

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	1023 N Weber Street, Colorado Springs, CO 80903	Order ID	8716064	Property ID	34142347
Inspection Date	04/28/2023	Date of Report	04/28/2023		
Loan Number	53399	APN	6407118009		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	04.27.23 BPO Request	Tracking ID 1	04.27.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GAIL HOWARD PERRY III	Condition Comments From the exterior inspection the subject requires the following repairs: replace wood siding that is damaged and paint the exterior. Repair front steps and paint. The subject faces the mountains and this type of repair is normal in Colorado Springs as most of the damaging weather comes over the mountains. The repairs noted above are the ones visible from the street on the day & time of the drive by exterior inspection. For a more accurate picture of the all round condition of the subject an interior inspection would need to be completed.
R. E. Taxes	\$2,338	
Assessed Value	\$41,780	
Zoning Classification	Residential SU	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$25,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$25,000	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a neighborhood better known as "Neighborhood name " with good access to commerce, employment, schools and major roads through Colorado Springs. The subject neighborhood is not currently REO or Short Sale driven. Sellers are paying purchasers closing costs up to allowed limits as set by the loan and/or to buy down the purchasers interest rate.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$1,040,000	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1023 N Weber Street	15 Westview Pl	1729 N Cascade Ave	1800 Alamo Av
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80903	80903	80907	80907
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.76 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$600,000	\$965,000	\$994,222
List Price \$	--	\$565,000	\$950,000	\$994,222
Original List Date		01/13/2023	03/23/2023	04/27/2023
DOM · Cumulative DOM	-- · --	105 · 105	35 · 36	1 · 1
Age (# of years)	133	124	118	70
Condition	Average	Fair	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	1.5 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,863	2,692	2,802	2,385
Bdrm · Bths · ½ Bths	4 · 3	4 · 4	4 · 3	3 · 3
Total Room #	9	10	9	8
Garage (Style/Stalls)	Detached 3 Car(s)	None	Detached 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	743	481	626	1,352
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.10 acres	0.23 acres	0.28 acres
Other	Fence, Porch, Fireplace	Fence, Porch, Fireplace	Fence, Porch	Fence, Porch, Fireplace

* 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 Price Decrease04/20/23\$570,000->\$565,000 Price Decrease04/14/23\$575,000->\$570,000 Price Decrease04/14/23\$580,000->\$575,000 Price Decrease02/22/23\$600,000->\$580,000 Currently active on the MLS. Inferior in above/below grade sq ft and lot size. Superior in age and full bathroom count.

Listing 2 Price Decrease04/20/23\$965,000->\$950,000. Currently active on the MLS. Best overall listing for the subject. Similar in above and below grade sq ft, lot size, bedroom/bathroom count. Superior in age to the subject.

Listing 3 New listing with not enough exposure to the current mark to determine prospective purchasers reaction to list price. Currently active on the MLS. Inferior in above grade sq ft and bedroom count. Similar in bathroom count. Superior in below grade sq ft and age.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1023 N Weber Street	1915 N Tejon St	1215 N Cascade Ave	1929 Wood Av
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80903	80907	80903	80907
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.34 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$975,000	\$1,075,000	\$1,100,000
List Price \$	--	\$899,000	\$950,000	\$1,100,000
Sale Price \$	--	\$865,000	\$950,000	\$1,030,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	11/28/2022	12/13/2022	10/31/2022
DOM · Cumulative DOM	-- · --	40 · 73	195 · 195	13 · 46
Age (# of years)	133	112	126	113
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,863	2,703	2,719	2,837
Bdrm · Bths · ½ Bths	4 · 3	3 · 4	4 · 3 · 1	4 · 3 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	35%	73%
Basement Sq. Ft.	743	840	1,014	939
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.22 acres	0.33 acres	0.14 acres
Other	Fence, Porch, Fireplace	Fence, Porch, Fireplace	Fence, Porch,	Fence, Porch, Fireplace
Net Adjustment	--	-\$26,525	-\$38,875	-\$42,300
Adjusted Price	--	\$838,475	\$911,125	\$987,700

* Sold 1 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** Pending: 11/09/22 - UND->PEND11/09/22. Under Contract : 11/01/22 - ACT->UND 11/02/22 Price Decrease: 10/26/22 - \$975,000->\$899,000. Adjustments: bedroom +\$10,000, Bathroom -\$5000, Above grade sq ft+\$8000, Age -\$2100, Below grade sq ft -\$12425, Condition -\$25,000
- Sold 2** Under Contract - 11/09/22ACT->UND11/11/22. Price Decrease11/04/22\$1,000,000->\$950,000. Price Decrease08/15/22\$1,025,000->\$1,000,000. Price Decrease: 07/28/22\$1,075,000->\$1,025,000. Adjustments: -\$25,000 condition, -\$2500 half bathroom, -\$1100 lot size, -\$700 age, -\$ 16,775, +\$7200
- Sold 3** No price decrease while listed on the MLS for sale. Under Contract: 09/28/22. Adjustments: Lot size +\$ 800, -\$2500 bathroom, -\$25,000 condition, -\$2000 age, +\$1300, Below grade sq ft -\$14900.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The property has not been listed for sale since the current owner purchased on 03/28/2014 in the amount of \$365,000. It is unknown if the subject is occupied currently. There is a large dumpster in the front of the home and a shoe on the porch railings however the driveway was not occupied on the day & time of the drive by exterior inspection.			
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	\$900,000	\$950,000
Sales Price	\$900,000	\$950,000
30 Day Price	\$865,000	--
Comments Regarding Pricing Strategy		
There are no recently sold homes with the type of exterior repairs the subject requires therefore adjustments were made to the solds for condition. The subject neighborhood is a high rental area to accommodate the students for the college one block away on Nevada Ave. There are some commercial properties in the subject neighborhood. Just to the north of the subject is the "North End" comprised of homes of similar age as the subject that command high values for their location		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes 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



Side



Street



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 15 Westview PL
Colorado Springs, CO 80903



Front

L2 1729 N Cascade Ave
Colorado Springs, CO 80907



Front

L3 1800 Alamo AV
Colorado Springs, CO 80907



Front

Sales Photos

S1 1915 N Tejon ST
Colorado Springs, CO 80907



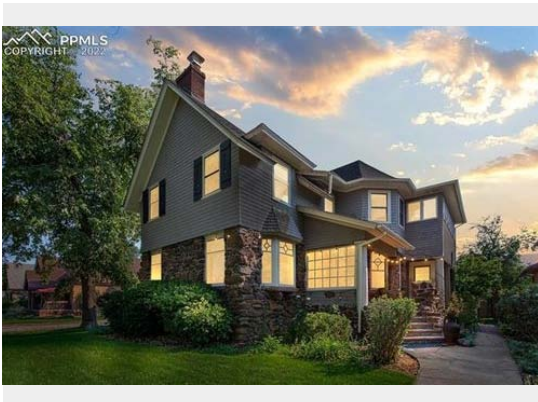
Front

S2 1215 N Cascade Ave
Colorado Springs, CO 80903



Front

S3 1929 Wood AV
Colorado Springs, CO 80907



Front

ClearMaps Addendum

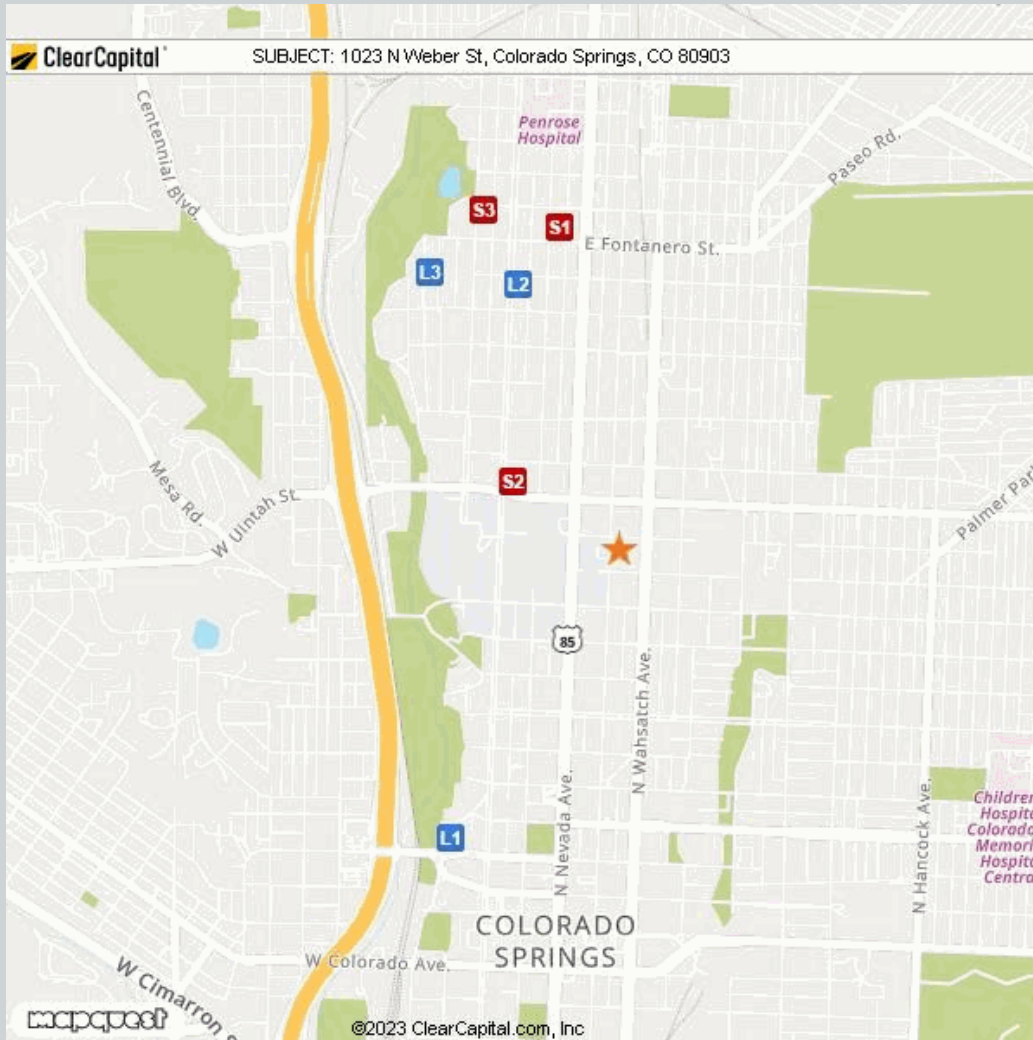
Address ★ 1023 N Weber Street, Colorado Springs, CO 80903

Loan Number 53399

Suggested List \$900,000

Suggested Repaired \$950,000

Sale \$900,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1023 N Weber Street, Colorado Springs, CO 80903	--	Parcel Match
L1 Listing 1	15 Westview Pl, Colorado Springs, CO 80903	0.89 Miles ¹	Parcel Match
L2 Listing 2	1729 N Cascade Ave, Colorado Springs, CO 80907	0.76 Miles ¹	Parcel Match
L3 Listing 3	1800 Alamo Av, Colorado Springs, CO 80907	0.90 Miles ¹	Parcel Match
S1 Sold 1	1915 N Tejon St, Colorado Springs, CO 80907	0.88 Miles ¹	Parcel Match
S2 Sold 2	1215 N Cascade Ave, Colorado Springs, CO 80903	0.34 Miles ¹	Parcel Match
S3 Sold 3	1929 Wood Av, Colorado Springs, CO 80907	0.98 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	Hilary Johnson	Company/Brokerage	EXP Realty
License No	100081888	Address	555 Cougar Bluff Pt Unit 210 Colorado Springs CO 80906
License Expiration	12/31/2025	License State	CO
Phone	5404246539	Email	hilaryjohnsonrealtor@gmail.com
Broker Distance to Subject	5.56 miles	Date Signed	04/28/2023

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.