

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	201 Charles Street, Avondale, COLORADO 81022	Order ID	8926958	Property ID	34589314
Inspection Date	09/15/2023	Date of Report	09/16/2023		
Loan Number	55209	APN	1208128003		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

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	ERNESTO W VARGAS	Condition Comments This subject has a hole on the side of the house and the trim paint is peeling. The biggest issue with this subject is personal items all over the place. This subject will most likely require a trash out.
R. E. Taxes	\$488	
Assessed Value	\$181,337	
Zoning Classification	Residential R-2	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$3,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$3,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments This area has easy access to schools, places of worship, restaurants and the highway
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$135600 High: \$535000	
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	201 Charles Street	318 Avondale	28896 Hillside	415 Ditch
City, State	Avondale, COLORADO	Avondale, CO	Pueblo, CO	Avondale, CO
Zip Code	81022	81022	81006	81022
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	8.58 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$135,000	\$219,900	\$179,900
List Price \$	--	\$135,000	\$219,900	\$165,000
Original List Date		08/31/2023	08/05/2023	05/20/2023
DOM · Cumulative DOM	-- · --	14 · 16	40 · 42	117 · 119
Age (# of years)	51	68	66	74
Condition	Fair	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	960	1,188	871	1,017
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	2 · 1	2 · 1
Total Room #	5	6	5	6
Garage (Style/Stalls)	Detached 1 Car	None	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.22 acres	.14 acres	.14 acres	.09 acres
Other	--	fireplace	--	--

* 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** Investor special! This three bedroom 2 bath home sits on a large lot. It needs some love, but would make a great rental or first time home buyer. A lot of sq. footage and good size bedrooms. Large kitchen with slider out to the back yard. Home is sold "AS IS" Seller has three homes total and may consider a package deal. 1713 San Juan St. & 1715 San Juan St.
- Listing 2** IS IT YOUR DREAM TO LIVE ON THE MESA?? HERE IS YOUR CHANCE!! SEVERAL UPDATES COMPLETED! NEWER VINYL WINDOWS, CENTRAL AIR, ELECTRICAL, PAINT, FLOOR COVERINGS, COUNTER TOPS, AND APPLIANCES. THERE IS ALSO A 30X20 FOAM INSULATED SHOP WITH CONCRETE FLOOR ON SEPARATE 200 AMP PANEL. SELLER WILL CONSIDER OWNER CARRY, OWNER CARRY 2ND, OR LEASE PURCHASE-PRESENT YOUR TERMS AND THE SELLER WILL CONSIDER.
- Listing 3** Country living is made easy with this great home in Avondale! 2 bed, 1 bath rancher with a bonus room that is currently used for storage that could easily be converted to a third bedroom. Large dining room. Newer furnace and water heater. 2 car carport, 6x8 shed, fenced yard.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	201 Charles Street	302 Avondale	238 E Hwy 50	335 Lucile
City, State	Avondale, COLORADO	Avondale, CO	Avondale, CO	Avondale, CO
Zip Code	81022	81022	81022	81022
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.49 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$179,000	\$189,900	\$279,000
List Price \$	--	\$179,000	\$189,900	\$279,000
Sale Price \$	--	\$185,000	\$197,000	\$280,000
Type of Financing	--	Conventional	Convnetional	Conventional
Date of Sale	--	06/30/2023	10/26/2022	08/25/2023
DOM · Cumulative DOM	-- · --	24 · 24	67 · 67	43 · 43
Age (# of years)	51	18	123	52
Condition	Fair	Average	Average	Good
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	960	1,183	1,751	816
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 2	4 · 2
Total Room #	5	7	7	8
Garage (Style/Stalls)	Detached 1 Car	None	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.		1,183	--	816
Pool/Spa	--	--	--	--
Lot Size	.22 acres	.23 acres	.59 acres	.196 acres
Other	--	--	--	--
Net Adjustment	--	-\$37,596	-\$58,550	-\$26,832
Adjusted Price	--	\$147,404	\$138,450	\$253,168

* 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** Welcome to 302 Avondale Blvd in serene Avondale, CO. This charming home offers 3 bedrooms, 2 bathrooms, and an open floor plan on a 0.23-acre corner lot. The spacious yard presents endless possibilities for outdoor activities. Inside, the open layout seamlessly connects the living, dining, and kitchen areas, flooding the space with natural light. The unfinished basement includes two bonus rooms with egress windows, allowing for customization options. Conveniently located near Pueblo, this quiet neighborhood offers a peaceful retreat. Across from a park, you'll have easy access to nature and recreation. With its desirable features, proximity to amenities, and tranquil setting, this property is expected to sell quickly. Don't miss the opportunity to make this house your home—schedule a viewing today! Adjustments made, -\$3500 for condition, -\$1500 for bath, \$50 per sq ft ag = -\$11150, \$12 per sq ft basement = -\$14196, \$15 per sq ft finished basement = -\$3750, -\$3500 for garage stall
- Sold 2** Investment opportunity. Turn of the century home located in the heart of Avondale. Old world charm shows through in this 4 beds, 2 bath home with a detached 2 car garage/shop. Featuring 1,751 sq ft main level living, high ceilings throughout, lots of windows for natural lighting. Original hardwood floors, formal dining, large living room with built-ins around the fireplace. Big back yard sitting on 0.59 acres with lawn and trees front and back. New exterior paint on the home and garage. Grandfathered Hand-dug well used for irrigation. Convenient location off of Hwy 50 E. Adjustments made, -\$8000 for seller concessions, -\$3500 for condition, -\$1000 for bed, -\$1500 for bath, \$50 per sq ft ag = -\$39550, -\$1500 for fireplace, -\$3500 for garage stall
- Sold 3** Do not miss this lovingly remodeled and well-cared for Avondale home, built in 1971 with 4 bedrooms (2 main level, 2 in basement) and 2 bathrooms full of upgrades and character! Oversized metal detached garage/utility building add to the functionality of this good sized .2 acre property, with fenced dog run. Surrounded by mature shade trees and open space across the street, with access to the Arkansas River nearby, just one block from community center and schools. You will love the laminate flooring with featured accent wall as you enter the open concept living area, along with all new soft close cabinets and granite countertops kitchen. Stunning bathroom remodel with all new tile and fixtures. Includes high-end Samsung appliances in a sleek black stainless fingerprintless design. Full-house solar system leaves the electric bill running just \$7-\$30 per month! New central air conditioning installed within the year! E-locks add to the overall ease-of-use and safety of this practical and modern home. Top-down/bottom-up custom blinds, new hardware, and stylish lighting fixtures throughout. Easy commute to Pueblo, with the peace and quiet of rural living. Come see this this affordable beauty and welcome home! Adjustments made, -\$20000 solar, -\$7000 for garage, -\$3500 condition, -\$1000 for bed, - \$1500 for bath, \$50 per sq ft ag = +\$7200, \$12 per sq ft basement = -\$9792, \$15 per sq ft finished basement = -\$12240

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject is not currently listed and it hasn't been listed in the last 12 months			
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

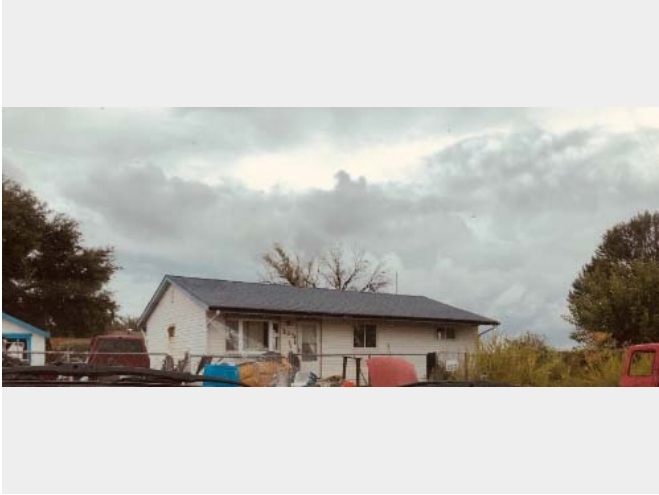
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$179,000	\$182,500
Sales Price	\$178,000	\$181,500
30 Day Price	\$177,000	--
Comments Regarding Pricing Strategy		
<p>I searched all ranchers in the area up to 1300 sq ft ag and I had to expand my distance parameters to find comps. I found 12 active comps, of which I used the best 3 for the subject. I went back 12 month and out n9 miles for sold comps. I had to expand the distance parameters to find comps. I found 5 sold comps, of which I used the best 3 comps for the subject. I had to expand the adjustment parameters to find comps. Adjustments were made to make the sold comps equal the subject. I believe that a trash out would be required on this subject.</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.

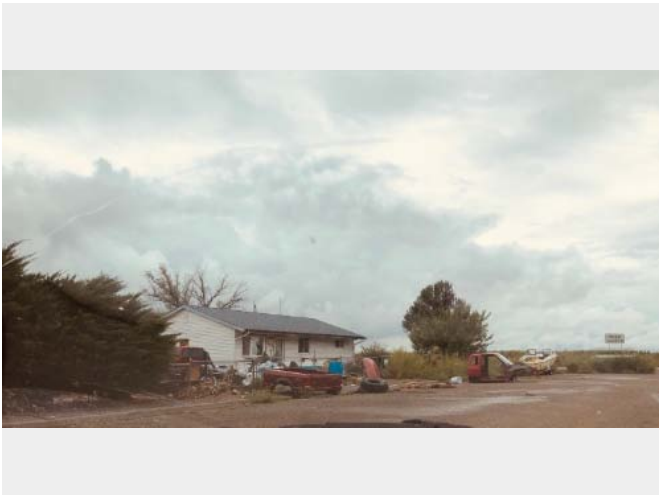
Subject Photos



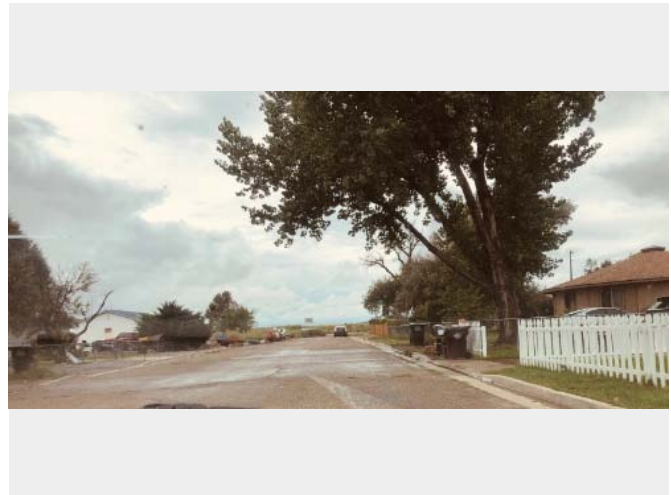
Front



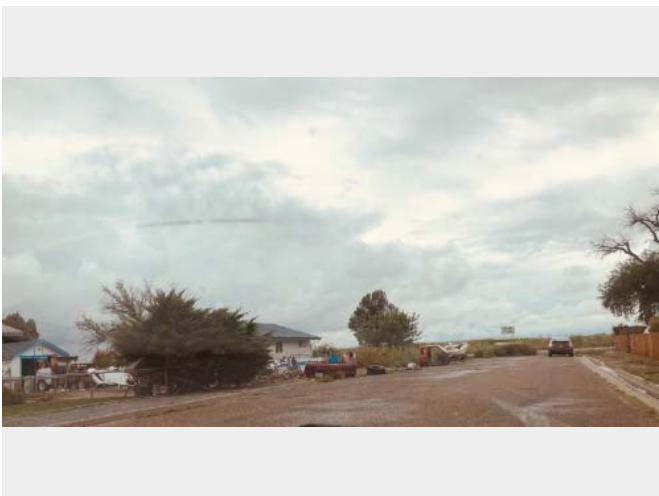
Address Verification



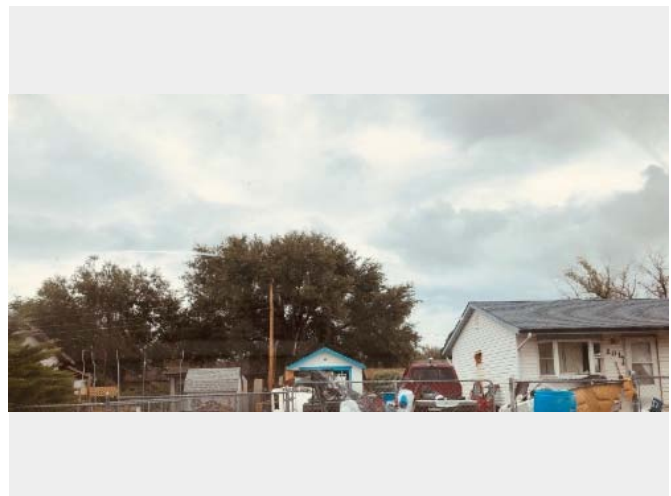
Side



Street



Street



Other

Subject Photos



Other

Listing Photos

L1 318 Avondale
Avondale, CO 81022



Front

L2 28896 Hillside
Pueblo, CO 81006



Front

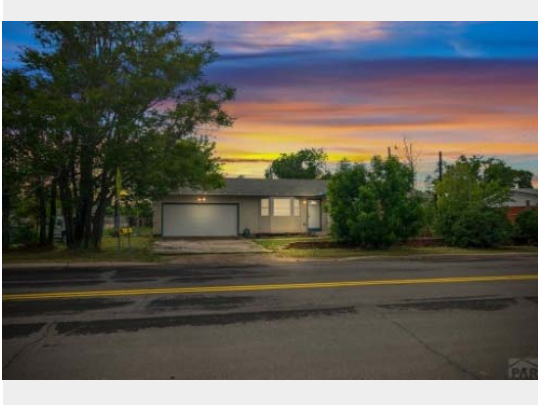
L3 415 Ditch
Avondale, CO 81022



Front

Sales Photos

S1 302 Avondale
Avondale, CO 81022



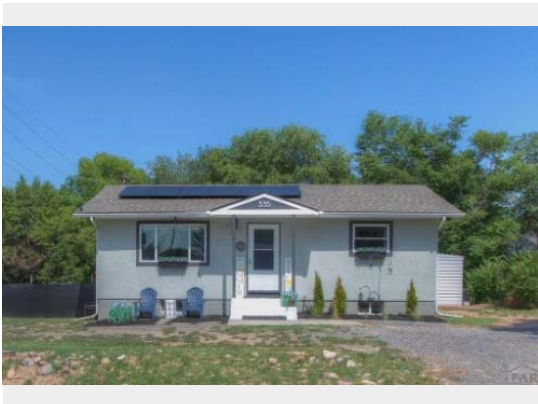
Front

S2 238 E Hwy 50
Avondale, CO 81022



Front

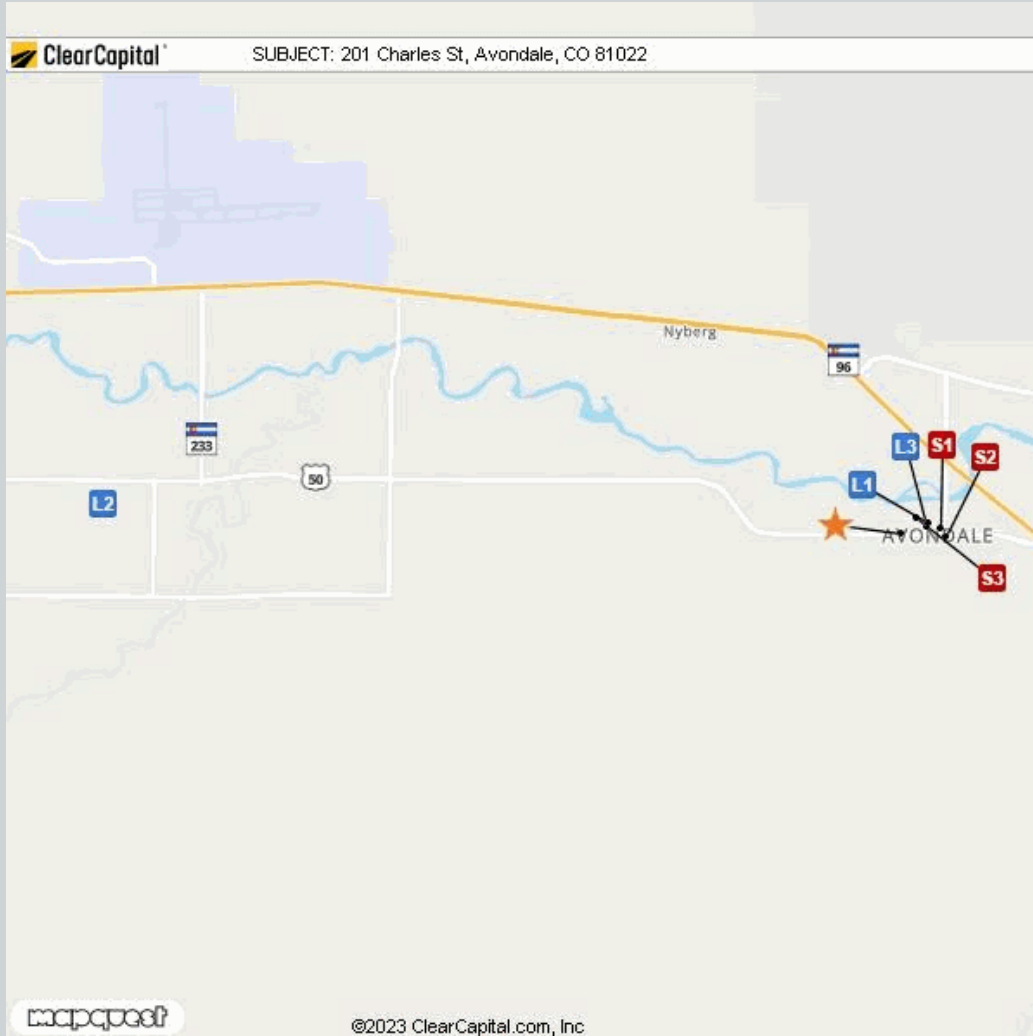
S3 335 Lucile
Avondale, CO 81022



Front

ClearMaps Addendum

Address ★ 201 Charles Street, Avondale, COLORADO 81022
Loan Number 55209 **Suggested List** \$179,000 **Suggested Repaired** \$182,500 **Sale** \$178,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	201 Charles Street, Avondale, Colorado 81022	--	Parcel Match
L1 Listing 1	318 Avondale, Avondale, CO 81022	0.33 Miles ¹	Parcel Match
L2 Listing 2	28896 Hillside, Pueblo, CO 81006	8.58 Miles ¹	Parcel Match
L3 Listing 3	415 Ditch, Avondale, CO 81022	0.30 Miles ¹	Parcel Match
S1 Sold 1	302 Avondale, Avondale, CO 81022	0.44 Miles ¹	Parcel Match
S2 Sold 2	238 E Hwy 50, Avondale, CO 81022	0.49 Miles ¹	Parcel Match
S3 Sold 3	335 Lucile, Avondale, CO 81022	0.24 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	Lisa White	Company/Brokerage	Lisa M. White
License No	FA.100085915	Address	1528 Fortino Blvd Pueblo CO 81008
License Expiration	12/31/2023	License State	CO
Phone	7192506761	Email	coloradolisawhite@kw.com
Broker Distance to Subject	15.53 miles	Date Signed	09/16/2023

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.