

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>	1729 Belmont Avenue, Pueblo, CO 81004	<b>Order ID</b>	9006642	<b>Property ID</b>	34769999
<b>Inspection Date</b>	11/02/2023	<b>Date of Report</b>	11/02/2023		
<b>Loan Number</b>	55657	<b>APN</b>	1511214008		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Pueblo		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.2_BPO	<b>Tracking ID 1</b>	11.2_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MICHELL L SESSA	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$879	This subject appears to be maintained at this time. There wasn't a visible address on the house. I used the street sign for address verification.	
<b>Assessed Value</b>	\$169,515		
<b>Zoning Classification</b>	Residential R2:RES/1 FAM DWEL 5000SF		
<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>	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	This area has easy access to schools, parks, places of worship, shopping, restaurants, medical facilities and the highway	
<b>Sales Prices in this Neighborhood</b>	Low: \$156800 High: \$282900		
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.		
<b>Normal Marketing Days</b>	>180		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1729 Belmont Avenue	2114 Cedar	1905 Cedar	2142 E Orman
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.14 <sup>1</sup>	1.03 <sup>1</sup>	1.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$270,000	\$322,230	\$297,000
<b>List Price \$</b>	--	\$270,000	\$320,230	\$294,000
<b>Original List Date</b>		10/27/2023	08/17/2023	07/08/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 6	77 · 77	117 · 117
<b>Age (# of years)</b>	78	119	96	71
<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	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,189	1,012	1,064	1,181
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	2 · 2	4 · 2
<b>Total Room #</b>	5	6	8	7
<b>Garage (Style/Stalls)</b>	None	None	None	Detached 1 Car
<b>Basement (Yes/No)</b>	Yes	No	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	92%
<b>Basement Sq. Ft.</b>	406	--	648	861
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.22 acres	.109 acres	.129 acres	.187 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** UPDATED WITH MODERN TOUCHES, THIS 3 BED 2 BATH RANCHER HAS A MAINTENANCE FREE YARD WITH A PRIVATE AND RELAXING BACKYARD. OPEN AND FLOWING KITCHEN INTO THE LIVING ROOM. JUST DOWN THE STREET FROM ST. MARY CORWIN HOSPITAL, EVRAZ STEEL MILL AS WELL AS DINING. TURN KEY AND READY!
- Listing 2** Charming two-bedroom home with thoughtful design. Discover the essence of comfortable living at 1905 Cedar Street, where timeless charm meets modern convenience. This inviting two-bedroom home offers a cleverly designed kitchen with gas cooking, featuring pull-outs to keep your countertop clutter-free. The white cabinets add a touch of elegance, while the master 3/4 bath surprises with a hidden closet for seamless organization. The basement holds the potential for a third bedroom or versatile space, ready to suit your needs. Outside, the backyard unveils a covered patio and outdoor kitchen, the perfect retreat for outdoor gatherings. The outdoor guest cottage or hobby room, insulated and equipped with its own mini-split unit, offers cozy comfort year-round. The hickory and tile floors add to the character and charm of the home. For those with a handy streak, a spacious workshop awaits. Experience the allure of this home's design, where every detail has been carefully considered to create a comfortable, functional, and aesthetically pleasing living space. From the hidden storage solutions to the outdoor oasis, 1905 Cedar Street offers a unique and cozy lifestyle.
- Listing 3** A charming 4 bed, 2 bath residence in Pueblo is now for sale! Nestled on a premium corner lot w/back alley access, numerous mature pine trees, & a detached garage, you're sure to love it! The interior boasts perfectly-sized dining & living areas w/original hardwood floors, new ceiling fans throughout, & a wood burning stove to keep you warm during the winter months. The gorgeous kitchen is equipped w/ample cabinetry, a walk-in pantry, & granite overlay recycled countertops. All appliances, refrigerator, down draft stove, dishwasher, washer, and dryer convey! The primary bedroom features newer carpet and a fully remodeled ensuite w/a soaking tub, perfect for relaxation! The spacious backyard includes a newly painted deck, covered patio, and a swim spa added in June 2023. Only 5 minutes away from the lake and close to Hwy 25, this location can't be beat! Don't miss the opportunity to make this home yours! The sellers are selling this home as-is

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1729 Belmont Avenue	2115 Pine	1914 Berkley	2310 Spruce
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81004	81004	81004	81004
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.17 <sup>1</sup>	0.60 <sup>1</sup>	1.33 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,900	\$229,900	\$210,000
List Price \$	--	\$259,900	\$209,900	\$178,000
Sale Price \$	--	\$264,000	\$210,000	\$175,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	09/01/2023	05/31/2023	07/26/2023
DOM · Cumulative DOM	-- · --	33 · 33	119 · 119	265 · 265
Age (# of years)	78	114	76	120
Condition	Average	Average	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	1,189	1,100	1,123	1,167
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	8	6	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	406	384	210	288
Pool/Spa	--	--	--	--
Lot Size	.22 acres	.181 acres	.141 acres	126 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,286	-\$3,848	-\$5,984
Adjusted Price	--	\$261,714	\$206,152	\$169,016

\* Sold 1 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** Beautifully Updated Early 20th Century Bungalow in the Historic Bessemer Area! Pride of ownership in this home! Home was remodeled in early 2022. Gorgeous hardwood floors throughout the living area and 2 bedrooms. The kitchen, bathroom, and mud room all feature pretty grey slate-look Luxury Vinyl Tile. The custom heavy wood blinds in the living room and large bedroom will be staying. Home includes all appliances. The Samsung Washer and Dryer are less than 1 year old. 19x11 Lanai in the back with big picture windows and a sliding glass door adds living space galore! Front yard is fully landscaped. Backyard is partially landscaped with 2 garden areas. Automatic sprinkler system could be used for a lawn in the backyard. Plenty of parking!! No street parking necessary! The driveway is large enough for 2 RVs. Fantastic find in a convenient location right off of I-25. Adjustments made, \$50 per sq ft ag = +\$4450, \$12 per sq ft basement = +\$264, \$3500 per garage stall = -\$7000
- Sold 2** LENDER WILL PAY 1.0% OF YOUR CLOSING COSTS! Fresh interior paint, refinished original hardwood floors, carpet, fully remodeled bathroom & kitchen upgrades. Before entering you will be greeted by the large front porch that will step you into the family room that has freshly painted walls in a soothing soft gray color, hardwood floors, large picture window w/plenty of sunshine, shutters & decorative built in shelf for pictures/decor/books. The 2 front bedrooms have fresh paint & hardwood floors. Remodeled bathroom w/new paint, tile in the shower & floor, vanity w/sink & faucet & toilet. Next, the kitchen w/new stove & refrigerator, upgraded countertops, plenty of cabinets, storage & a pocket door. The separate dining area is open & bright w/plenty of windows for the sunshine to greet you in the morning for that special quiet time while enjoying your morning coffee. The den/3rd bedroom (no closet) is off on its own space for those who work from home & need the quiet time. Additional space is the unfinished basement for storage, or you can make it your art gallery/hobby/workout room. The backyard is fully fenced with a functional large patio, plenty of mature trees, shed for your tools or storage, chicken coop, garden area & a sidewalk from the back door to the back of the property line. 1 car garage is also attached with a garage service door to the backyard. The character and charm in this home is absolutely stunning. This home is ready and move in condition & can be yours. Adjustments made, -\$6000 for seller concessions, \$50 per sq ft ag = +\$3300, \$12 per sq ft basement = +\$2352, -\$3500 garage stall
- Sold 3** south side rancher with three bedrooms, full bath, small hobby garage. Adjustments made,

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			This subject is not currently listed and it hasn't been listed in the last 12 months				
<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>	\$213,000	\$213,000
<b>Sales Price</b>	\$212,000	\$212,000
<b>30 Day Price</b>	\$211,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all ranchers from 1000 to 1200 sq ft ag and found 5 active comps, of which I used the best 3 comps for the subject. I went back 12 months and out 2 miles for sold comps. I searched ranchers from 1100 to 1200 sq ft ag 3 bed/1 bath comps and I found 5, of which I used the best 3 comps for the subject. Adjustments were made to make the sold comps equal the subject.		

### 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.



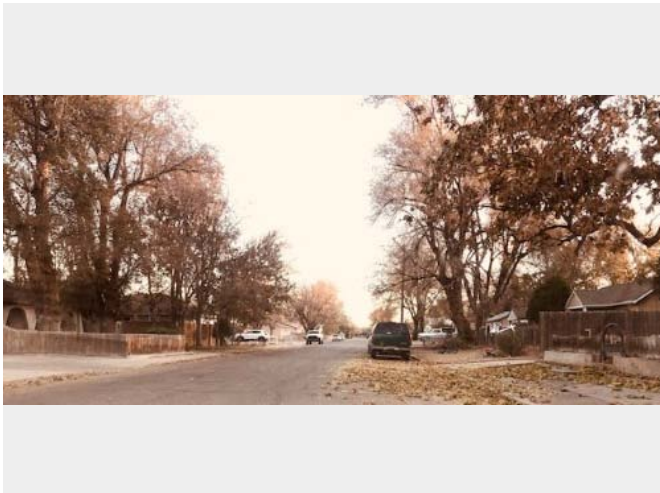
## Subject Photos



Front



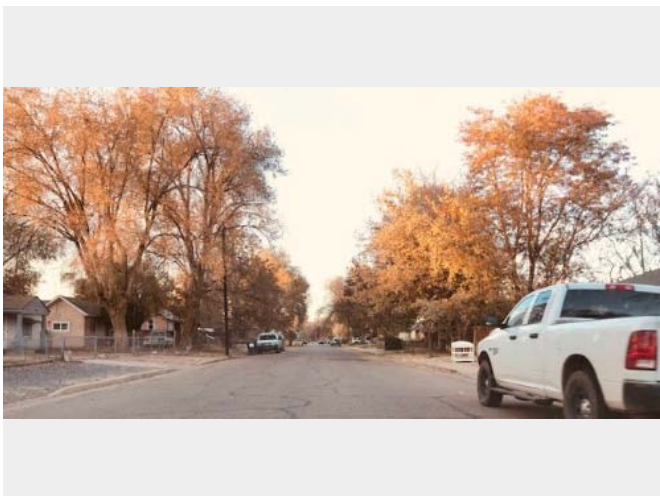
Address Verification



Street



Street



Street



## Listing Photos

**L1** 2114 Cedar  
Pueblo, CO 81004



Front

**L2** 1905 Cedar  
Pueblo, CO 81004



Front

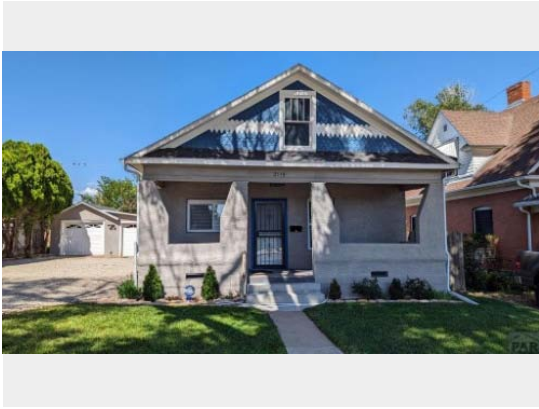
**L3** 2142 E Orman  
Pueblo, CO 81004



Front

## Sales Photos

**S1** 2115 Pine  
Pueblo, CO 81004



Front

**S2** 1914 Berkley  
Pueblo, CO 81004



Front

**S3** 2310 Spruce  
Pueblo, CO 81004



Front

### ClearMaps Addendum

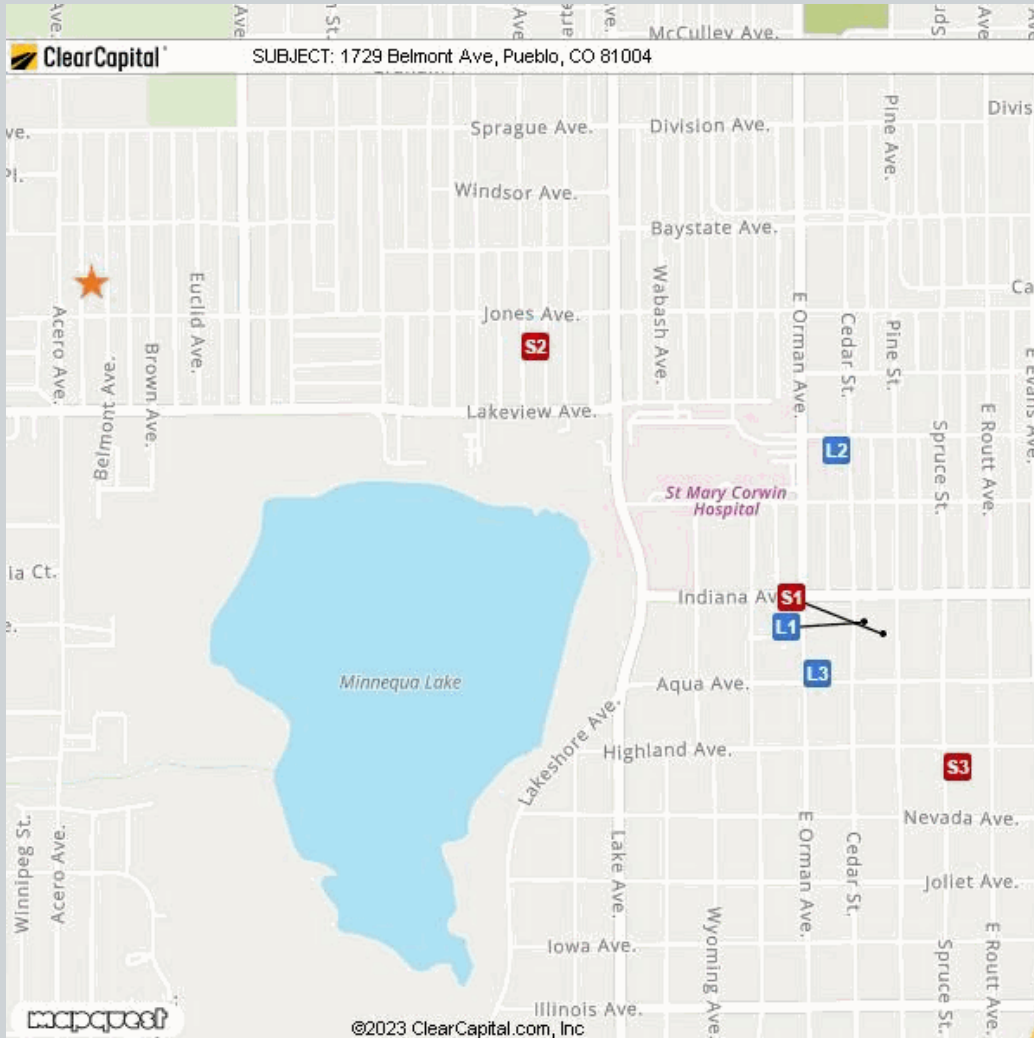
**Address** ★ 1729 Belmont Avenue, Pueblo, CO 81004

**Loan Number** 55657

**Suggested List** \$213,000

**Suggested Repaired** \$213,000

**Sale** \$212,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1729 Belmont Avenue, Pueblo, CO 81004	--	Parcel Match
L1 Listing 1	2114 Cedar, Pueblo, CO 81004	1.14 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1905 Cedar, Pueblo, CO 81004	1.03 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2142 E Orman, Pueblo, CO 81004	1.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2115 Pine, Pueblo, CO 81004	1.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1914 Berkley, Pueblo, CO 81004	0.60 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2310 Spruce, Pueblo, CO 81004	1.33 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>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	5.18 miles	<b>Date Signed</b>	11/02/2023

*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.**