

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>	1820 Wildwood Drive, Colorado Springs, CO 80918	<b>Order ID</b>	9205963	<b>Property ID</b>	35173625
<b>Inspection Date</b>	03/08/2024	<b>Date of Report</b>	03/11/2024		
<b>Loan Number</b>	55266	<b>APN</b>	6309301030		
<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>	\$1,853	Subject conforms to the neighborhood and has average curb appeal consistent for the area. The Subject is a ranch design with a two car garage and a gravel circle driveway. The site is an interior lot with fenced backyard. Mature trees, natural or no landscaping and unremarkable residential views. The exterior reflects an adequately maintained appearance, no issues observed during drive-by inspection. Recent and open permits for electrical, roof and basement finish. No access to interior, assuming average condition for valuation purposes.	
<b>Assessed Value</b>	\$33,080		
<b>Zoning Classification</b>	Residential R		
<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>	Brookwood Estates HOA 719-388-1793		
<b>Association Fees</b>	\$50 / Year (Other: Covenant Enforcement)		
<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	Brookwood is an established subdivision of tract homes built during the 1960s-1970s. The area is located on the north end of Colorado Springs with easy access to highways, schools & parks/trails are close by. The home sites in the subdivision are large, typically 0.5 acre or more which gives the area a 'country' feel but city location. Typical financing in the area is Conventional mortgages. Average marketing time for similar properties in the area is 19 days, homes generally sell at 100% LP/SP. Neighboring homes reflect average condition and curb appeal. Currently low distress/REO activity.	
<b>Sales Prices in this Neighborhood</b>	Low: \$270000 High: \$1172500		
<b>Market for this type of property</b>	Increased 14 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1820 Wildwood Drive	6937 Cedarwood Cr	6235 Turret Dr	5850 Cliffside Te
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80918	80918	80918	80918
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 <sup>1</sup>	0.83 <sup>1</sup>	1.22 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$549,900	\$750,000
List Price \$	--	\$550,000	\$539,900	\$750,000
Original List Date		02/08/2024	02/23/2024	02/14/2024
DOM · Cumulative DOM	-- · --	13 · 32	13 · 17	14 · 26
Age (# of years)	48	52	47	36
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	Split Tri-Level	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,839	2,036	1,420	2,086
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	5 · 3	3 · 2 · 1
Total Room #	10	10	11	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	52%	100%	95%	85%
Basement Sq. Ft.	1,759	583	1,305	1,936
Pool/Spa	--	--	--	--
Lot Size	0.50 acres	0.45 acres	0.25 acres	0.30 acres
Other	Fireplace	Fireplace	2Fireplace	Fireplace

\* Listing 1 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. Kitchen has been updated in the prior 15 years and few other unremarkable cosmetics. The interior reflects an adequately maintained appearance.

**Listing 2** UNDER CONTRACT. 1 Price Decrease. Kitchen has been updated in the prior 15 years and few or no other updates. The interior reflects an adequately maintained appearance.

**Listing 3** PENDING. Shortage of comps, it was necessary to expand radius and relax year built to produce this comp. Comp is superior condition and has updates within the prior 15 years at the interior. Comp shouldn't be ignored because it's the most similar GLA and total square footage with the basement included and the comp is a similar design. Comp reflects a well-maintained appearance.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1820 Wildwood Drive	2011 Wildwood Dr	2079 Brookwood Dr	45 Gold Coin Ct
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80918	80918	80918	80919
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.31 <sup>1</sup>	1.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$700,000	\$600,000	\$629,000
<b>List Price \$</b>	--	\$599,000	\$600,000	\$629,000
<b>Sale Price \$</b>	--	\$599,000	\$580,000	\$634,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	01/18/2024	12/22/2023	09/19/2023
<b>DOM · Cumulative DOM</b>	-- · --	85 · 118	4 · 14	7 · 38
<b>Age (# of years)</b>	48	52	56	52
<b>Condition</b>	Average	Good	Average	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	Split Split-level	1 Story Raised Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,839	2,120	1,488	1,827
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 3	6 · 3
<b>Total Room #</b>	10	10	10	12
<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>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	52%	89%	100%	98%
<b>Basement Sq. Ft.</b>	1759	741	917	1,773
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.50 acres	0.51 acres	0.61 acres	0.27 acres
<b>Other</b>	Fireplace	Fireplace, Detached garage	Fireplace	2Fireplace
<b>Net Adjustment</b>	--	-\$20,970	+\$24,670	-\$35,730
<b>Adjusted Price</b>	--	\$578,030	\$604,670	\$598,270

\* 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: Seller concession -5,000, Condition/features -10,000, GLA -11,240, Basement +15,270, Detached garage -10,000  
5 Price Decreases. Comp interior has surface improvements in the prior 10 years including kitchen & bathroom update. Comp reflects an adequately maintained appearance.
- Sold 2** ADJUSTMENTS: GLA +14,040, Basement +12,630, Bathroom -5,500, Bathroom +3,500 Comp has superior exterior, landscaping and curb appeal. Few or no outstanding updates but the interior reflects a well maintained appearance.
- Sold 3** ADJUSTMENTS: Seller concession -15,000, GLA +480, Basement -210, Bedroom -17,000, Bathroom -5,500, Bathroom +3,500, Fireplace -2,000 Shortage of comps, it was necessary to expand radius to produce this comp but this is the most comparable overall with the most similar GLA, room count and style. Kitchen has been updated in the prior 15 years but otherwsie few or no outstanding updates. The interior reflects a well maintained appearance.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Off-market sale date: 10/03/2023			
<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>	\$604,900	\$604,900
<b>Sales Price</b>	\$600,000	\$600,000
<b>30 Day Price</b>	\$595,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>There is a shortage of comps. It was necessary to relax style, year built, GLA and expand radius to produce comps. All Sold comps are located in the Subject's school district and although Sold #3 is the furthest distance it is the most comparable of all the comps and the neighborhood is similar. Sold #1 is the least similar but also located in the Subject's subdivision and shouldn't be ignored because it's recent close date. Sold #2 is located in the Subject's subdivision, has the least GLA but likely comparable condition. All Sold comps closed within the prior 6 months of this report and reflect current market conditions. This neighborhood has strong comps and generally fast sales. Comps selected are the best available at the time of this report and adjustments made are sufficient for the area and market conditions at this time.</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



Address Verification



## Subject Photos



Address Verification



Side



Side



Side



Side



Side



## Subject Photos



Street



Street



Street

## Listing Photos

**L1** 6937 Cedarwood CR  
Colorado Springs, CO 80918



Front

**L2** 6235 Turret DR  
Colorado Springs, CO 80918



Front

**L3** 5850 Cliffside TE  
Colorado Springs, CO 80918



Front

## Sales Photos

**S1** 2011 Wildwood DR  
Colorado Springs, CO 80918



Front

**S2** 2079 Brookwood DR  
Colorado Springs, CO 80918



Front

**S3** 45 Gold Coin CT  
Colorado Springs, CO 80919



Front



## ClearMaps Addendum

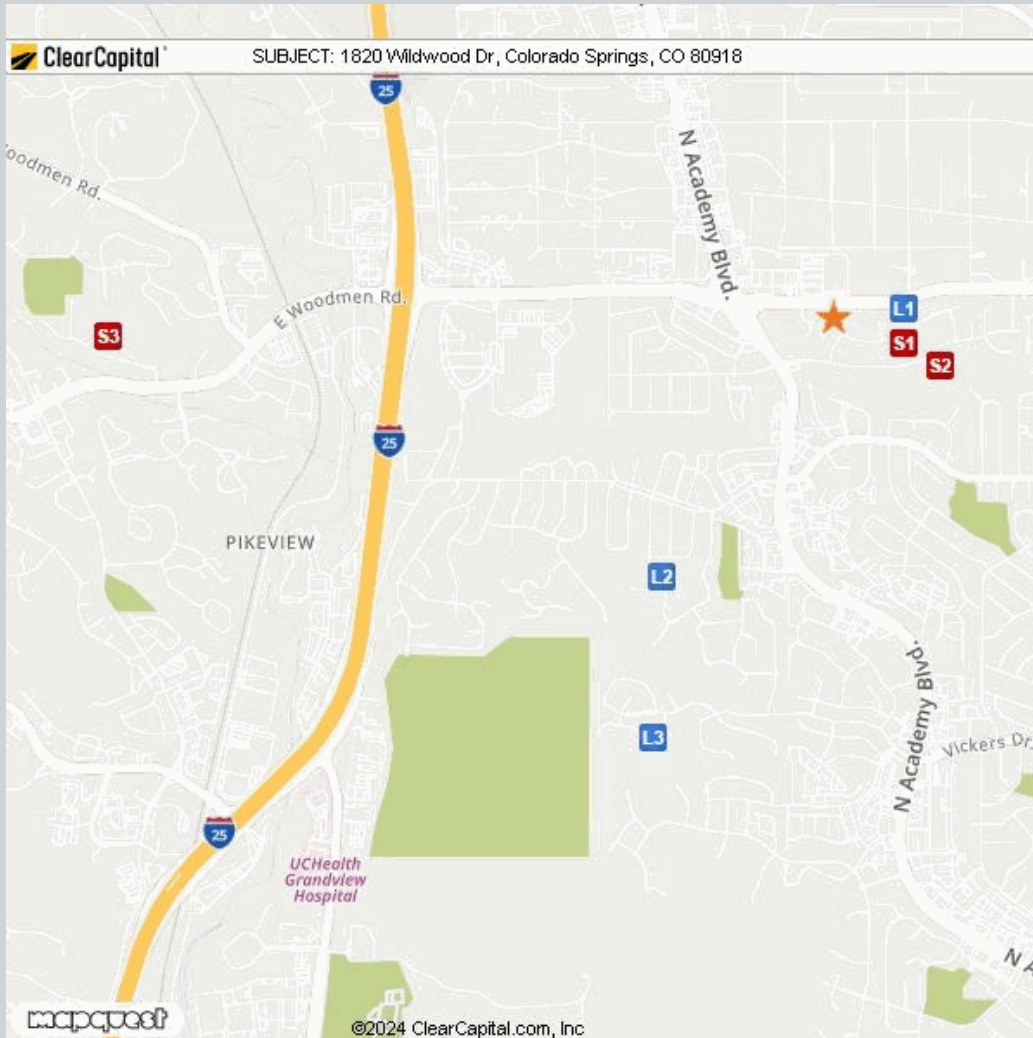
**Address** ★ 1820 Wildwood Drive, Colorado Springs, CO 80918

**Loan Number** 55266

**Suggested List** \$604,900

**Suggested Repaired** \$604,900

**Sale** \$600,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1820 Wildwood Drive, Colorado Springs, CO 80918	--	Parcel Match
L1 Listing 1	6937 Cedarwood Cr, Colorado Springs, CO 80918	0.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6235 Turret Dr, Colorado Springs, CO 80918	0.83 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5850 Cliffside Te, Colorado Springs, CO 80918	1.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2011 Wildwood Dr, Colorado Springs, CO 80918	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2079 Brookwood Dr, Colorado Springs, CO 80918	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	45 Gold Coin Ct, Colorado Springs, CO 80919	1.94 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>	5.27 miles	<b>Date Signed</b>	03/11/2024

*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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