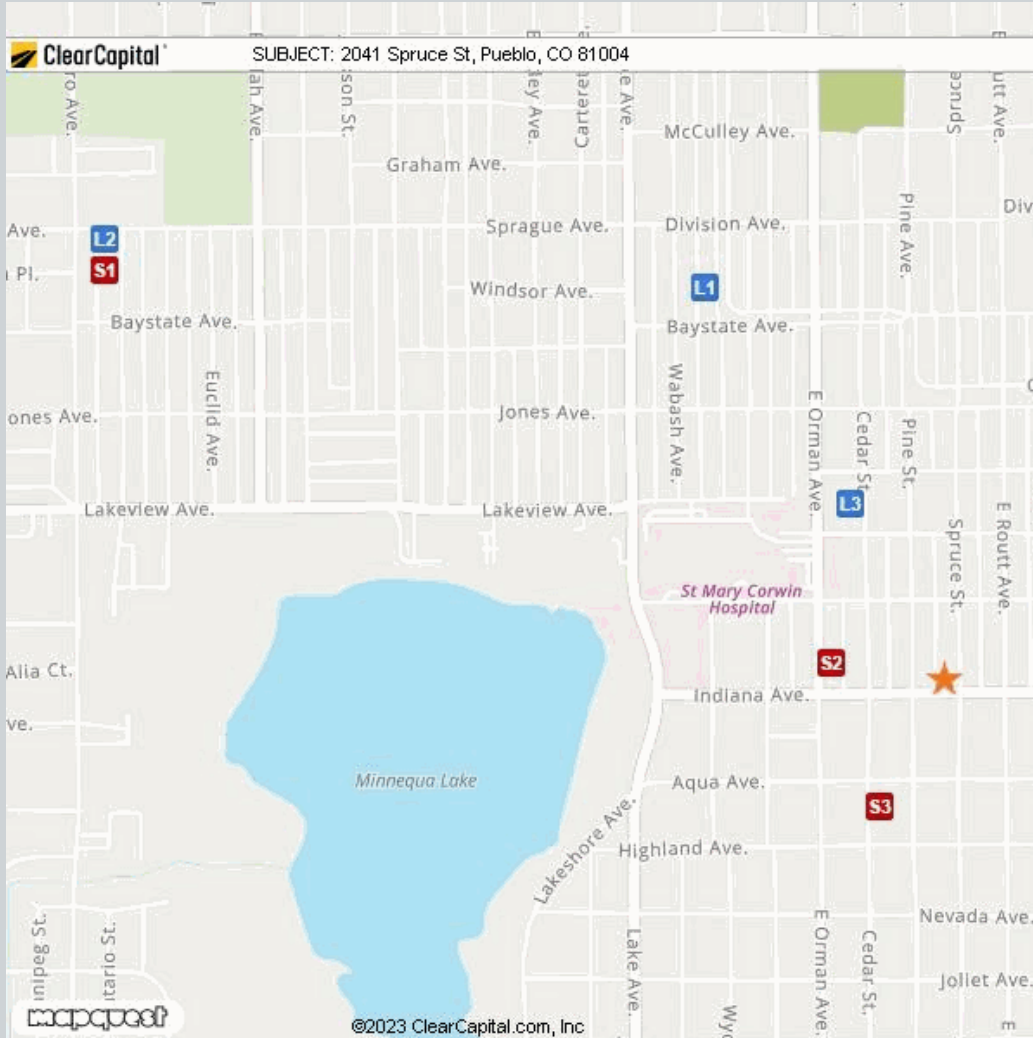
**S3** 2214 Cedar  
Pueblo, CO 81004



Front

### ClearMaps Addendum

**Address** ★ 2041 Spruce Street, Pueblo, COLORADO 81004  
**Loan Number** 53238      **Suggested List** \$208,500      **Suggested Repaired** \$208,500      **Sale** \$207,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2041 Spruce Street, Pueblo, Colorado 81004	--	Parcel Match
L1 Listing 1	1537 Stone, Pueblo, CO 81004	0.62 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2306 Sprague, Pueblo, CO 81004	1.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1817 Cedar, Pueblo, CO 81004	0.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1621 Belmont, Pueblo, CO 81004	1.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2030 Orman, Pueblo, CO 81004	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2214 Cedar, Pueblo, CO 81004	0.19 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>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	5.59 miles	<b>Date Signed</b>	10/06/2023

*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.**