

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	6113 Dunraven Street, Golden, COLORADO 80403	Order ID	8958699	Property ID	34660703
Inspection Date	10/08/2023	Date of Report	10/10/2023		
Loan Number	53244	APN	097232		
Borrower Name	Catamount Properties 2018 LLC	County	Jefferson		

Tracking IDs

Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,749		Average Condition No repairs noted.
Assessed Value	\$50,746		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable		Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject.
Sales Prices in this Neighborhood	Low: \$600,000 High: \$850,000		
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	6113 Dunraven Street	15825 W 11th Avenue	11375 W 78th Drive	619 Virginia Street
City, State	Golden, COLORADO	Golden, CO	Arvada, CO	Golden, CO
Zip Code	80403	80401	80005	80403
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.36 ¹	5.34 ¹	2.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$800,000	\$745,000	\$760,000
List Price \$	--	\$800,000	\$725,000	\$700,000
Original List Date		09/01/2023	08/16/2023	09/21/2023
DOM · Cumulative DOM	-- · --	4 · 39	27 · 55	8 · 19
Age (# of years)	52	76	51	54
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 Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,112	1,743	2,282	1,874
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	4 · 2 · 1	4 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	100%	0%	50%	0%
Basement Sq. Ft.	2,112	--	681	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.30 acres	0.40 acres	0.16 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 Property is inferior in GLA, similar in year built, superior in lot size, similar in condition and similar in bed count to the subject.

Listing 2 Property is similar in GLA, superior in lot size, similar in year built, similar in condition and superior in bed count to the subject.

Listing 3 Property is similar in GLA, similar in year built, similar in condition, similar in lot size and superior in bed count to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6113 Dunraven Street	16873 W 66th Lane	6833 Coors Street	18962 W 60th Drive
City, State	Golden, COLORADO	Arvada, CO	Arvada, CO	Golden, CO
Zip Code	80403	80007	80004	80403
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.67 ¹	3.57 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$850,000	\$650,000	\$685,000
List Price \$	--	\$795,000	\$650,000	\$685,000
Sale Price \$	--	\$785,000	\$675,000	\$655,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/18/2023	05/05/2023	07/27/2023
DOM · Cumulative DOM	-- · --	41 · 70	2 · 37	9 · 42
Age (# of years)	52	26	40	52
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,112	1,843	2,153	1,728
Bdrm · Bths · ½ Bths	3 · 2	2 · 2 · 1	3 · 2 · 1	5 · 2
Total Room #	6	5	6	8
Garage (Style/Stalls)	Attached 1 Car	Attached 3 Car(s)	Attached 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	100%	0%
Basement Sq. Ft.	2112	930	576	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.16 acres	0.17 acres	0.25 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,490	-\$5,500	-\$6,400
Adjusted Price	--	\$786,490	\$669,500	\$648,600

* 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 Property is similar in GLA, inferior in bed count, similar in lot size, similar in condition and similar in year built to the subject.

Sold 2 Property is similar in GLA, similar in condition, similar in lot size, similar in year built and similar in bed count to the subject.

Sold 3 Property is inferior in GLA, similar in year built, superior in bed count, similar in condition and superior in lot size to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$722,000	\$722,000
Sales Price	\$710,000	\$710,000
30 Day Price	\$708,000	--
Comments Regarding Pricing Strategy		
<p>This is an opinion of value or comparative market analysis and should not be considered an appraisal. The average market time in the subject's properties market area is 90 days. Our pricing suggestion came about from analyzing the most current comps which are located as close to subject as possible and are as close as feasible in square footage, rooms, style and acreage with subject property. This value suggestions was derive though analysis of most recent market information. We also took into account current buyer behavior in this stagnant, and unpredictable real estate market. Our market knowledge was also used in estimating subject value.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report is showing a large variance in as-is conclusions with the most current duplicate report. However, the prior report was completed
Notes with erroneous subject information, resulting in the large discrepancy. The subject information in the current report has been verified and is the most accurate representation of the property.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Street

Listing Photos

L1 15825 W 11th Avenue
Golden, CO 80401



Other

L2 11375 W 78th Drive
Arvada, CO 80005



Other

L3 619 Virginia Street
Golden, CO 80403



Other

Sales Photos

S1 16873 W 66th Lane
Arvada, CO 80007



Other

S2 6833 Coors Street
Arvada, CO 80004



Other

S3 18962 W 60th Drive
Golden, CO 80403



Other

ClearMaps Addendum

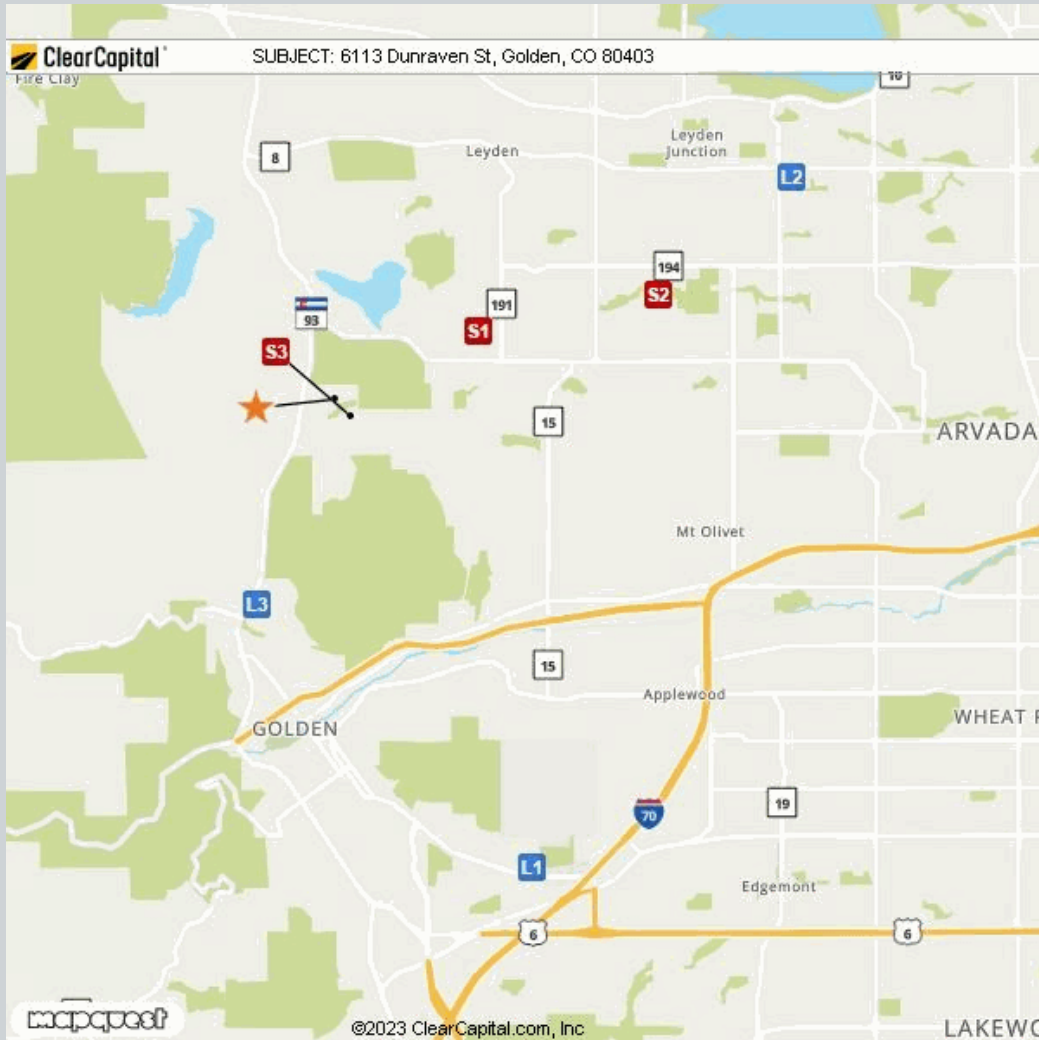
Address ★ 6113 Dunraven Street, Golden, COLORADO 80403

Loan Number 53244

Suggested List \$722,000

Suggested Repaired \$722,000

Sale \$710,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6113 Dunraven Street, Golden, Colorado 80403	--	Parcel Match
L1 Listing 1	15825 W 11th Avenue, Golden, CO 80401	5.36 Miles ¹	Parcel Match
L2 Listing 2	11375 W 78th Drive, Arvada, CO 80005	5.34 Miles ¹	Parcel Match
L3 Listing 3	619 Virginia Street, Golden, CO 80403	2.32 Miles ¹	Parcel Match
S1 Sold 1	16873 W 66th Lane, Arvada, CO 80007	1.67 Miles ¹	Parcel Match
S2 Sold 2	6833 Coors Street, Arvada, CO 80004	3.57 Miles ¹	Parcel Match
S3 Sold 3	18962 W 60th Drive, Golden, CO 80403	0.24 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.

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	Fidel Galicia	Company/Brokerage	Galicia Group Realty LLC
License No	100078835	Address	8011 Tennyson St Westminster CO 80031
License Expiration	12/31/2024	License State	CO
Phone	3038858100	Email	fidelbpo@gmail.com
Broker Distance to Subject	9.30 miles	Date Signed	10/08/2023

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.