

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>	61 Easy Street, Colorado Springs, CO 80911	<b>Order ID</b>	8949219	<b>Property ID</b>	34643846
<b>Inspection Date</b>	09/29/2023	<b>Date of Report</b>	09/30/2023		
<b>Loan Number</b>	54927	<b>APN</b>	6513410029		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

Tracking IDs					
<b>Order Tracking ID</b>	09.28.23 BPO Request	<b>Tracking ID 1</b>	09.28.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	RICHARD ROCHA	Subject conforms to the neighborhood. The property reflects a tired appearance and there is no landscaping, below average curb appeal but this is consistent in the neighborhood. Site is an interior lot with fenced backyard. Unremarkable views. A dumpster on the curb and personal items are on the porch, assuming the property is occupied. The house exterior looks tired but overall appears adequately maintained. No access to interior, assuming average condition for valuation purposes. No issues observed during drive-by inspection. Siding replaced 2018 per permit history. Elementary school is 0.2 mile, Grocery is 1.0 mile, Fire station 1 mile, Interstate 3.2 miles
<b>R. E. Taxes</b>	\$1,023	
<b>Assessed Value</b>	\$13,070	
<b>Zoning Classification</b>	Residential RS-5000 CAD-0	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<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

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Security is a subdivision of small to medium sized tract homes built during 1950-60s. This area is on the south end of Colorado Springs, many conveniences nearby & easy access to highways. The subject neighborhood homes and nearby surrounding neighborhoods are similar, majority of homes are maintained in average condition & below average curb appeal. Typical financing for comparable homes in the area are VA mortgages. The average marketing time for similar homes has been 16 days and properties generally sell for full list price. Distress/REO activity is currently low.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$291550 High: \$435000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	61 Easy Street	209 Kiva Rd	114 Linden Dr	45 Easy St
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80911	80911	80911	80911
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.18 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,000	\$339,000	\$325,000
List Price \$	--	\$327,000	\$313,900	\$310,000
Original List Date		07/05/2023	06/22/2023	08/16/2023
DOM · Cumulative DOM	-- · --	87 · 87	100 · 100	24 · 45
Age (# of years)	66	65	67	66
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	907	925	1,028	907
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.16 acres	0.14 acres
Other	none known	none known	Central Air	none known

\* Listing 3 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.

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

**Listing 1** ACTIVE. Well maintained and modest updates over the prior 15 years. Custom bold paints at bedrooms. No landscaping.

**Listing 2** ACTIVE. Dated appearance at exterior and interior reflects no updates in the prior 15 years. Adequately maintained appearance with normal wear & tear. Unremarkable landscaping.

**Listing 3** UNDER CONTRACT. Nicely updated throughout the interior, most surfaces are newer. LVP flooring, neutral paints. Well maintained appearance. Unremarkable landscaping.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	61 Easy Street	136 Bradley St	73 Goret Dr	1810 Bonita Dr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80911	80911	80911	80911
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.44 <sup>1</sup>	0.06 <sup>1</sup>	0.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$289,999	\$255,000	\$310,000
<b>List Price \$</b>	--	\$289,999	\$255,000	\$310,000
<b>Sale Price \$</b>	--	\$305,000	\$238,000	\$310,000
<b>Type of Financing</b>	--	Fha	Conventional	Va
<b>Date of Sale</b>	--	09/26/2023	09/25/2023	08/07/2023
<b>DOM · Cumulative DOM</b>	-- · --	17 · 64	1 · 18	6 · 25
<b>Age (# of years)</b>	66	65	66	53
<b>Condition</b>	Average	Average	Fair	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>	907	992	907	975
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 1	3 · 1	3 · 1 · 1
<b>Total Room #</b>	6	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.17 acres	0.14 acres	0.16 acres
<b>Other</b>	none known	Central Air	none known	none known
<b>Net Adjustment</b>	--	-\$10,125	-\$4,500	-\$15,700
<b>Adjusted Price</b>	--	\$294,875	\$233,500	\$294,300

\* Sold 3 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** ADJUSTMENTS: GLA -2,125, Central Air -3,500, Bedroom -4,500 Comp appears Made Ready, neutral paints & wood floors throughout. Few or no notable updates but a well maintained appearance. Unremarkable landscaping.
- Sold 2** ADJUSTMENTS: Bedroom -4,500 Tired appearance at exterior and interior reflects no updates. Adequately maintained appearance with heavy wear & tear. Cosmetics needed throughout. No landscaping.
- Sold 3** ADJUSTMENTS: Seller concession -6,000, GLA -1,700, Bedroom -4,500, Bathroom -3,500 New exterior paint and remarks say the interior was refreshed as reflected in marketing photos. Modest updates to kitchen & bathroom over the prior 15 years. Ready for move-in. Unremarkable landscaping.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No recent MLS history.			
<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>	\$289,900	\$289,900
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$280,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>All comps are similar style and quality, including no basement level. Comps selected have similar GLA and preference was placed on properties that reflect fewest improvements. All Sold comps are similar model as the Subject with an attached garage. All Sold close dates are within two months prior to this report and reflect current market conditions. 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 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



Front



Front



Front



Front



Front



## Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side



## Subject Photos



Side



Side



Street



Street



Street

## Listing Photos

**L1** 209 Kiva RD  
Colorado Springs, CO 80911



Front

**L2** 114 Linden DR  
Colorado Springs, CO 80911



Front

**L3** 45 Easy ST  
Colorado Springs, CO 80911



Front



## Sales Photos

**S1** 136 Bradley ST  
Colorado Springs, CO 80911



Front

**S2** 73 Goret DR  
Colorado Springs, CO 80911



Front

**S3** 1810 Bonita DR  
Colorado Springs, CO 80911



Front

## ClearMaps Addendum

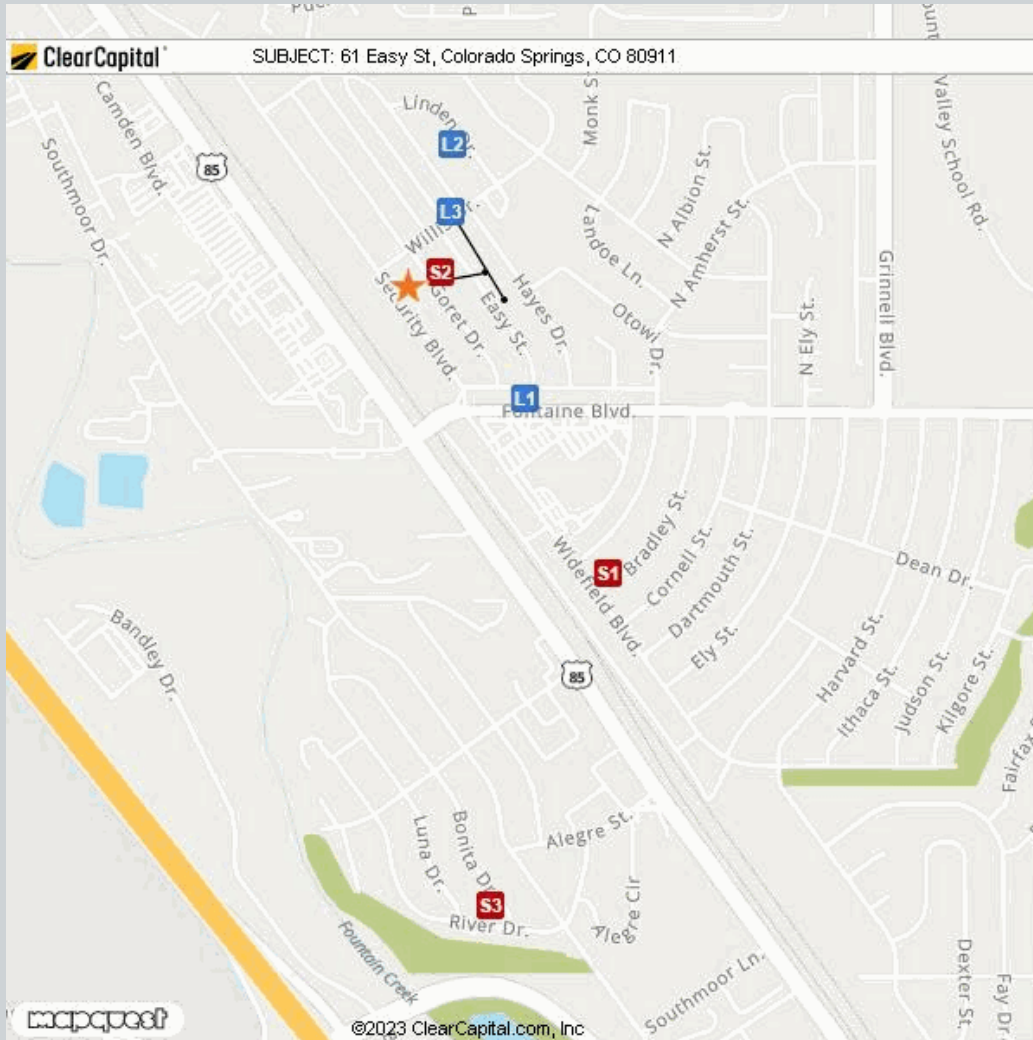
**Address** ★ 61 Easy Street, Colorado Springs, CO 80911

**Loan Number** 54927

**Suggested List** \$289,900

**Suggested Repaired** \$289,900

**Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	61 Easy Street, Colorado Springs, CO 80911	--	Parcel Match
L1 Listing 1	209 Kiva Rd, Colorado Springs, CO 80911	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	114 Linden Dr, Colorado Springs, CO 80911	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	45 Easy St, Colorado Springs, CO 80911	0.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	136 Bradley St, Colorado Springs, CO 80911	0.44 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	73 Goret Dr, Colorado Springs, CO 80911	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1810 Bonita Dr, Colorado Springs, CO 80911	0.85 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>	Darlene Haines	<b>Company/Brokerage</b>	1List Realty
<b>License No</b>	ER100003044	<b>Address</b>	3021 Mandalay Grv Colorado Springs CO 80917
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3039560090	<b>Email</b>	darlenehaines@hotmail.com
<b>Broker Distance to Subject</b>	9.45 miles	<b>Date Signed</b>	09/30/2023

*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:**

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