

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>	1130 N Hancock Ave, Colorado Springs, CO 80903	<b>Order ID</b>	9497635	<b>Property ID</b>	35723691
<b>Inspection Date</b>	07/26/2024	<b>Date of Report</b>	07/26/2024		
<b>Loan Number</b>	58023	<b>APN</b>	6408220006		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

Tracking IDs					
<b>Order Tracking ID</b>	7.23_bpo	<b>Tracking ID 1</b>	7.23_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	BALDRIDGE 1130 N HANCOCK AVENUE LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$802	<p>The subject was in average condition on the day &amp; time of the drive by exterior inspection only. A wood destroying inspection (termites) is not required when purchasing a home in Colorado. To determine if the subject has wood destroying insects an inspection is recommended by a licensed contractor. It is now required that a contractor is licensed to perform radon tests in Colorado. The subject was built prior to 1978 &amp; therefore unknown for lead base paint.</p>	
<b>Assessed Value</b>	\$20,780		
<b>Zoning Classification</b>	Residential R1-6		
<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>	Partially Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>The subject is located in a neighborhood better known as "Hastings" with good access to commerce, employment, schools and major roads through Colorado Springs. The subject neighborhood is not currently REO or Short Sale driven.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$334200 High: \$822000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1130 N Hancock Ave	1111 E Uintah St	819 E Dale St	727 Swope Ave
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80903	80903	80903	80909
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.49 <sup>1</sup>	0.78 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$375,000	\$395,000
<b>List Price \$</b>	--	\$360,000	\$375,000	\$349,900
<b>Original List Date</b>		02/29/2024	07/18/2024	05/04/2024
<b>DOM · Cumulative DOM</b>	-- · --	146 · 148	6 · 8	67 · 83
<b>Age (# of years)</b>	91	101	120	77
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	754	750	852	816
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	Detached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	70%	75%	0%	74%
<b>Basement Sq. Ft.</b>	624	448	396	816
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.07 acres	0.11 acres	0.17 acres
<b>Other</b>	Fence, porch	Fence, porch	Fence, porch	Fence, porch

\* Listing 1 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.

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

**Listing 1** Currently active on the MLS. Similar in above grade sq ft, bedroom & bathroom count. Inferior in age, lot size, garage stall count and basement sq ft.

**Listing 2** Currently active on the MLS. Similar in lot size, above grade bedroom & bathroom count and garage stall count. Inferior in basement sq ft & age. Superior in above grade sq ft

**Listing 3** Additional 2 bedrooms & 1 full bathroom in the basement. Pending Date:07/10/24. Superior in age, lot size and above grade sq ft. Similar in bedroom/bathroom/garage stall count.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1130 N Hancock Ave	1022 Sunset Road	1007 Sunset Rd	607 Maple Street
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80903	80909	80909	80903
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.79 <sup>1</sup>	0.83 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$350,000	\$330,000
<b>List Price \$</b>	--	\$275,000	\$315,000	\$330,000
<b>Sale Price \$</b>	--	\$280,000	\$310,000	\$315,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	05/14/2024	03/11/2024	07/17/2024
<b>DOM · Cumulative DOM</b>	-- · --	3 · 32	60 · 93	22 · 54
<b>Age (# of years)</b>	91	72	82	126
<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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	754	891	960	958
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 2	2 · 1	2 · 1
<b>Total Room #</b>	5	6	5	5
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	None
<b>Basement (Yes/No)</b>	Yes	No	Yes	Yes
<b>Basement (% Fin)</b>	70%	0%	100%	0%
<b>Basement Sq. Ft.</b>	624	--	294	325
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.10 acres	0.11 acres	0.17 acres
<b>Other</b>	Fence, porch	Fence, porch	Fence, porch	Fence, porch
<b>Net Adjustment</b>	--	+\$2,058	-\$8,790	+\$999
<b>Adjusted Price</b>	--	\$282,058	\$301,210	\$315,999

\* Sold 3 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Adjustments: bedroom -\$5000. Above grade sq ft -\$6850. Garage +\$5000. Basement +\$10,608. Age -\$1900. Lot +\$200

**Sold 2** Closing costs -\$5000. Garage +\$5000. Lot +\$100. Age -\$900. Square foot -\$10,300. Basement +\$2310

**Sold 3** Garage +\$5000. lot -\$500. Age +\$3500. Above grade sq ft -\$10,200. Basement +\$3199

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sale and listing history verified in El Paso county tax records and PPMLS.			
<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>	\$315,000	\$315,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$283,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject address was not visible on the front of the home. The subject was located using GPS, numerical address numbers on the homes surrounding the subject. Several photos show the home to the left of the subject and that house I was able to obtain an address and this has been uploaded into the photo section of the report. Sellers are paying purchasers closing costs up to allowed limits as set by the loan and/or to buy down the purchasers interest rate. In the final opinion of value equal weight was given to all the currently listed &amp; recently sold homes used in this report to find the value of 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



Address Verification



Side



Side



Street



Street

## Subject Photos



Other

## Listing Photos

**L1** 1111 E Uintah St  
Colorado Springs, CO 80903



Front

**L2** 819 E Dale St  
Colorado Springs, CO 80903



Front

**L3** 727 Swope Ave  
Colorado Springs, CO 80909



Front



## Sales Photos

**S1** 1022 Sunset Road  
Colorado Springs, CO 80909



Front

**S2** 1007 Sunset Rd  
Colorado Springs, CO 80909



Front

**S3** 607 Maple Street  
Colorado Springs, CO 80903



Front

## ClearMaps Addendum

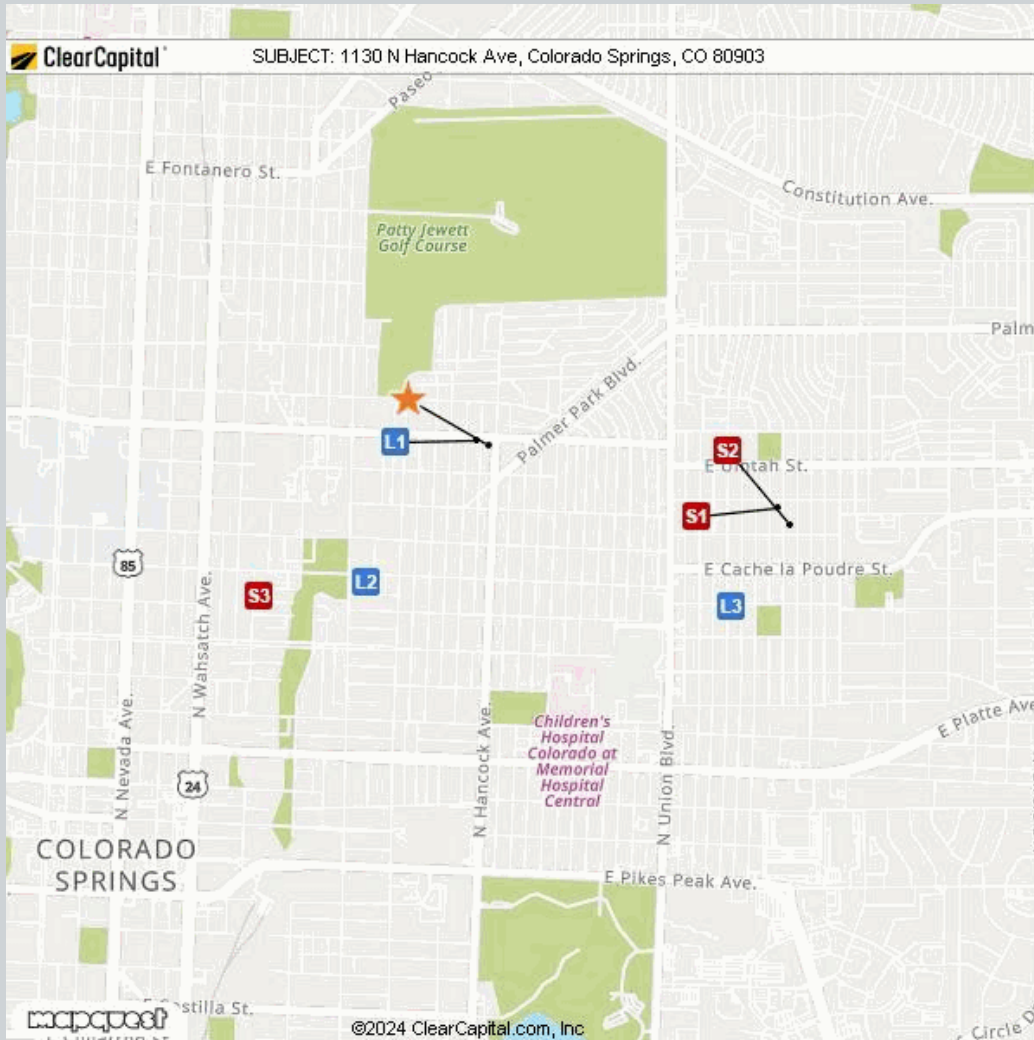
**Address** ★ 1130 N Hancock Ave, Colorado Springs, CO 80903

**Loan Number** 58023

**Suggested List** \$315,000

**Suggested Repaired** \$315,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1130 N Hancock Ave, Colorado Springs, CO 80903	--	Parcel Match
L1 Listing 1	1111 E Uintah St, Colorado Springs, CO 80903	0.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	819 E Dale St, Colorado Springs, CO 80903	0.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	727 Swope Ave, Colorado Springs, CO 80909	0.78 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1022 Sunset Road, Colorado Springs, CO 80909	0.79 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1007 Sunset Rd, Colorado Springs, CO 80909	0.83 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	607 Maple Street, Colorado Springs, CO 80903	0.73 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>	Hilary Johnson	<b>Company/Brokerage</b>	EXP Realty
<b>License No</b>	100081888	<b>Address</b>	555 Cougar Bluff Pt Unit 210 Colorado Springs CO 80906
<b>License Expiration</b>	12/31/2025	<b>License State</b>	CO
<b>Phone</b>	5404246539	<b>Email</b>	hilaryjohnsonrealtor@gmail.com
<b>Broker Distance to Subject</b>	5.67 miles	<b>Date Signed</b>	07/26/2024

*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.**