

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	7087 Huron Street, Denver, COLORADO 80221	Order ID	8926958	Property ID	34589315
Inspection Date	09/18/2023	Date of Report	09/18/2023		
Loan Number	55208	APN	1825-04-1-01-015		
Borrower Name	Catamount Properties 2018 LLC	County	Adams		

Tracking IDs					
Order Tracking ID	09.14.23 BPO Request	Tracking ID 1	09.14.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Jose L. Gonzalez	Condition Comments	
R. E. Taxes	\$2,752	Subject property appears to be in average condition. I only inspected the exterior. Dose not need repairs.	
Assessed Value	\$435,000		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Subject property is located East Denver, Colorado in the city of Denver Colorado, in the neighborhood called Ruby Hill a popular, well-established and maintained older neighborhood built in the late 1950s, close to schools, shopping, retail, restaurants, medical and dental offices, day care, parks, trails, open space, grocery stores, banks, worship, pharmacy, public transportation, and highway access. 15-minute drive to downtown Denver, 30-minute drive to the airport.	
Sales Prices in this Neighborhood	Low: \$345,000 High: \$508,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7087 Huron Street	7021 Zuni St	7296 Quivas St	7151 Larsh Dr
City, State	Denver, COLORADO	Denver, CO	Denver, CO	Denver, CO
Zip Code	80221	80221	80221	80221
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.69 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$505,000	\$474,900	\$410,000
List Price \$	--	\$508,000	\$474,900	\$399,000
Original List Date		09/15/2023	09/01/2023	08/31/2023
DOM · Cumulative DOM	-- · --	3 · 3	17 · 17	11 · 18
Age (# of years)	65	62	63	68
Condition	Average	Good	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	850	850	850	850
Bdrm · Bths · ½ Bths	4 · 1	4 · 2	3 · 2	3 · 2
Total Room #	8	8	9	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	90%	90%
Basement Sq. Ft.	850	850	850	850
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.17 acres	0.15 acres	0.14 acres
Other	--	--	--	--

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Listing Comp # 1 is superior to subject property, it has been remodeled, has 1 more bathroom, and a 2-car garage, whereas subject property does have a larger lot. They both are ranch style homes with 4 bedrooms, and finished basements
- Listing 2** Listing Comp # 2 is superior to subject property, it has been remodeled, has 1 more bathroom, and a 2-car garage, whereas subject property does have a larger lot and 1 more bedroom. They both are ranch style homes with 4 bedrooms, and finished basements
- Listing 3** Listing Comp # 3 is comparable to subject property, they both are ranch style homes, in average condition, finished basements, similar above ground finished and basement finished square footage, and no garages. Listing Comp # 3 does have 1 more bathroom, whereas subject property has i more bedroom, and a larger lot.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7087 Huron Street	7095 Inca Way	160 Greenwood Blvd	6831 Fern Dr
City, State	Denver, COLORADO	Denver, CO	Denver, CO	Denver, CO
Zip Code	80221	80221	80221	80221
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.47 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$385,000	\$399,000
List Price \$	--	\$399,900	\$385,000	\$399,000
Sale Price \$	--	\$415,000	\$375,000	\$340,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	07/18/2023	06/28/2023	09/07/2023
DOM · Cumulative DOM	-- · --	3 · 25	4 · 25	6 · 27
Age (# of years)	65	65	68	65
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	850	1,004	1,272	850
Bdrm · Bths · ½ Bths	4 · 1	5 · 2	3 · 1	2 · 2
Total Room #	8	9	6	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	20%
Basement Sq. Ft.	850	1,004	--	850
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.16 acres	0.16 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$25,010	-\$2,850	+\$11,910
Adjusted Price	--	\$389,990	\$372,150	\$351,910

* 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** Sold Comp # 1 is superior to subject property, it has 154 sq. ft. more above ground finished square footage @ \$50.00 per sq. ft. - \$7,700.00, 154 more sq. ft. basement finish @ \$15.00 per sq. ft. -\$2,310.00, 1 more bedroom-\$4,000.00, 1 more bathroom - \$4,000.00, and a 2-car garage -\$8,000.00, whereas subject property has a larger lot +\$1,000.00 Adjustments were made. They both are ranch style homes.
- Sold 2** Sold Comp # 2 is inferior to subject property, it has less total finished square footage because subject property has a finished basement, 1 less bedroom +\$4,000.00, a smaller lot +\$1,500.00. Sold Comp # 2 does have 422 sq. ft. more above ground finished square footage @ \$50.00 per sq. ft. -\$21,100.00, whereas subject property has 850 sq. ft. more basement finish @ \$15.00 per sq. ft. +\$12,750.00. Adjustments were made. They both are ranch style homes in average condition.
- Sold 3** Sold Comp # 3 is comparable to subject property, they both are ranch style homes, the same above ground and basement square footages, finished basements.. Sold Comp # 3 does have 1 more bathroom -\$4,000.00, 1 more garage stall -\$4,000.00, whereas subject property has 2 more bedrooms, +\$8,000.00, 694 sq. ft. more basement finish @ \$15.00 per sq. ft. +\$10,410.00 and a larger lot +\$1,500.00. Adjustments were made. The adjusted price is \$351,910.00. The value I am placing on the subject property is \$351,910.00 as is.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject property is not listed for sale, the current owner purchased the property on 01-18-2008.			
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	\$351,910	\$351,910
Sales Price	\$351,910	\$351,910
30 Day Price	\$351,910	--
Comments Regarding Pricing Strategy		
<p>Subject property is located North Denver, Colorado in the city of Denver Colorado, in the neighborhood called Ruby Hill a popular, well-established and maintained older neighborhood built in the late 1950s, close to schools, shopping, retail, restaurants, medical and dental offices, day care, parks, trails, open space, grocery stores, banks, worship, pharmacy, public transportation, and highway access. 15-minute drive to downtown Denver, 30-minute drive to the airport. This neighborhood in North Denver Colorado has all the same issues as of many of the neighborhoods in the Denver-metro areas, some neighborhoods still have low inventory, even with decreasing homes prices, and inventory increasing, homes are still selling at a reasonable rate even with the rise in interest rates, homes are going under contract on average in 48 days. Although we are seeing some adjustments in pricing after the rate increases, and Sellers are having to make some concessions, like allowing the Buyer to have inspections, and paying some of the Buyer's closing costs. Based on my investigations of the subject property, the condition of the subject property, the market conditions in the neighborhood, I am placing the value of the home at \$351,910.00.</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

Listing Photos

L1 7021 Zuni St
Denver, CO 80221



Other

L2 7296 Quivas St
Denver, CO 80221



Other

L3 7151 Larsh Dr
Denver, CO 80221



Other

Sales Photos

S1 7095 Inca Way
Denver, CO 80221



Other

S2 160 Greenwood Blvd
Denver, CO 80221



Other

S3 6831 Fern Dr
Denver, CO 80221



Other

ClearMaps Addendum

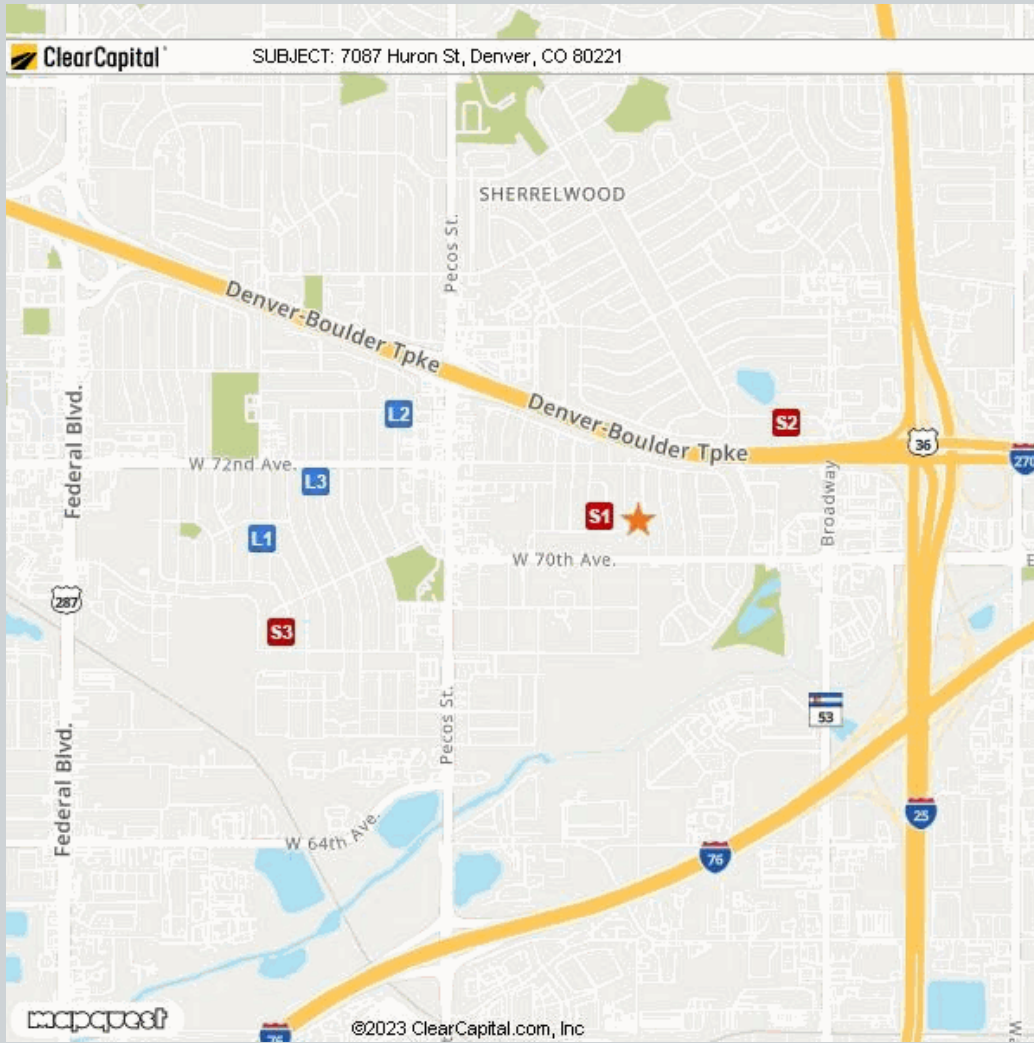
Address ★ 7087 Huron Street, Denver, COLORADO 80221

Loan Number 55208

Suggested List \$351,910

Suggested Repaired \$351,910

Sale \$351,910



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7087 Huron Street, Denver, Colorado 80221	--	Parcel Match
L1 Listing 1	7021 Zuni St, Denver, CO 80221	0.99 Miles ¹	Parcel Match
L2 Listing 2	7296 Quivas St, Denver, CO 80221	0.69 Miles ¹	Parcel Match
L3 Listing 3	7151 Larsh Dr, Denver, CO 80221	0.85 Miles ¹	Parcel Match
S1 Sold 1	7095 Inca Way, Denver, CO 80221	0.10 Miles ¹	Parcel Match
S2 Sold 2	160 Greenwood Blvd, Denver, CO 80221	0.47 Miles ¹	Parcel Match
S3 Sold 3	6831 Fern Dr, Denver, CO 80221	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	Kenneth Pulciani	Company/Brokerage	Sterling Realty LLC
License No	1024625	Address	9645 Kendall Ct Westminster CO 80021
License Expiration	12/31/2024	License State	CO
Phone	7205875363	Email	kpulciani@hotmail.com
Broker Distance to Subject	4.94 miles	Date Signed	09/18/2023

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.