

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>	6620 W 74th Avenue Ave, Arvada, CO 80003	<b>Order ID</b>	9319895	<b>Property ID</b>	35367094
<b>Inspection Date</b>	05/03/2024	<b>Date of Report</b>	05/08/2024		
<b>Loan Number</b>	55536	<b>APN</b>	013811		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jefferson		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	5.3_Aged_BPOs	<b>Tracking ID 1</b>	5.3_Aged_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	Subject appears to have been recently remodeled from the exterior. MLS photos show the same condition on the interior. Curb appeal is strong with new paint, fencing and simple landscaping. Subject conforms to others on the block in terms of structure with no additions visible. Subject is above average in appeal and condition compared to others on the block. There is visible concrete crumbling on the front stairs, porch and garage. This is aesthetic and not included in Suggested Repairs. An upper window appears to have the seal broken with fogging visible. Comps were chosen based on 1) Condition, 2) GLA, 3) Proximity, and 4) Style. The search was extended to 2 miles in order to capture comps with appropriate GLA (20% of subject's).
<b>R. E. Taxes</b>	\$2,923	
<b>Assessed Value</b>	\$38,388	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(dead bolt lock on front door)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	There are 2.09 months of inventory in the zip code (up 46.15% MOM) with properties on the market a median of 14 days (up 250% MOM). Properties are selling at 100% of List Price (down 3.27% MOM). The Median Sold Price is \$606,500 (down 1.38% MOM). There are 57 active listings (up 39% MOM) and 12 distressed properties in the zip code (1 active listing). \$332 is the Median \$/Sq Ft and the Median Living SQ Ft is 1,806. The Median Estimated Property Value is \$568,190 (up 2% MOM and up .3% in 12 months). 70% of the properties are owned and 30% are rented. The Median Household Income is \$82,095 comp...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$299600 High: \$637599	
<b>Market for this type of property</b>	Decreased 9 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Neighborhood Comments

There are 2.09 months of inventory in the zip code (up 46.15% MOM) with properties on the market a median of 14 days (up 250% MOM). Properties are selling at 100% of List Price (down 3.27% MOM). The Median Sold Price is \$606,500 (down 1.38% MOM). There are 57 active listings (up 39% MOM) and 12 distressed properties in the zip code (1 active listing). \$332 is the Median \$/Sq Ft and the Median Living SQ Ft is 1,806. The Median Estimated Property Value is \$568,190 (up 2% MOM and up .3% in 12 months). 70% of the properties are owned and 30% are rented. The Median Household Income is \$82,095 compared to \$86,297 for the County overall. The subject is located in an older northern suburb with easy access to commuter highways. The average age of homes in this zip is 50 years. The middle school is walkable as is a neighborhood park. A big box retailer, gas stations, restaurants and other retail shops are within walking distance. The neighborhood has good access to highways and a light rail station for easy commuting. No boarded up homes were seen at inspection. No industrial influences are within the immediate area.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6620 W 74th Avenue Ave	9310 W 81st Ave	8179 Dover Circle	8164 Ammons Way
<b>City, State</b>	Arvada, CO	Arvada, CO	Arvada, CO	Arvada, CO
<b>Zip Code</b>	80003	80005	80005	80005
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.99 <sup>1</sup>	1.62 <sup>1</sup>	1.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$695,000	\$649,900	\$675,000
<b>List Price \$</b>	--	\$695,000	\$649,900	\$675,000
<b>Original List Date</b>		04/25/2024	04/12/2024	05/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	3 · 13	3 · 26	1 · 6
<b>Age (# of years)</b>	48	47	44	51
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Beneficial ; Adjacent to Park	Beneficial ; Other	Beneficial ; Adjacent to Park
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Traditional	2 Stories Traditional	Split Traditional	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,263	2,178	1,872	1,895
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 2 · 1	3 · 2 · 1	4 · 3
<b>Total Room #</b>	11	12	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>	100%	0%	100%	95%
<b>Basement Sq. Ft.</b>	675	1,030	374	535
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	.25 acres	.14 acres	.20 acres
<b>Other</b>	--	--	--	--

\* 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.

### Current Listings - Cont.

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

- Listing 1** L1 is similar to the subject in condition, age, style and appeal. It is inferior to the subject in GLA (\$5,423), Baths (\$2,500) and Basement Finished Sq Ft (\$10,125). It is superior to the subject in Lot Size (-\$6,518) and Location (-\$10,000). The Adjusted List Price is \$696,530.
- Listing 2** L2 is similar to the subject in condition, age, style and appeal. It is inferior to the subject in GLA (\$27,135), Beds (\$4,000), Baths (\$2,500), Lot Size (\$3,834), and Basement Finished Sq Ft (\$4,515). It is superior to the subject in Location (-\$10,000). The Adjusted List Price is \$671,884.
- Listing 3** L3 is similar to the subject in condition, age, style and appeal. It is inferior to the subject in GLA (\$26,202), and Basement Finished Sq Ft (\$2,550). It is superior to the subject in Location (-\$10,000) and Lot Size (-\$1,458). The Adjusted List Price is \$692,294.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6620 W 74th Avenue Ave	7201 Otis Court	6571 W 73rd Ave	6926 Quay Court
<b>City, State</b>	Arvada, CO	Arvada, CO	Arvada, CO	Arvada, CO
<b>Zip Code</b>	80003	80003	80003	80003
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.14 <sup>1</sup>	0.60 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$699,000	\$699,999	\$695,000
<b>List Price \$</b>	--	\$699,000	\$699,999	\$695,000
<b>Sale Price \$</b>	--	\$688,500	\$705,000	\$685,000
<b>Type of Financing</b>	--	Conventional	Conventional	Va
<b>Date of Sale</b>	--	04/12/2024	03/20/2024	03/26/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 24	2 · 34	7 · 35
<b>Age (# of years)</b>	48	49	46	53
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Adverse ; Busy Road	Beneficial ; Other	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	Split Traditional	Split Traditional	Split Traditional	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,263	1,869	2,263	1,650
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2 · 1	4 · 3	5 · 2
<b>Total Room #</b>	11	12	10	10
<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>	100%	100%	90%	100%
<b>Basement Sq. Ft.</b>	675	661	675	506
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	.24 acres	.21 acres	.17 acres
<b>Other</b>	--	--	1,500 concessions	--
<b>Net Adjustment</b>	--	+\$40,468	-\$15,580	+\$44,414
<b>Adjusted Price</b>	--	\$728,968	\$689,420	\$729,414

\* 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** S1 is similar to the subject in condition, age, style and appeal. It is inferior to the subject in Location (\$10,000), GLA (\$28,998), Beds (\$4,000), and Baths (\$2,500). It is superior to the subject in Lot Size (-\$3,834). The interior condition is most similar to the subject, however, the GLA is smaller and the adjustment puts the adjusted sold price above the actual sold price. The Adjusted Sold Price is \$728,968.
- Sold 2** S2 is similar to the subject in condition, age, style and appeal. It is superior to the subject in Location (-\$10,000) and Lot Size (-\$3,834). The Price is also adjusted for \$1,500 in Concessions. The Adjusted Sold Price is \$690,420.
- Sold 3** S3 is similar to the subject in condition, age, style and appeal. It is inferior to the subject in GLA (\$50,879), Baths (\$5,000), and Basement Finished Sq Ft (\$2,535). It is superior to the subject superior in Beds (-\$4,000). The Price is also adjusted \$10,000 for the solar panel loan buyers were required to assume. The Adjusted Sold Price is \$729,414.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			purchased by current owners on 10/23/2023 for \$497,000.				
<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>	1						
<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>
09/14/2023	\$525,000	10/30/2023	\$500,000	Sold	10/30/2023	\$497,000	MLS
04/19/2024	\$720,000	05/02/2024	\$700,000	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$699,500	\$700,500
<b>Sales Price</b>	\$699,500	\$700,500
<b>30 Day Price</b>	\$699,500	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based on S2 and L1 and current market data. Properties are selling at 100% of list price (down 3% in a month). The number of listings is up 39% MOM. The Median Sold Price is down 1.4% MOM. Suggesting more competition for sellers and more choice for buyers in this area. The repaired price is based on a 2X ROI.		

## 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



Address Verification



Side



Side



Street



Street



### Subject Photos



Street



Other



Other



Other



Other



Other

## Subject Photos



Other



Other



Other



Other

## Listing Photos

**L1** 9310 W 81st Ave  
Arvada, CO 80005



Front

**L2** 8179 Dover Circle  
Arvada, CO 80005



Front

**L3** 8164 Ammons Way  
Arvada, CO 80005



Front

## Sales Photos

**S1** 7201 Otis Court  
Arvada, CO 80003



Front

**S2** 6571 W 73rd Ave  
Arvada, CO 80003



Front

**S3** 6926 Quay Court  
Arvada, CO 80003



Front

### ClearMaps Addendum

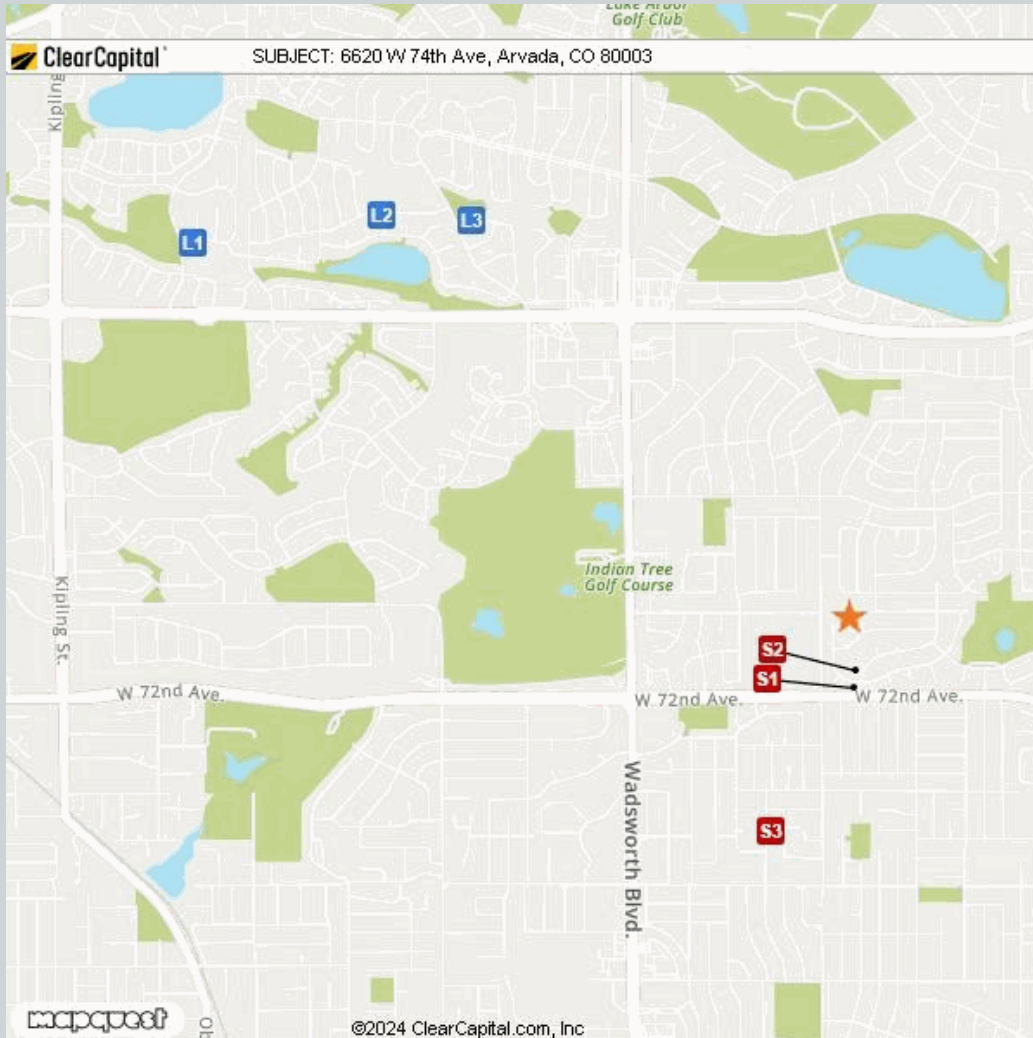
**Address** ★ 6620 W 74th Avenue Ave, Arvada, CO 80003

**Loan Number** 55536

**Suggested List** \$699,500

**Suggested Repaired** \$700,500

**Sale** \$699,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6620 W 74th Avenue Ave, Arvada, CO 80003	--	Parcel Match
L1 Listing 1	9310 W 81st Ave, Arvada, CO 80005	1.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8179 Dover Circle, Arvada, CO 80005	1.62 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8164 Ammons Way, Arvada, CO 80005	1.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7201 Otis Court, Arvada, CO 80003	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6571 W 73rd Ave, Arvada, CO 80003	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6926 Quay Court, Arvada, CO 80003	0.60 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>	Kelly Swindell	<b>Company/Brokerage</b>	Home Sweet Colorado Realty / JPAR Modern Real Estate
<b>License No</b>	ER100067038	<b>Address</b>	2279 E 129th Ave Thornton CO 80241
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3035252975	<b>Email</b>	kelly.homesweetcolorado@gmail.com
<b>Broker Distance to Subject</b>	9.08 miles	<b>Date Signed</b>	05/08/2024

*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:**

**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.**