

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	1620 Mcarthur Avenue, Colorado Springs, CO 80909	Order ID	9385249	Property ID	35499035
Inspection Date	06/04/2024	Date of Report	06/04/2024		
Loan Number	56128	APN	6404306001		
Borrower Name	Catamount Properties 2018 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	Citi_Atlas_Aged_bpo	Tracking ID 1	Citi_Atlas_Aged_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	Subject conforms to the neighborhood with curb appeal consistent with the neighboring properties. Subject is a one-story home with a full basement, covered front porch and attached garage/s. Site is a large corner lot with alley on the side/back. Fenced backyard. No landscaping. Unremarkable views. The Subject exterior is stucco with updated paint, the house looks vacant and has the appearance of repairs in progress. No issues observed during drive-by inspection. No access to interior, assuming average condition for valuation purposes. Permitted interior remodel in 2018, no permits pulled since that time.
R. E. Taxes	\$1,187	
Assessed Value	\$20,110	
Zoning Classification	Residential R1-6	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(House door and windows are closed and appear secure.)	
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		Neighborhood Comments
Location Type	Suburban	Valley Vista is a mature subdivision of small to medium sized modest tract homes built during the 1950s. The area is on the east side of Colorado Springs near public transit and with easy access to major highways. Conveniences, schools & parks are nearby. Area has a high tenant occupancy, majority of the neighborhood homes reflect average condition and curb appeal, but below average curb appeal is seen throughout the neighborhood Majority of similar properties are financed by Conventional mortgages and seller concessions of 0-3% are common. Average marketing time for similar homes in the area ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$310000 High: \$439500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Valley Vista is a mature subdivision of small to medium sized modest tract homes built during the 1950s. The area is on the east side of Colorado Springs near public transit and with easy access to major highways. Conveniences, schools & parks are nearby. Area has a high tenant occupancy, majority of the neighborhood homes reflect average condition and curb appeal, but below average curb appeal is seen throughout the neighborhood. Majority of similar properties are financed by Conventional mortgages and seller concessions of 0-3% are common. Average marketing time for similar homes in the area is 33 days and listings are selling an average of 99% of list price. Low distress/REO activity at this time.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1620 Mcarthur Avenue	2023 Lark Dr	2505 Prairie Rd	728 Bonfoy Av
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80909	80909	80909	80909
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.82 ¹	0.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$415,000	\$450,000
List Price \$	--	\$399,900	\$415,000	\$420,000
Original List Date		05/08/2024	05/07/2024	02/14/2024
DOM · Cumulative DOM	-- · --	27 · 27	28 · 28	110 · 111
Age (# of years)	73	70	69	73
Condition	Average	Average	Average	Good
Sales Type	--	Investor	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	1,100	1,104	1,000	1,144
Bdrm · Bths · ½ Bths	4 · 2	5 · 2	4 · 2	4 · 3
Total Room #	8	9	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 3 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	84%	85%	81%	83%
Basement Sq. Ft.	1,200	1,104	1,000	1,144
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.18 acres	0.15 acres	0.17 acres
Other	Office, Fireplace	None known	Wet bar, 2Fireplace	Office, 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.

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

Listing 1 ACTIVE. Comp has neutral interior with wood floors throughout main level. Comp has similar GLA and total square footage as the Subject. Reflects an adequately maintained appearance. Attached garage plus detached 2-car garage.

Listing 2 ACTIVE. Neutral interior with modest surface updates throughout interior over the prior 10 years. Not everything is improved. Reflects an adequately maintained appearance.

Listing 3 ACTIVE. 2 Price Decreases. Comp is Made Ready and updated throughout the interior with new surfaces throughout in contemporary style. Likely move in ready.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1620 Mcarthur Avenue	1508 Swope Av	2008 Finch Ct	1403 Tweed St
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80909	80909	80909	80909
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.47 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$400,000	\$390,000
List Price \$	--	\$400,000	\$400,000	\$390,000
Sale Price \$	--	\$410,000	\$415,000	\$420,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/07/2024	05/17/2024	05/24/2024
DOM · Cumulative DOM	-- · --	2 · 36	2 · 28	4 · 34
Age (# of years)	73	65	71	68
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,100	1,293	1,196	1,304
Bdrm · Bths · ½ Bths	4 · 2	5 · 2	3 · 2	4 · 2
Total Room #	8	9	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 3 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	84%	100%	98%	99%
Basement Sq. Ft.	1200	1,293	598	1,041
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.18 acres	0.26 acres	0.16 acres
Other	Office, Fireplace	Wet bar	Fireplace	Office. 3Fireplace
Net Adjustment	--	-\$22,255	+\$9,640	-\$13,140
Adjusted Price	--	\$387,745	\$424,640	\$406,860

* Sold 3 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: Seller concession -5,000, GLA -6,755, Bedroom -8,500, Garage -5,000, Wet bar -4,500, Office +4,500. Fireplace +3,000 Comp has neutral interior, well maintained appearance but few or no outstanding updates or cosmetics. Unremarkable landscaping. Attached garage plus detached 2-car garage.
- Sold 2** ADJUSTMENTS: GLA -3,360, Bedroom +8,500, Office +4,500 Neutral interior with modest kitchen & bathroom updates over the prior 15 years. Wood floors throughout main level. Reflects an adequately maintained appearance. Unremarkable landscaping.
- Sold 3** ADJUSTMENTS: GLA -7,140, Fireplace -6,000 Comp has neutral interior with wood floors throughout main level. Few or no other outstanding updates but well-preserved original vintage features. Comp has a well-maintained appearance. Attached garage plus attached 2 car port. Comp sold over list price.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has no recent MLS history. Off market Sale Date: 12/15/2023			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	12/15/2023	\$280,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$409,900	\$409,900
Sales Price	\$405,000	\$405,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
<p>All comps are similar in style, build quality and have features that are similar. Comps were selected with preference for similar GLA, room count including lower level and weight placed on comps that reflect improvements & condition as Subject could reasonably be. All Sold comps closed within the 30 days of this report and are not greater than a half mile distance from the Subject. All Sold comps reflect the current market conditions, all Sold comps as adjusted and averaged provide a likely reliable indication of the Subject's value at the time of this report.</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



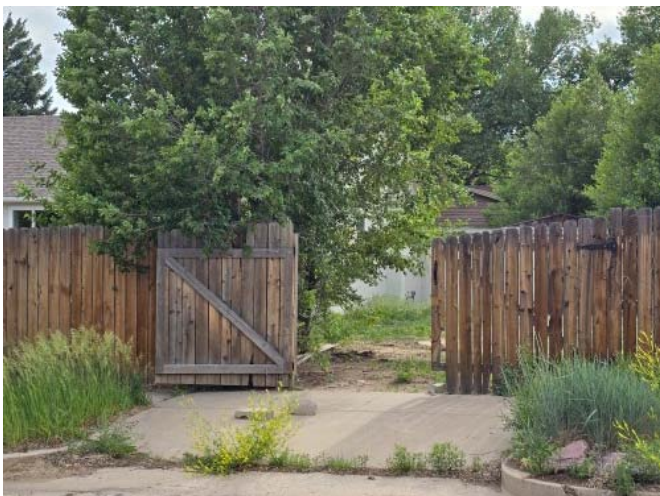
Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Back



Street



Street

Subject Photos



Street



Street



Street



Street

Listing Photos

L1 2023 Lark DR
Colorado Springs, CO 80909



Front

L2 2505 Prairie RD
Colorado Springs, CO 80909



Front

L3 728 Bonfoy AV
Colorado Springs, CO 80909



Front

Sales Photos

S1 1508 Swope AV
Colorado Springs, CO 80909



Front

S2 2008 Finch CT
Colorado Springs, CO 80909



Front

S3 1403 Tweed ST
Colorado Springs, CO 80909



Front

ClearMaps Addendum

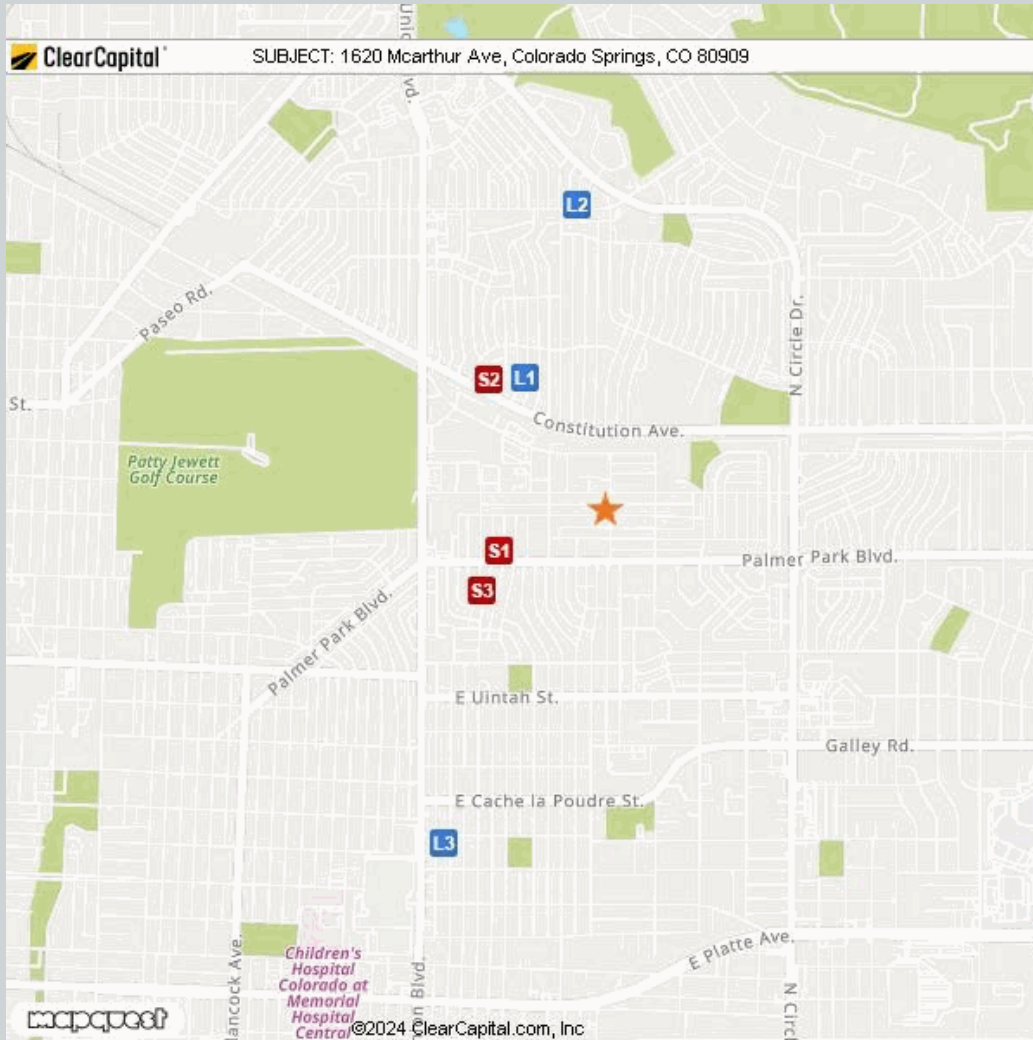
Address ★ 1620 Mcarthur Avenue, Colorado Springs, CO 80909

Loan Number 56128

Suggested List \$409,900

Suggested Repaired \$409,900

Sale \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1620 Mcarthur Avenue, Colorado Springs, CO 80909	--	Parcel Match
L1 Listing 1	2023 Lark Dr, Colorado Springs, CO 80909	0.41 Miles ¹	Parcel Match
L2 Listing 2	2505 Prairie Rd, Colorado Springs, CO 80909	0.82 Miles ¹	Parcel Match
L3 Listing 3	728 Bonfoy Av, Colorado Springs, CO 80909	0.99 Miles ¹	Parcel Match
S1 Sold 1	1508 Swope Av, Colorado Springs, CO 80909	0.31 Miles ¹	Parcel Match
S2 Sold 2	2008 Finch Ct, Colorado Springs, CO 80909	0.47 Miles ¹	Parcel Match
S3 Sold 3	1403 Tweed St, Colorado Springs, CO 80909	0.39 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	3.58 miles	Date Signed	06/04/2024

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.