

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	4615 Milkweed Lane, Co Springs, CO 80917	Order ID	9319895	Property ID	35367108
Inspection Date	05/03/2024	Date of Report	05/03/2024		
Loan Number	55785	APN	6324303025		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	5.3_Aged_BPOs	Tracking ID 1	5.3_Aged_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,262	Subject conforms to the neighborhood and has curb appeal consistent with the neighboring properties. The Subject is tract home bi-level design with a 2-car attached garage and driveway. The site is an interior lot with unremarkable landscaping or views. The property and exterior reflect an adequately maintained appearance. No issues observed during drive-by inspection. *Subject does not have an address marker, it was necessary to use the property across the street to identify subject.	
Assessed Value	\$21,380		
Zoning Classification	Residential R1-6 AO		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Property appears secure, doors & windows are closed.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The Ridge is a subdivision of small to large sized tract homes built during 1970s-1980s on the northeast side of Colorado Springs. The area has easy access to major throughfares, two parks are located very close as well as trail access & open space. Under one mile are grocery stores, retail, services, dining and entertainment. The subject neighborhood homes and nearby surrounding neighborhoods are tract design, majority of homes are maintained in average condition & average curb appeal. The area has and continues to have low inventory which has kept values stable over the prior year. Majority...	
Sales Prices in this Neighborhood	Low: \$259100 High: \$454500		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The Ridge is a subdivision of small to large sized tract homes built during 1970s-1980s on the northeast side of Colorado Springs. The area has easy access to major throughfares, two parks are located very close as well as trail access & open space. Under one mile are grocery stores, retail, services, dining and entertainment. The subject neighborhood homes and nearby surrounding neighborhoods are tract design, majority of homes are maintained in average condition & average curb appeal. The area has and continues to have low inventory which has kept values stable over the prior year. Majority of similar properties are financed by VA mortgages and seller concessions of 0-3% are common. Average marketing time for similar properties is approximately 38 days and listings average 99% SP/LP. Distress/REO activity is currently low.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4615 Milkweed Lane	4775 S Splendid Cr	4543 Hopeful Wy	4958 Wood Brook Ct
City, State	Co Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80917	80917	80917	80917
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.74 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$406,000	\$419,900
List Price \$	--	\$430,000	\$406,000	\$409,900
Original List Date		11/14/2023	03/01/2024	02/07/2024
DOM · Cumulative DOM	-- · --	171 · 171	63 · 63	51 · 86
Age (# of years)	49	53	44	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Investor
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split Bi-level	Split Bi-level	Split Bi-level	Split Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,012	882	884	1,139
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 2
Total Room #	8	8	7	7
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)	95%	100%	95%	100%
Basement Sq. Ft.	894	882	828	528
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.15 acres	0.16 acres	0.18 acres
Other	Fireplace, Central AC	None known	Fireplace	Fireplace, Central Air

* 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.

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

Listing 1 ACTIVE. The comp is similar model/design as the Subject and is similar to the subject in every key area such as room count, GLA, style and proximity. Subject is superior with a fireplace and central AC.

Listing 2 ACTIVE. The comp is similar model/design as the Subject and is similar to the subject in every key area such as room count, GLA, style and proximity. Subject is superior with greater bedroom count and central AC.

Listing 3 PENDING. 1 Price Decrease. The comp is similar model/design as the Subject and is similar to the subject in every key area such as room count, GLA, style and proximity. Subject is superior with greater bedroom count.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4615 Milkweed Lane	5070 Chickweed Dr	4950 Wood Brook Ct	4851 Turquoise Cr
City, State	Co Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80917	80917	80917	80917
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.28 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$440,000	\$420,000
List Price \$	--	\$425,000	\$440,000	\$399,000
Sale Price \$	--	\$415,000	\$433,800	\$383,500
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	03/27/2024	01/04/2024	11/20/2023
DOM · Cumulative DOM	-- · --	43 · 69	49 · 83	46 · 65
Age (# of years)	49	50	41	46
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Split Bi-level	Split Tri-Level	Split Bi-level	Split Bi-level
# Units	1	1	1	1
Living Sq. Feet	1,012	1,051	1,092	865
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	8	7	8	8
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)	95%	100%	100%	95%
Basement Sq. Ft.	894	539	884	778
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.21 acres	0.19 acres	0.20 acres
Other	Fireplace, Central AC	Fireplace, Central Air	Fireplace	Fireplace
Net Adjustment	--	+\$6,940	-\$4,760	+\$5,880
Adjusted Price	--	\$421,940	\$429,040	\$389,380

* 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** ADJUSTMENTS: GLA -1,560, Bedroom +8,500 The comp is similar model/design as the Subject and is similar to the subject in every key area such as room count, GLA, style and proximity. Subject is superior with greater bedroom count.
- Sold 2** ADJUSTMENTS: Seller concession -5,000, GLA -3,260, Central AC +3,500 The comp is similar model/design as the Subject and is similar to the subject in every key area such as room count, GLA, style and proximity. Comp and subject are likely similar condition.
- Sold 3** ADJUSTMENTS: Seller concession -8,500, Location +5,000, GLA +5,880, Central AC +3,500 The comp is similar model/design as the Subject and is similar to the subject in every key area such as room count, GLA, style and proximity. Comp site backs to a busy road.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject has no recent MLS history.					
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	\$414,900	\$414,900
Sales Price	\$410,000	\$410,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
All comps are similar style, features, build quality and likely comparable condition. Comps were selected with preference for similar GLA and room count and comps were limited to properties with 2 bathrooms and two car garage. All Sold comps closed with the prior 6 months of this report and reflect current market conditions. All Sold comps as adjusted and averaged provide a likely reliable indication of the Subject current value.		

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



Side



Side



Side



Side



Side



Side

Subject Photos



Street



Street



Street

Listing Photos

L1 4775 S Splendid CR
Colorado Springs, CO 80917



Front

L2 4543 Hopeful WY
Colorado Springs, CO 80917



Front

L3 4958 Wood Brook CT
Colorado Springs, CO 80917



Front

Sales Photos

S1 5070 Chickweed DR
Colorado Springs, CO 80917



Front

S2 4950 Wood Brook CT
Colorado Springs, CO 80917



Front

S3 4851 Turquoise CR
Colorado Springs, CO 80917



Front

ClearMaps Addendum

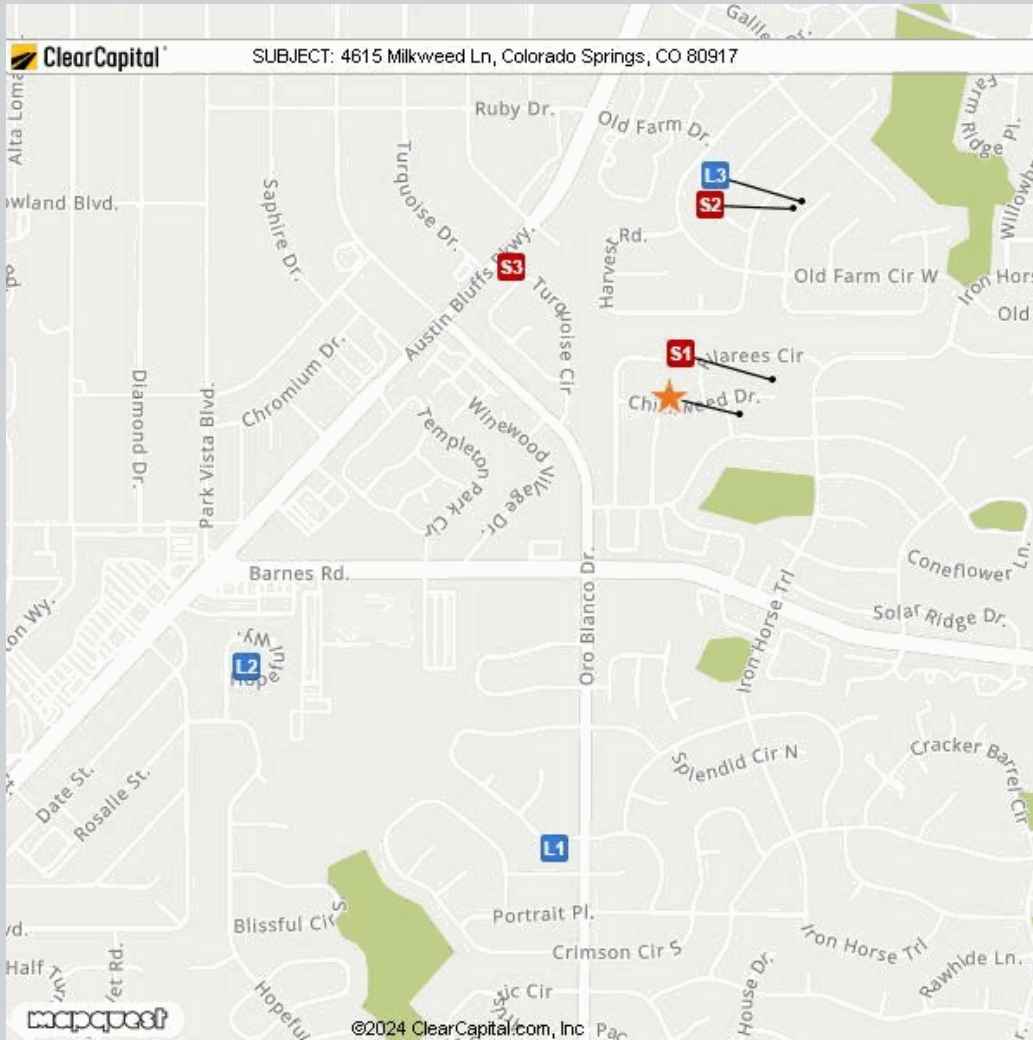
Address ★ 4615 Milkweed Lane, Co Springs, CO 80917

Loan Number 55785

Suggested List \$414,900

Suggested Repaired \$414,900

Sale \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4615 Milkweed Lane, Co Springs, CO 80917	--	Parcel Match
L1 Listing 1	4775 S Splendid Cr, Colorado Springs, CO 80917	0.63 Miles ¹	Parcel Match
L2 Listing 2	4543 Hopeful Wy, Colorado Springs, CO 80917	0.74 Miles ¹	Parcel Match
L3 Listing 3	4958 Wood Brook Ct, Colorado Springs, CO 80917	0.29 Miles ¹	Parcel Match
S1 Sold 1	5070 Chickweed Dr, Colorado Springs, CO 80917	0.06 Miles ¹	Parcel Match
S2 Sold 2	4950 Wood Brook Ct, Colorado Springs, CO 80917	0.28 Miles ¹	Parcel Match
S3 Sold 3	4851 Turquoise Cr, Colorado Springs, CO 80917	0.36 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	Darlene Haines	Company/Brokerage	1List Realty
License No	ER100003044	Address	3021 Mandalay Grv Colorado Springs CO 80917
License Expiration	12/31/2024	License State	CO
Phone	3039560090	Email	darlenehaines@hotmail.com
Broker Distance to Subject	1.71 miles	Date Signed	05/03/2024

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.