

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	1502 S Camino De Los Ranchos, Pueblo, CO 81007	Order ID	9018063	Property ID	34789865
Inspection Date	11/11/2023	Date of Report	11/11/2023		
Loan Number	55786	APN	605301002		
Borrower Name	Catamount Properties 2018 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	11.9_BPO	Tracking ID 1	11.9_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	JOHNSON STEPHEN L; JOHNSON ELEANOR P	Condition Comments This subject appears to be maintained at this time. The detached garage appears to have peeling paint. There is a dumpster out front of the subject.
R. E. Taxes	\$122,670	
Assessed Value	\$431,727	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	Neighborhood Comments This area has easy access to schools, parks, places of worship, shopping, medical facilities, restaurants, and the highway
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$290,000 High: \$895,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1502 S Camino De Los Ranchos	731 W Capistrano	1034 W Mescalero	572 S Tejon
City, State	Pueblo, CO	Pueblo West, CO	Pueblo, CO	Pueblo West, CO
Zip Code	81007	81007	81007	81007
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.47 ¹	2.18 ¹	1.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$490,000	\$495,000
List Price \$	--	\$340,000	\$490,000	\$465,000
Original List Date		08/22/2023	10/13/2023	08/08/2023
DOM · Cumulative DOM	-- · --	79 · 81	27 · 29	93 · 95
Age (# of years)	53	44	24	19
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,670	1,583	1,720	1,524
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	5 · 3
Total Room #	7	8	5	11
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)	100%	0%	0%	100%
Basement Sq. Ft.	1,670	1,583	1,720	1,524
Pool/Spa	--	--	--	--
Lot Size	1.21 acres	1.32 acres	2.33 acres	1.291 acres
Other	det 2 car , fireplace	fireplace	fireplace	fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Welcome to this charming Pueblo West home on over 1 acre of land. This home has it all. From the huge living room, the well appointed kitchen, to the perfectly sized deck, this one is sure to impress. Bring your RV's boats, or both to the large gate on the side perfect for storing your RV's. Close to Highway 50 and i25, this home is convenient to both Colorado Springs and Pueblo. Don't forget to bring your watercraft as this home is just minutes from Pueblo Reservoir Please note this home has 3 upstairs bedrooms and 2 bedrooms in the partially finished basement. The basement bedrooms have been roomed off with drywall trim, and concrete floors. There is one bathroom in the basement. No basement work has been permitted. This home has massive upside potential with just a little work and TLC. Schedule your showing today!
- Listing 2** Horse property on 2.33 acers with 3 stalls in the concrete floored barn with tack room, hay storage, and 3 separate paddocks fenced with vinyl fencing. Approx. 1/4 acre dog run with rail road ties at base of fence to keep dog from digging under. Riding trails leading to the lake can be accessed directly behind the property. Raised garden beds installed and a shed for your tools and gardening supplies. Young fruit trees in front and back yard. Goats, sheep, and horses allowed. Enjoy the large covered back porch and mountain views in all directions. The huge above ground pool stays and has already been winterized! Bonus solar system installed. Open floor plan, vaulted ceiling, pellet stove in living room, large kitchen with combined dining area, lots of natural light, newer appliances and granite counter tops. Freezer in garage negotiable. Master bedroom has large built-in cabinets and private master bath with a jetted jacuzzi tub and separate shower. All bedrooms have walk in closets. Large, unfinished basement provides lots of opportunity to increase equity or just a great play area for any age. Seller may be willing to contribute to closing costs or by down rate. Easy access to Hwy 50 and Pueblo Reservoir, shopping, schools and restaurants.
- Listing 3** Welcome to your dream home in Pueblo West Acreage! This exquisite 5-bedroom, 3-bathroom residence is situated on a sprawling 1.21-acre lot, offering you the perfect blend of space and tranquility. A true masterpiece, this house boasts a walk-out basement, perfect for two families or roommates! Crown molding in the master suite and dining room exudes an air of elegance. With 9-foot ceilings on both levels, the home's open and airy ambiance invites you to bask in the spaciousness. Crafted with quality in mind, the 2x6 construction, combined with extra insulation, ensures durability, energy efficiency, and unparalleled comfort. A central vacuum system simplifies maintenance. The heart of this home is the large kitchen, adorned with opulent granite countertops that perfectly balance aesthetics and functionality. For culinary enthusiasts, a second kitchen setup in the basement offers endless possibilities, making entertaining a breeze. Storage and organization are a breeze with the expansive pantry, allowing you to keep everything in its place. With RV parking, your outdoor adventures are effortlessly accommodated, catering to a lifestyle of convenience and exploration.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1502 S Camino De Los Ranchos	280 Hawk	1832 Castilla	526 Escalante
City, State	Pueblo, CO	Pueblo West, CO	Pueblo West, CO	Pueblo West, CO
Zip Code	81007	81007	81007	81007
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	1.02 ¹	1.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,900	\$499,900	\$342,900
List Price \$	--	\$449,900	\$499,900	\$342,900
Sale Price \$	--	\$445,000	\$497,500	\$342,900
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	06/12/2023	04/14/2023	12/30/2022
DOM · Cumulative DOM	-- · --	84 · 84	62 · 62	2 · 1
Age (# of years)	53	19	20	17
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Limited Sight
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,670	1,606	1,676	1,600
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 3	2 · 3
Total Room #	7	7	10	6
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)	100%	0%	92%	0%
Basement Sq. Ft.	1670	1,606	1,676	1,600
Pool/Spa	--	--	--	--
Lot Size	1.21 acres	1.22 acres	2.3 acres	1.01 acres
Other	det 2 car , fireplace	det 4 car , fireplace	det 1 car carport , fireplace	na
Net Adjustment	--	+\$37,841	+\$5,883	+\$34,990
Adjusted Price	--	\$482,841	\$503,383	\$377,890

* Sold 2 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** Enjoy wide open views from this 3 bedroom home featuring a split bedroom floor plan and full basement. Located on a private Cul-De-Sac. Kitchen has been remodeled and includes granite countertops, natural stone backsplash, electric induction range/oven, refrigerator, dishwasher and microwave. Sunny eat-in kitchen has easy access to the rear covered patio. Main floor laundry room makes single floor living easy. Wood pellet stove in the living room provides additional heating. Vaulted ceilings in the kitchen and living room help to provide lots of natural light. The Owners bathroom features double sinks in an raised vanity and an oversized closet. 40 x 24 detached metal building with room for a shop and 2 garage stalls. A rare find, schedule your showing. Adjustments made, -\$672 seller concessions, +\$1000 for bed , +\$1500 for bath, -\$5 for acre, \$50 per sq ft ag = +\$320
- Sold 2** 360* VIEWS!! TWO lots are now One! Location, location, location! Elevated lot with Amazing views! This home has several upgrades including a \$20K+ upgraded driveway and brand new HUGE concrete RV pad! The interior has brand new carpet and Granite!! The exterior also offers a newly added two-tiered VERY LARGE deck with built in benches AND a new XL Jacuzzi! Sit under the stars in your new hot tub and enjoy the immense views and privacy! This home also offers a WALK-OUT basement with a covered patio! The finished basement also is a great spot for entertaining with its nice WET BAR! This large ranch home has Laundry room conveniently located on the Main Level along with it's 5-Piece Master bedroom. The additional rooms are spacious too! The utility room offers a lot of storage for all of your 'extras'. Enjoy the 360*views and schedule your appointment today! Adjustments made, -\$1000 for bed, -\$545 for acre, \$50 per sq ft ag = -\$300, \$12 per sq ft basement = -\$72, \$15 per sq ft finished = +\$1800, -\$1000 for carport, \$3500 per garage stall = +\$7000, -\$1000 for seller concessions.
- Sold 3** SOLD BEFORE LISTED. This comp is similar in size and location. Adjustments made, -\$5000 for seller concessions, \$1000 per bed = +\$2000, +\$100 for acre, +\$1500 for fireplace, \$12 per q ft basement =+\$840, \$15 per sq ft finished basement = +\$25050, \$3500 per garage stall. = +\$7000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject is not currently listed and it hasn't been listed in the last 12 months			
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	\$455,000	\$455,000
Sales Price	\$454,000	\$454,000
30 Day Price	\$453,000	--
Comments Regarding Pricing Strategy		
<p>I searched all ranchers in the area from 1500 to 1700 sq ft ag with basements and 2 car attached garages and I found 4 active comps, of which I used the best 3 comps for the subject. I went out 3 miles and back 12 months for sold comps from 1600 to 5 1700 sq ft ag with full basements and 2 car attached garages and I found 5, of which I used the best 3 comps for the subject. Adjustments were made to make the comps equal the subject.</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



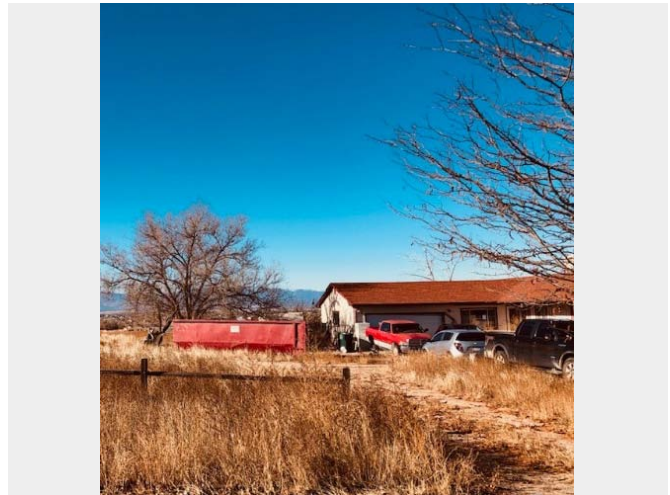
Front



Front



Address Verification



Side



Side

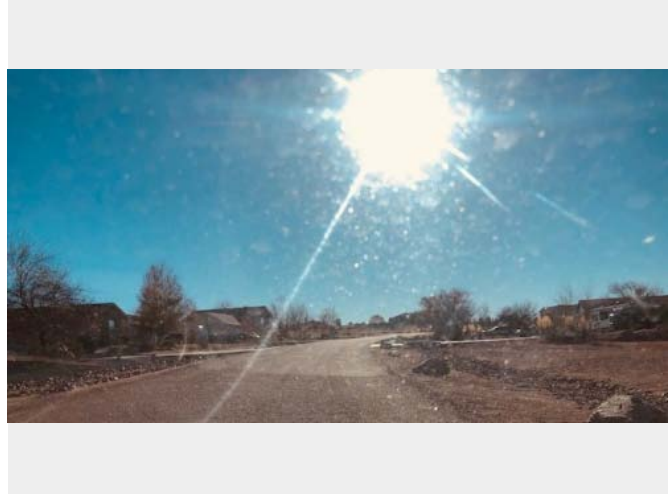


Side

Subject Photos



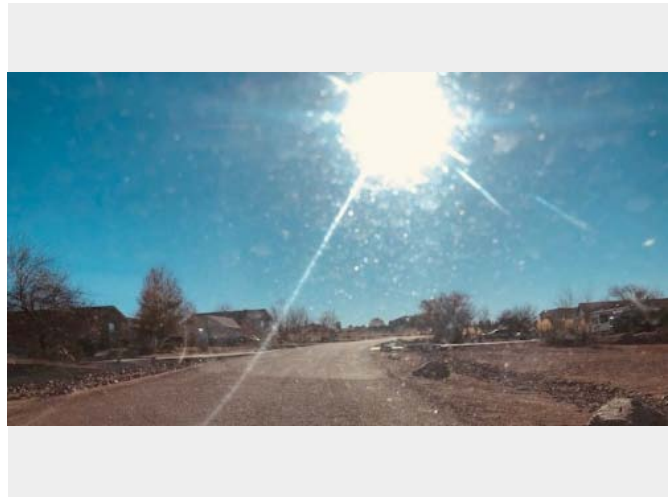
Back



Street



Street



Street



Other

Listing Photos

L1 731 W Capistrano
Pueblo West, CO 81007



Front

L2 1034 W Mescalero
Pueblo, CO 81007



Front

L3 572 S Tejon
Pueblo West, CO 81007



Front

Sales Photos

S1 280 Hawk
Pueblo West, CO 81007



Front

S2 1832 Castilla
Pueblo West, CO 81007



Front

S3 526 Escalante
Pueblo West, CO 81007



Front

ClearMaps Addendum

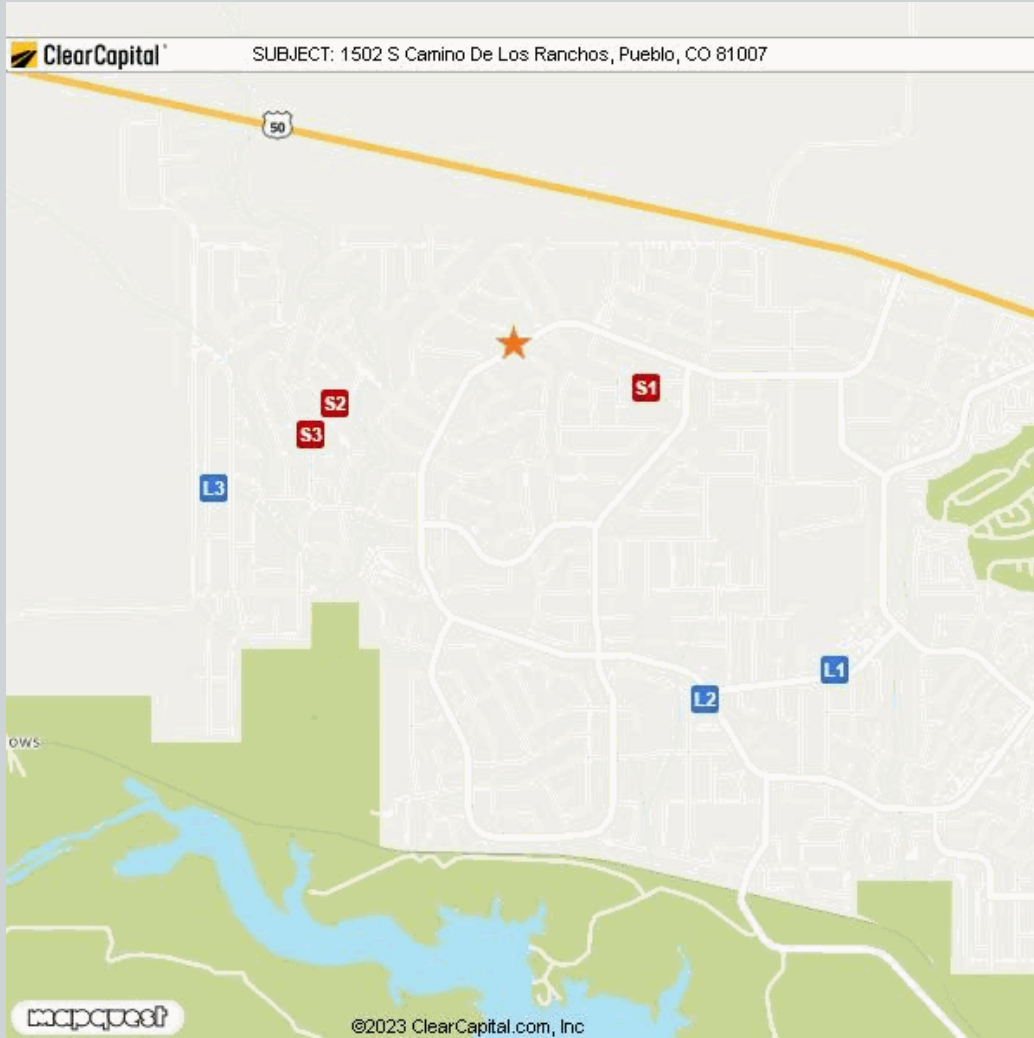
Address ★ 1502 S Camino De Los Ranchos, Pueblo, CO 81007

Loan Number 55786

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$454,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1502 S Camino De Los Ranchos, Pueblo, CO 81007	--	Parcel Match
L1 Listing 1	731 W Capistrano, Pueblo, CO 81007	2.47 Miles ¹	Parcel Match
L2 Listing 2	1034 W Mescalero, Pueblo, CO 81007	2.18 Miles ¹	Parcel Match
L3 Listing 3	572 S Tejon, Pueblo, CO 81007	1.79 Miles ¹	Parcel Match
S1 Sold 1	280 Hawk, Pueblo, CO 81007	0.76 Miles ¹	Parcel Match
S2 Sold 2	1832 Castilla, Pueblo, CO 81007	1.02 Miles ¹	Parcel Match
S3 Sold 3	526 Escalante, Pueblo, CO 81007	1.20 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	Lisa White	Company/Brokerage	Lisa M. White
License No	FA.100085915	Address	1528 Fortino Blvd Pueblo CO 81008
License Expiration	12/31/2023	License State	CO
Phone	7192506761	Email	coloradolisawhite@kw.com
Broker Distance to Subject	9.88 miles	Date Signed	11/11/2023

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.