

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>	1053 Swayback Drive N, Fountain, CO 80817	<b>Order ID</b>	9205963	<b>Property ID</b>	35173505
<b>Inspection Date</b>	03/09/2024	<b>Date of Report</b>	03/10/2024		
<b>Loan Number</b>	55210	<b>APN</b>	5609320016		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.8_CitiBPO_update	<b>Tracking ID 1</b>	3.8_CitiBPO_update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,062	Subject conforms to the neighborhood and has average curb appeal consistent with the neighboring properties. The Subject is a 2-story with a porch, 2- car garage and driveway. The site is an west facing interior lot with unremarkable residential views all sides. The property is undergoing a update, exterior has recent paint & the front landscaping is being refreshed. The exterior reflects an adequately maintained appearance. No recent permits pulled. No access to interior, assuming average condition for valuation purposes. No issues observed during drive-by inspection. *No address marker, broker used neighboring properties to verify the address.	
<b>Assessed Value</b>	\$20,170		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Property has locks on the doors & windows. Appears secure.)			
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Countryside West is a subdivision of tract homes in the Fountain area located south of Colorado Springs with easy access to highways, schools & parks/trails are close by. Neighboring homes reflect average condition and curb appeal. Majority of similar properties are financed by Conventional mortgages and seller concessions of 0-3% are common. Average marketing time of similar properties in the area is 35 days and sale prices average 100% of list price. Currently low distress/REO activity.	
<b>Sales Prices in this Neighborhood</b>	Low: \$239000 High: \$473000		
<b>Market for this type of property</b>	Decreased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1053 Swayback Drive N	779 Progress Dr	157 Hoedown Cr	7447 Benecia Dr
City, State	Fountain, CO	Fountain, CO	Fountain, CO	Fountain, CO
Zip Code	80817	80817	80817	80817
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 <sup>1</sup>	0.52 <sup>1</sup>	0.74 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$400,000	\$435,000
List Price \$	--	\$430,000	\$400,000	\$425,000
Original List Date		02/23/2024	02/20/2024	02/06/2024
DOM · Cumulative DOM	-- · --	10 · 16	18 · 19	28 · 33
Age (# of years)	25	26	38	8
Condition	Average	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,640	1,504	1,412	1,686
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	10	12	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	--	480	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.16 acres	0.31 acres	0.10 acres
Other	Loft, Porch	Fireplace, Central AC	Central AC, Detached 2 car garage	Central AC

\* Listing 2 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** UNDER CONTRACT. Comp is superior with a finished basement but otherwise comp is similar to Subject room count, style and GLA. Reflects an adequately maintained appearance.

**Listing 2** UNDER CONTRACT. Comp has added garages but is otherwise similar to Subject room count, GLA and likely condition with few or no outstanding surface updates.

**Listing 3** UNDER CONTRACT. 1 Price Decrease. Comp reflects a well-maintained appearance, maybe Made Ready with new paint/carpet but otherwise no updates since built. Comp is similar to Subject room count, style and GLA. Shortage of comps, it was necessary to relax age to produce comp.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1053 Swayback Drive N	11412 Melden Wy	108 Yearling Ct	7780 Middle Bay Wy
<b>City, State</b>	Fountain, CO	Fountain, CO	Fountain, CO	Fountain, CO
<b>Zip Code</b>	80817	80817	80817	80817
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.35 <sup>1</sup>	0.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$382,500	\$395,000	\$415,000
<b>List Price \$</b>	--	\$370,000	\$395,000	\$415,000
<b>Sale Price \$</b>	--	\$360,000	\$395,000	\$405,000
<b>Type of Financing</b>	--	Va	Fha	Fha
<b>Date of Sale</b>	--	11/07/2023	10/05/2023	08/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	42 · 76	4 · 34	4 · 29
<b>Age (# of years)</b>	25	21	30	22
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Adverse ; Other	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,640	1,422	1,683	1,868
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	10	10	10	11
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	477	812
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.16 acres	0.17 acres
<b>Other</b>	Loft, Porch	Porch, Central AC	Porch, Fireplace, Central AC	Porch, Fireplace, Central AC
<b>Net Adjustment</b>	--	+\$1,630	-\$7,505	-\$19,980
<b>Adjusted Price</b>	--	\$361,630	\$387,495	\$385,020

\* Sold 2 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: Seller concession -7,000, GLA +7,630, Loft +4,500, Central AC -3,500 1 Price Decrease. Site backs to railroad tracks. Comp has neutral interior, few or no notable updates but an adequately maintained appearance. No landscaping.
- Sold 2** ADJUSTMENTS: Seller concession -5,000, GLA -1,505, Loft +4,500, Fireplace -2,000, Central AC -3,500, Basement -2,500 Neutral interior with laminate floor at common & wet areas. No outstanding features or landscaping improvements. Unfinished basement.
- Sold 3** ADJUSTMENTS: GLA -7,980, Bedroom -8,500, Loft +4,500, Fireplace -2,000, Central AC -3,500, Basement -2,500 Comp is superior with a unfinished basement space but otherwise comp is similar to Subject room count, style and GLA. Reflects an adequately maintained appearance.

### 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. Recent off-market sale date: 10/11/2023					
<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>	\$389,900	\$389,900
<b>Sales Price</b>	\$385,000	\$385,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>All comps are similar style and GLA, comps were selected with preference for properties that some but few or no outstanding updates as Subject reflects cosmetic improvements at the exterior. Subject does not have a basement, but the neighborhood has a lot of basement homes, it was necessary to use comps with this feature, but adjustments made are sufficient for the area. Sold comps selected are the most recent comparable sales that have occurred within the prior 6 months of this report. 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



Address Verification



Address Verification



Side



Side



Side



Side



### Subject Photos



Street



Street



Street

## Listing Photos

**L1** 779 Progress DR  
Fountain, CO 80817



Front

**L2** 157 Hoedown CR  
Fountain, CO 80817



Front

**L3** 7447 Benecia DR  
Fountain, CO 80817



Front

## Sales Photos

**S1** 11412 Melden WY  
Fountain, CO 80817



Front

**S2** 108 Yearling CT  
Fountain, CO 80817



Front

**S3** 7780 Middle Bay WY  
Fountain, CO 80817



Front

### ClearMaps Addendum

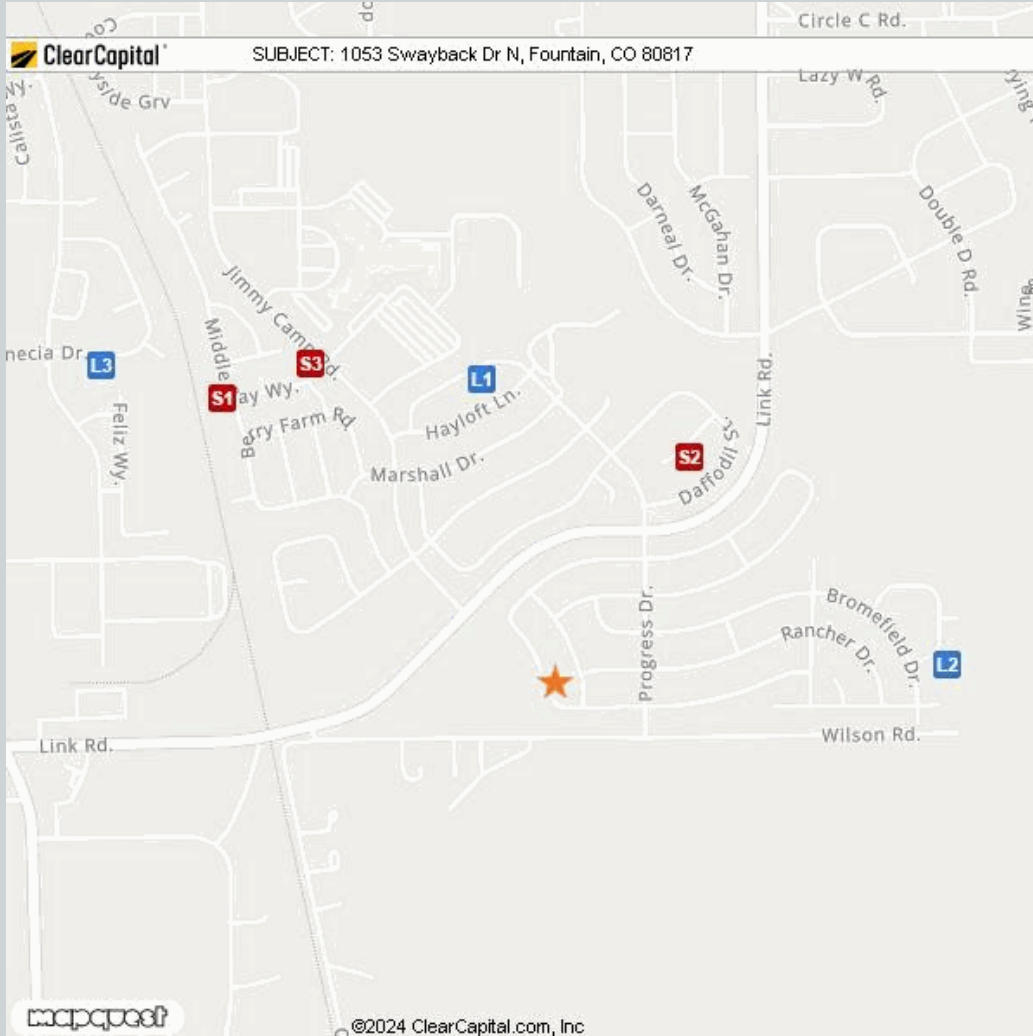
**Address** ★ 1053 Swayback Drive N, Fountain, CO 80817

**Loan Number** 55210

**Suggested List** \$389,900

**Suggested Repaired** \$389,900

**Sale** \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1053 Swayback Drive N, Fountain, CO 80817	--	Parcel Match
L1 Listing 1	779 Progress Dr, Fountain, CO 80817	0.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	157 Hoedown Cr, Fountain, CO 80817	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7447 Benecia Dr, Fountain, CO 80817	0.74 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	11412 Melden Wy, Fountain, CO 80817	0.59 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	108 Yearling Ct, Fountain, CO 80817	0.35 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7780 Middle Bay Wy, Fountain, CO 80817	0.54 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>	14.79 miles	<b>Date Signed</b>	03/10/2024

*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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