

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>	34 University Drive, Longmont, CO 80503	<b>Order ID</b>	9669882	<b>Property ID</b>	36042003
<b>Inspection Date</b>	10/07/2024	<b>Date of Report</b>	10/08/2024		
<b>Loan Number</b>	56988	<b>APN</b>	R0048083		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Boulder		

Tracking IDs					
<b>Order Tracking ID</b>	10.4_CitiAgedBPO	<b>Tracking ID 1</b>	10.4_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	Consistent with the neighborhood. The subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
<b>R. E. Taxes</b>	\$2,815	
<b>Assessed Value</b>	\$33,520	
<b>Zoning Classification</b>	Residential	
<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

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Consistent Residential. The subject is located in a suburban location with close proximity to amenities, shopping and highways. Stable market conditions. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 90 days.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$650,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	34 University Drive	1531 Denison Circle	2844 Troxell Avenue	1541 Northwestern Road
<b>City, State</b>	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
<b>Zip Code</b>	80503	80503	80503	80503
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.45 <sup>1</sup>	0.95 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$549,000	\$500,000	\$510,000
<b>List Price \$</b>	--	\$629,900	\$500,000	\$510,000
<b>Original List Date</b>		06/27/2024	06/14/2024	08/23/2024
<b>DOM · Cumulative DOM</b>	-- · --	101 · 103	114 · 116	45 · 46
<b>Age (# of years)</b>	53	45	41	55
<b>Condition</b>	Average	Average	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	2 Stories Raised Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,127	1,202	931	1,144
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	4 · 2	5 · 2
<b>Total Room #</b>	6	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	50%	50%	50%	50%
<b>Basement Sq. Ft.</b>	1,075	1,008	762	681
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.16 acres	0.10 acres	0.18 acres
<b>Other</b>	Patio	Deck,fireplace	None	Deck,fireplace

\* Listing 2 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** This flooring continues into your spacious, sunken living room. Your eyes will be drawn to the accent wall with its red brick, floor-to-ceiling fireplace that brings the great outdoor aesthetic inside

**Listing 2** 4 bedrooms and 2 bathrooms, offering ample space and comfort. As you enter, you'll be greeted by vaulted ceilings that adds a spacious feel to the home.

**Listing 3** Great opportunity to own this well located, west side raised ranch style home! it's just steps to Longmont Estates Elementary and Pratt Park and an easy walk or bike ride McIntosh Lake! The main level features 3 bedrooms, a kitchen with ample storage, a nice-sized living room, and a dining area. The basement is finished with 2 additional bedrooms, a large family room, laundry, and storage. Lots of fun can be had on the large deck overlooking the spacious backyard and water feature (Koi can live here!) The garage is oversized and there is more off-street parking in the circle drive. Take a look today!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	34 University Drive	1525 Northwestern Road	20 College Court,	1603 Drake Street,
<b>City, State</b>	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
<b>Zip Code</b>	80503	80503	80503	80503
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.07 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$495,000	\$480,000	\$535,000
<b>List Price \$</b>	--	\$495,000	\$480,000	\$525,000
<b>Sale Price \$</b>	--	\$465,000	\$480,000	\$515,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/30/2023	03/29/2024	05/30/2024
<b>DOM · Cumulative DOM</b>	-- · --	17 · 37	6 · 22	24 · 43
<b>Age (# of years)</b>	53	55	55	54
<b>Condition</b>	Average	Average	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	2 Stories Raised Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,127	1,078	1,408	1,210
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 1 · 1	5 · 2
<b>Total Room #</b>	6	8	6	8
<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>	50%	50%	50%	50%
<b>Basement Sq. Ft.</b>	1075	1,008	646	681
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.18 acres	0.23 acres	0.19 acres
<b>Other</b>	Patio	Deck,patio,Fp	None	Patio
<b>Net Adjustment</b>	--	+\$7,205	-\$23,085	-\$22,875
<b>Adjusted Price</b>	--	\$472,205	\$456,915	\$492,125

\* 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** The lower level offers a large family room with brick hearth fireplace and wet bar and has two additional beds, great for home office, or guest suite and 2nd bath. Customize the space to suit your needs and lifestyle and envision the possibilities of making it your own. -10000/bed,4900/GLA,-60/Lot size,2000/year built ,-4225/finished basement,1180/unfinished basement,-1000/Amenities.
- Sold 2** Mere minutes from Lake McIntosh sits a special property which waits for the next owner's personality, imagination and tastes to shine from overdue re-modelling and added improvements. When you step into the house, you are greeted by a spacious living room possessing a charming wood burning fireplace and surround. 5000/bath,-2500/half bath,-28100/GLA,-360/Lot size,2000/year built ,1925/Finished basement,-2050/basement .1000/Amenities.
- Sold 3** kitchen and bathrooms, as well as fresh interior and exterior paint. Don't miss the private backyard with a large, covered patio, hot tub hookups, room for dog-run and more! Large corner lot with side load 2 car garage and RV parking. -20000/Bedroom,-8300/GLA,-120/Lot size ,1000/year built,3950/finished basement,595/unfished basement.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No additional sales or listing history available for the subject from the past 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>	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>
03/15/2024	\$489,000	--	--	Sold	03/28/2024	\$480,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$490,000	\$490,000
<b>Sales Price</b>	\$475,000	\$475,000
<b>30 Day Price</b>	\$460,000	--
<b>Comments Regarding Pricing Strategy</b>		
Search expanded due to a lack of similar properties in the immediate neighborhood. Sales Comparison Approach used with most weight applied to L2 and S2.		

## 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



Other



## Listing Photos

**L1** 1531 Denison Circle  
Longmont, CO 80503



Front

**L2** 2844 Troxell Avenue  
Longmont, CO 80503



Front

**L3** 1541 Northwestern Road  
Longmont, CO 80503



Front

## Sales Photos

**S1** 1525 Northwestern Road  
Longmont, CO 80503



Front

**S2** 20 College Court,  
Longmont, CO 80503



Front

**S3** 1603 Drake Street,  
Longmont, CO 80503



Front

### ClearMaps Addendum

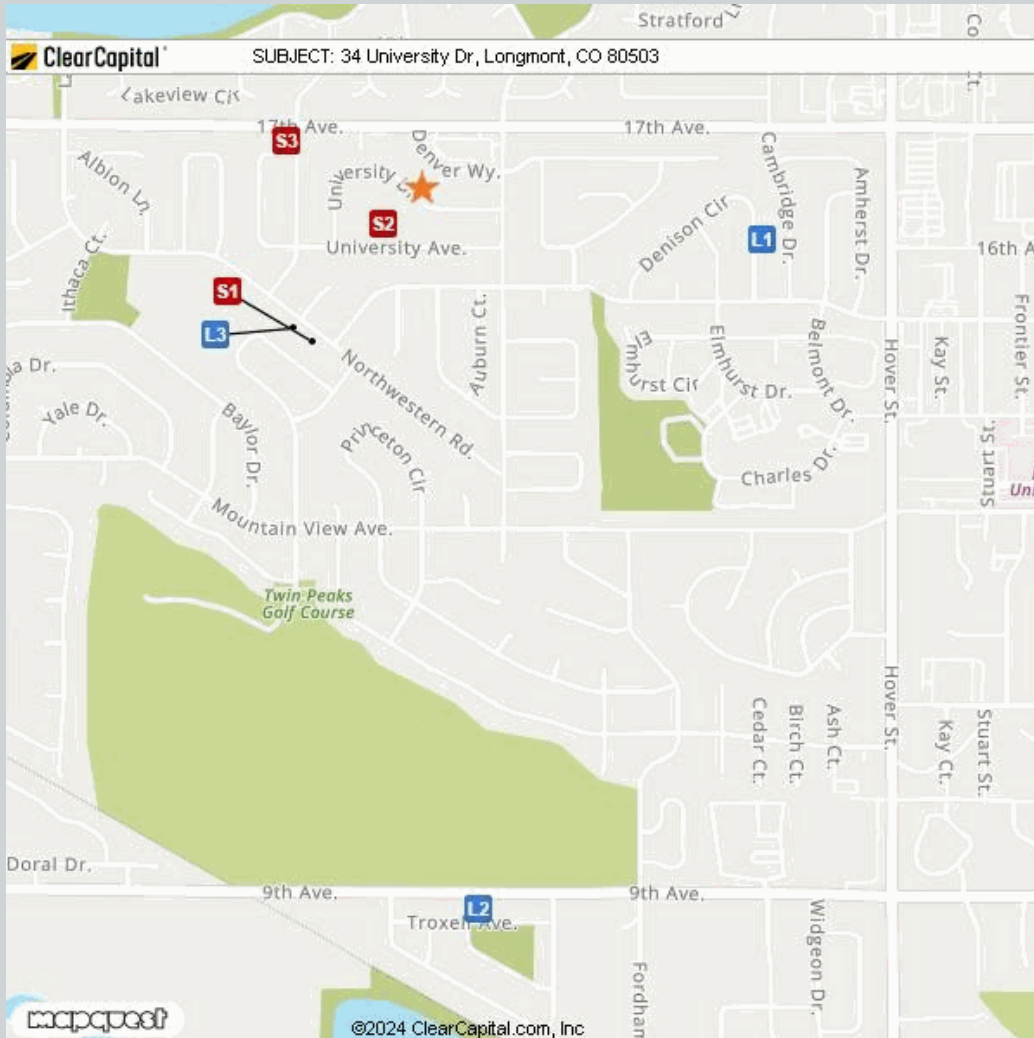
**Address** ★ 34 University Drive, Longmont, CO 80503

**Loan Number** 56988

**Suggested List** \$490,000

**Suggested Repaired** \$490,000

**Sale** \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	34 University Drive, Longmont, co 80503	--	Parcel Match
L1 Listing 1	1531 Denison Circle, Longmont, CO 80503	0.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2844 Troxell Avenue, Longmont, CO 80503	0.95 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1541 Northwestern Road, Longmont, CO 80503	0.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1525 Northwestern Road, Longmont, CO 80503	0.25 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	20 College Court,, Longmont, CO 80503	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1603 Drake Street,, Longmont, CO 80503	0.19 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: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiproducer@clearcapital.com](mailto:uiproducer@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

### Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	Eugene Zachman	<b>Company/Brokerage</b>	Colorado Investors RE Services, Gene Zachman
<b>License No</b>	ER.040024557	<b>Address</b>	1630A 30th St #601 Boulder CO 80301
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	7204455403	<b>Email</b>	bpo@milehighreo.com
<b>Broker Distance to Subject</b>	13.26 miles	<b>Date Signed</b>	10/08/2024

*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.**