

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	1352 Coolcrest Drive, Colorado Springs, CO 80906	Order ID	8842093	Property ID	34415852
Inspection Date	07/22/2023	Date of Report	07/22/2023		
Loan Number	54364	APN	6505420016		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	20230721_BPO	Tracking ID 1	20230721_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Aoml LLC	Subject conforms to the neighborhood and has average curb appeal consistent with the neighboring homes. The home is a two story on an interior lot, attached garage with driveway for off-street parking. Outside space included a front porch/deck and privacy fenced backyard with patio. The exterior overall appears adequately maintained. No issues observed during drive-by inspection. No access to interior, assuming average condition for valuation purposes. Roll-off dumpster on curb.
R. E. Taxes	\$1,170	
Assessed Value	\$20,900	
Zoning Classification	Residential R1-6	
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		Neighborhood Comments
Location Type	Suburban	Cheyenne Meadows South is an established subdivision of tract homes. The area is on the south end of Colorado Springs, similar residential neighborhoods surround. This area has easy access to highways, schools & parks are reasonable proximity and lots of shopping & entertainment/dining nearby. Majority of the neighborhood homes reflect average condition and curb appeal. Typical financing in the area are VA mortgages. Over the prior year the average marketing time for similar homes in the area is 26 days and listings are selling an average of 98% of list price. Distress/REO activity is low at ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$319000 High: \$482500	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Cheyenne Meadows South is an established subdivision of tract homes. The area is on the south end of Colorado Springs, similar residential neighborhoods surround. This area has easy access to highways, schools & parks are reasonable proximity and lots of shopping & entertainment/dining nearby. Majority of the neighborhood homes reflect average condition and curb appeal. Typical financing in the area are VA mortgages. Over the prior year the average marketing time for similar homes in the area is 26 days and listings are selling an average of 98% of list price. Distress/REO activity is low at this time.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1352 Coolcrest Drive	4027 Silver Star Gr	636 Trailcrest Ct	2450 Lexus Dr
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80906	80911	80906	80910
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.84 ¹	0.88 ¹	2.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,900	\$440,000	\$385,000
List Price \$	--	\$419,900	\$440,000	\$385,000
Original List Date		07/11/2023	06/23/2023	05/26/2023
DOM · Cumulative DOM	-- · --	11 · 11	6 · 29	21 · 57
Age (# of years)	29	10	39	19
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	4+ Stories Traditional	2 Stories Traditional	4+ Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,696	1,838	1,681	1,452
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	9	10	9	10
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	0.13 acres	0.09 acres	0.20 acres	0.21 acres
Other	fireplace, patio, porch	central ac, patio	central ac, fireplace, patio, porch	patio

* 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 Custom warm paints throughout, laminate flooring on main level common areas, linoleum wet floors. Tenant occupied. Overall appears adequately maintained.

Listing 2 Comp has Made Ready appearance with recent surface updates and refurbished throughout. Well maintained appearance.

Listing 3 Neutral interior throughout with few or no remarkable features or updates. Overall well maintained appearance, reflects normal wear & tear.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1352 Coolcrest Drive	3883 Glenhurst St	651 S Canoe Creek Dr	1625 Boxtree Ct
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80906	80906	80906	80906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.30 ²	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$430,000	\$420,000	\$390,000
List Price \$	--	\$430,000	\$414,995	\$390,000
Sale Price \$	--	\$410,000	\$422,000	\$390,000
Type of Financing	--	Cash	Fha	Va
Date of Sale	--	09/28/2022	05/31/2023	07/26/2022
DOM · Cumulative DOM	-- · --	36 · 48	68 · 96	9 · 33
Age (# of years)	29	40	28	28
Condition	Average	Average	Average	Average
Sales Type	--	Investor	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	4+ Stories Traditional	4+ Stories Traditional	4+ Stories Traditional	4+ Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,696	1,652	1,753	1,355
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	9	9	9	9
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	0.13 acres	0.17 acres	0.15 acres	0.18 acres
Other	fireplace, patio, porch	central air, fireplace, patio	central air, fireplace, deck	central air, fireplace, patio
Net Adjustment	--	-\$2,260	-\$4,280	+\$11,640
Adjusted Price	--	\$407,740	\$417,720	\$401,640

* 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** ADJUSTMENTS: GLA -1760, Bathroom +1500, Central AC -3500, porch +1500 Neutral interior throughout with few or no remarkable features or updates. Overall well maintained appearance, reflects normal wear & tear.
- Sold 2** ADJUSTMENTS: GLA -2280, Central AC -3500, porch +1500 Comp has neutral interior throughout with few or no remarkable features or updates. Overall well maintained appearance, reflects normal wear & tear.
- Sold 3** ADJUSTMENTS: GLA +13640, Central AC -3500, porch +1500 Comp has builder neutral interior throughout with no updates or improvements, interior has original builder features throughout but an overall well maintained appearance.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax recorded sale 07/17/2023 Sale price \$320,000			
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	\$414,900	\$414,900
Sales Price	\$410,000	\$410,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
<p>Currently a shortage of Listed comps, it was necessary to expand radius to produce comps. All Sold comps are located in the Subject's subdivision and all Sold comps are similar style, features, build quality and likely comparable condition. Two sold comps closed within the prior 90 days but Colorado has a seasonal market and it's generally acceptable to use comps that have closed up to one year as the market has remained stable over the year. Comps were selected with preference for similar room count with preference for 2 bathrooms and comps that reflect the fewest improved features. All Sold comps as adjusted and averaged provide a likely reliable indication of the Subject's value in the current 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



Front



Front



Front



Address Verification



Address Verification

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Street



Street



Street



Other

Listing Photos

L1 4027 Silver Star GR
Colorado Springs, CO 80911



Front

L2 636 Trailcrest CT
Colorado Springs, CO 80906



Front

L3 2450 Lexus DR
Colorado Springs, CO 80910



Front

Sales Photos

S1 3883 Glenhurst ST
Colorado Springs, CO 80906



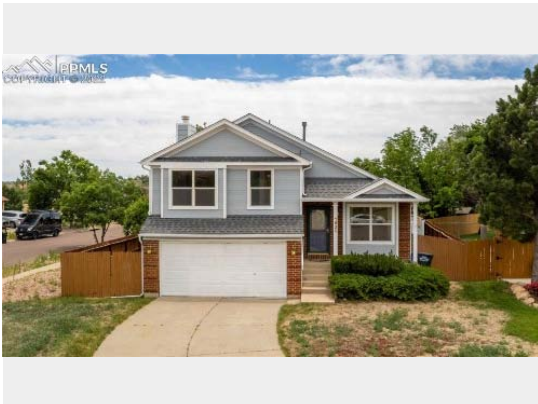
Front

S2 651 S Canoe Creek DR
Colorado Springs, CO 80906



Front

S3 1625 Boxtree CT
Colorado Springs, CO 80906



Front

ClearMaps Addendum

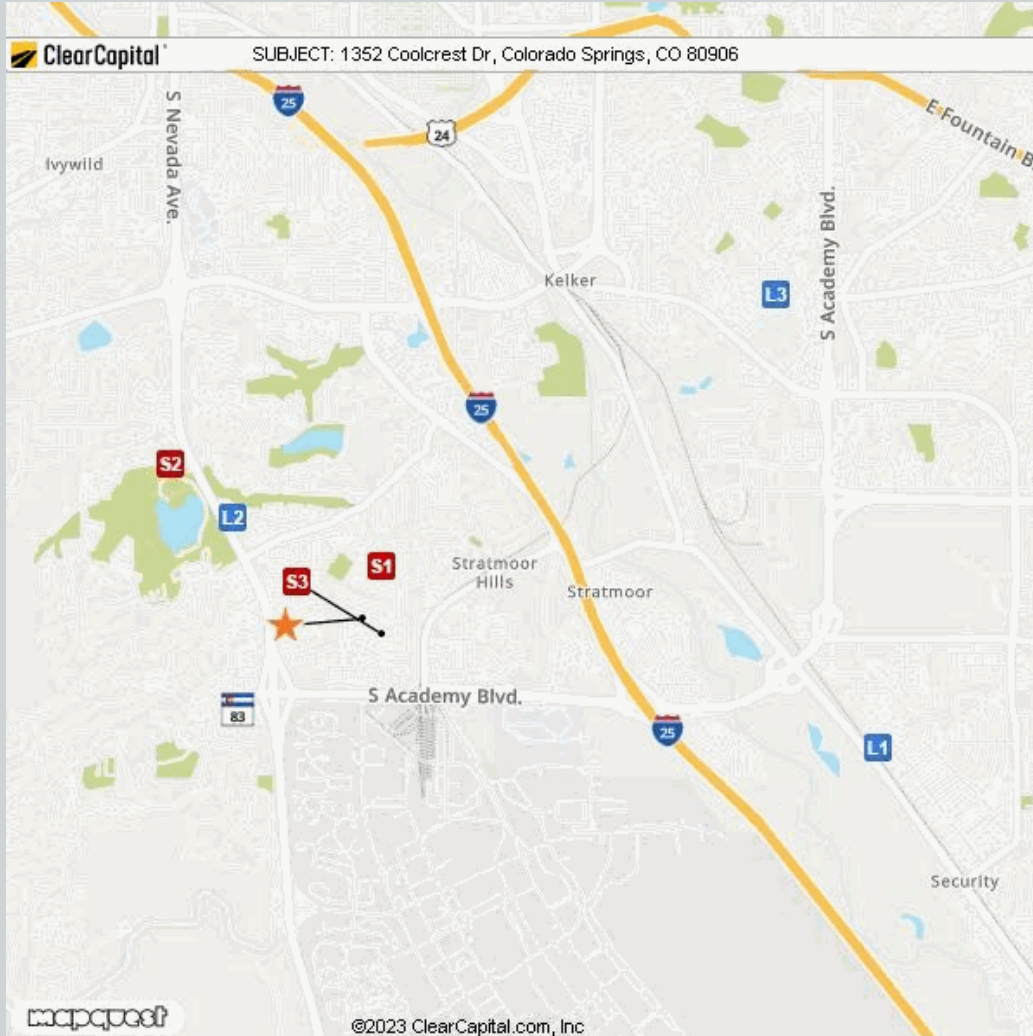
Address ★ 1352 Coolcrest Drive, Colorado Springs, CO 80906

Loan Number 54364

Suggested List \$414,900

Suggested Repaired \$414,900

Sale \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1352 Coolcrest Drive, Colorado Springs, CO 80906	--	Parcel Match
L1 Listing 1	4027 Silver Star Gr, Colorado Springs, CO 80911	2.84 Miles ¹	Parcel Match
L2 Listing 2	636 Trailcrest Ct, Colorado Springs, CO 80906	0.88 Miles ¹	Parcel Match
L3 Listing 3	2450 Lexus Dr, Colorado Springs, CO 80910	2.81 Miles ¹	Parcel Match
S1 Sold 1	3883 Glenhurst St, Colorado Springs, CO 80906	0.30 Miles ¹	Parcel Match
S2 Sold 2	651 S Canoe Creek Dr, Colorado Springs, CO 80906	0.30 Miles ²	Unknown Street Address
S3 Sold 3	1625 Boxtree Ct, Colorado Springs, CO 80906	0.13 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	Darlene Haines	Company/Brokerage	Rocky Mountain Property Shop
License No	ER100003044	Address	3021 Mandalay Grv Colorado Springs CO 80917
License Expiration	12/31/2024	License State	CO
Phone	3039560090	Email	darlenehaines@hotmail.com
Broker Distance to Subject	8.43 miles	Date Signed	07/22/2023

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.