

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	22130 E Berry Place, Aurora, COLORADO 80015	Order ID	8958699	Property ID	34660706
Inspection Date	10/05/2023	Date of Report	10/06/2023		
Loan Number	53309	APN	2073-13-3-32-032		
Borrower Name	Catamount Properties 2018 LLC	County	Arapahoe		

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	\$2,958	Physical inspection of the property on 10/05/2023 revealed the property is in average condition with no needed repairs. County tax records state the property is in average condition and this is also used for condition of the subject.	
Assessed Value	\$31,214		
Zoning Classification	Townhouse		
Property Type	Townhouse		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	trail ridge (303) 432-9999		
Association Fees	\$1550 / Year (Other: trash)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in the suburban subdivision of Trail Ridge in the city limits of Aurora, Colorado and within the county of Arapahoe County. Neighborhood consists of townhouse style properties that are similar in age, style and design. Subject conforms to other neighborhood properties and neighborhood is not REO driven.	
Sales Prices in this Neighborhood	Low: \$449,000 High: \$520,000		
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	22130 E Berry Place	21969 E Crestline Lane	5441 S Picadilly Ct	7572 S Quemoy St
City, State	Aurora, COLORADO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80015	80015	80015	80016
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.34 ¹	2.48 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$475,000	\$460,000	\$484,999
List Price \$	--	\$459,900	\$460,000	\$469,900
Original List Date		08/21/2023	10/02/2023	08/16/2023
DOM · Cumulative DOM	-- · --	45 · 46	4 · 4	50 · 51
Age (# of years)	23	22	21	17
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 townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	1,684	1,400	1,418	1,434
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	2 · 2 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	770
Pool/Spa	--	--	--	--
Lot Size	.10 acres	.10 acres	.09 acres	.10 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 Inferior to the subject in GLA and similar in all other aspects including bedrooms, baths, lot and garage size. Similar in condition and location in the same subdivision as the subject.

Listing 2 Similar to the subject in bedrooms, baths, lot, garage and no basement and inferior in GLA. Similar in location in the same subdivision as the subject and equal in condition.

Listing 3 Inferior to the subject in GLA and bedrooms and superior with an unfinished basement. Similar in all other aspects including baths, lot and garage size. Similar in condition and location in the same city as the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	22130 E Berry Place	5542 S Quemoy Circle	5295 S Picadilly Way	5378 S Qatar Circle
City, State	Aurora, COLORADO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80015	80015	80015	80015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.47 ¹	0.38 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$460,000	\$455,000	\$470,000
List Price \$	--	\$460,000	\$455,000	\$470,000
Sale Price \$	--	\$460,000	\$470,000	\$470,000
Type of Financing	--	Conventional	Va	Va
Date of Sale	--	07/18/2023	06/16/2023	04/21/2023
DOM · Cumulative DOM	-- · --	34 · 34	29 · 30	33 · 34
Age (# of years)	23	23	21	22
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 townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories towhouse
# Units	1	1	1	1
Living Sq. Feet	1,684	1,511	1,533	1,684
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	.08 acres	.07 acres	.10 acres
Other	none	none	none	none
Net Adjustment	--	+\$12,110	+\$10,570	\$0
Adjusted Price	--	\$472,110	\$480,570	\$470,000

* 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** Inferior to the subject in GLA(\$12110) and similar in all other aspects including bedrooms, baths, lot, garage and no basement. Similar in condition and location in the same subdivision as the subject. Total adjustments +\$12110
- Sold 2** Similar to the subject in bedrooms, baths, lot, garage and no basement. Inferior in GLA(\$10570) and similar in location in the same subdivision as the subject and equal in condition. Total adjustments +\$10850
- Sold 3** Model match to the subject and similar in all aspect including GLA, bedrooms, baths, lot, garage and no basement. Similar in condition and location in the same subdivision as the subject. No adjustments.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Per county tax records subject last sold on 05/21/2021 at a sales price of \$375,000.					
Listing Agent Name	Natalie Renatti						
Listing Agent Phone	720-568-0988						
# 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
09/15/2023	\$480,000	09/26/2023	\$470,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$475,000	\$475,000
Sales Price	\$470,000	\$470,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
<p>County tax records were used for the subject's property specifications and sold and listed comparable properties search criteria was based upon those specifications. Subject is inferior to the majority of neighborhood properties without a basement. This is a negative for a prospective buyer that desires additional living space that is provided with a basement. In order to provide an accurate market value for the subject it is necessary to provide comparable properties that are similar to the subject without basements. Subject has a 2 car attached garage and this is a positive for a prospective buyer that desires additional garage storage that is provided with a 2 car attached garage. Due to a rise in interest rates real estate listings and sales have slowed and properties are experiencing reductions in list price and an increase in days on market.</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



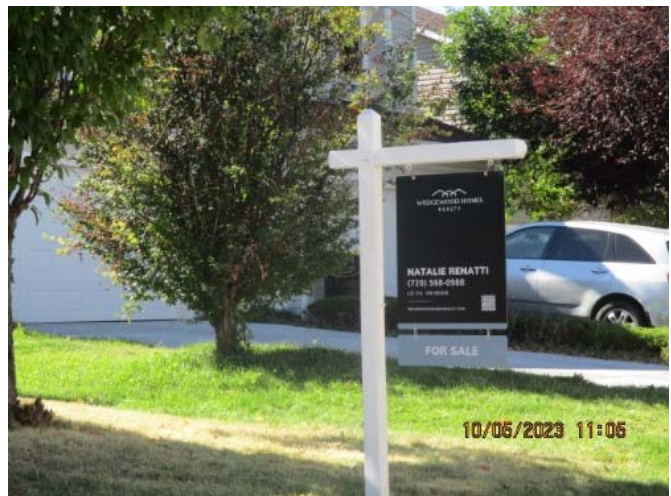
Street



Street



Other



Other

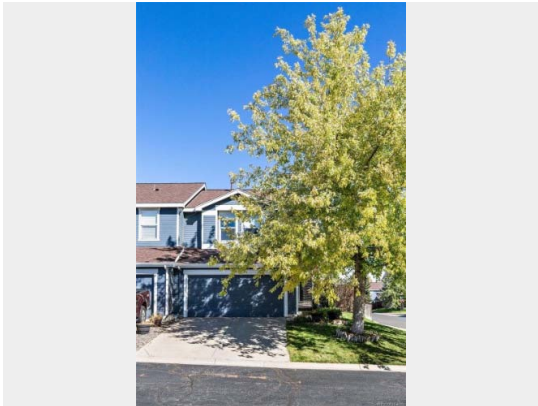
Listing Photos

L1 21969 E Crestline Lane
Aurora, CO 80015



Front

L2 5441 S Picadilly Ct
Aurora, CO 80015



Front

L3 7572 S Quemoy St
Aurora, CO 80016



Front

Sales Photos

S1 5542 S Quemoy Circle
Aurora, CO 80015



Front

S2 5295 S Picadilly Way
Aurora, CO 80015



Front

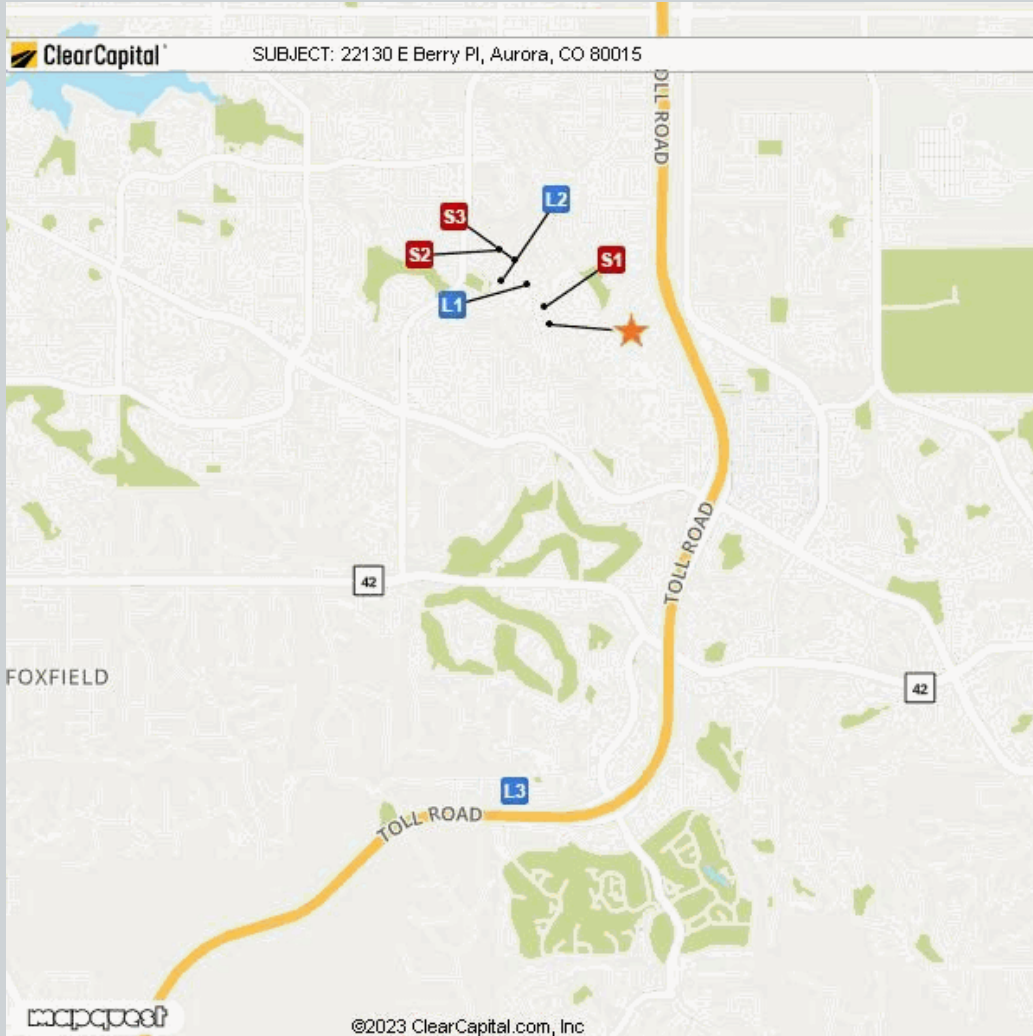
S3 5378 S Quatar Circle
Aurora, CO 80015



Front

ClearMaps Addendum

Address ★ 22130 E Berry Place, Aurora, COLORADO 80015
Loan Number 53309 **Suggested List** \$475,000 **Suggested Repaired** \$475,000 **Sale** \$470,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22130 E Berry Place, Aurora, Colorado 80015	--	Parcel Match
L1 Listing 1	21969 E Crestline Lane, Aurora, CO 80015	0.25 Miles ¹	Parcel Match
L2 Listing 2	5441 S Picadilly Ct, Aurora, CO 80015	0.34 Miles ¹	Parcel Match
L3 Listing 3	7572 S Quemoy St, Aurora, CO 80016	2.48 Miles ¹	Parcel Match
S1 Sold 1	5542 S Quemoy Circle, Aurora, CO 80015	0.10 Miles ¹	Parcel Match
S2 Sold 2	5295 S Picadilly Way, Aurora, CO 80015	0.47 Miles ¹	Parcel Match
S3 Sold 3	5378 S Quatar Circle, Aurora, CO 80015	0.38 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	Craig Samador	Company/Brokerage	Craig Samador Real Estate
License No	EI.040012339	Address	23460 E Roxbury Dr #205 Aurora CO 80016
License Expiration	12/31/2025	License State	CO
Phone	2396996832	Email	csam1950@gmail.com
Broker Distance to Subject	2.04 miles	Date Signed	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.