

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>	6524 Whistle Bay Drive, Colorado Springs, CO 80923	<b>Order ID</b>	9565494	<b>Property ID</b>	35864198
<b>Inspection Date</b>	08/21/2024	<b>Date of Report</b>	08/22/2024		
<b>Loan Number</b>	58089	<b>APN</b>	6311310012		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	8.21_BPO	<b>Tracking ID 1</b>	8.21_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	LORETTA DOTERRER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,612	Subject conforms to the neighborhood in terms of use, quality and style. Subject is a split level design tract home with attached 2-car garage and driveway. The site is an interior lot, faces south east and has residential views from all sides. Unremarkable landscaping at front, fenced backyard. No recent permits to indicate updates or improvements. Subject is Not in a flood zone. No functional inadequacies, no physical or external obsolescence is noted for the subject. No access to interior, assuming average condition for valuation purposes.	
<b>Assessed Value</b>	\$33,410		
<b>Zoning Classification</b>	Residential PUD AO		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Newport Heights West is a subdivision of primarily medium to large sized tract homes. Majority of neighboring homes reflect good condition and curb appeal. The area is northeast Colorado Springs. Many conveniences & dining nearby. Easy access to highway, schools & parks are close. 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 27 days and listings are selling an average of 98% of original list price and 99% of last list price. Low distress/REO activity at this time.	
<b>Sales Prices in this Neighborhood</b>	Low: \$365000 High: \$575000		
<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
Street Address	6524 Whistle Bay Drive	4263 Ginger Cove Pl	4868 Little London Dr	6276 Gemfield Dr
City, State	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
Zip Code	80923	80923	80923	80918
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.52 <sup>1</sup>	0.70 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$515,000	\$505,000	\$540,000
List Price \$	--	\$515,000	\$475,000	\$479,999
Original List Date		08/22/2024	05/31/2024	04/26/2024
DOM · Cumulative DOM	-- · --	0 · 0	83 · 83	95 · 118
Age (# of years)	25	25	24	29
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Adjacent to Park	Neutral ; Residential	Neutral ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Traditional	3 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,568	1,274	1,701	1,408
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 2 · 2	4 · 3 · 1	4 · 3 · 1
Total Room #	10	10	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	100%	100%	90%
Basement Sq. Ft.	692	941	716	619
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.16 acres	0.12 acres	0.13 acres
Other	Fireplace, Central AC, Patio	Fireplace, Central AC, Patio	Walk, out, Patio	Fireplace, Central AC, Porch, Patio, Deck

\* 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.

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

**Listing 1** ACTIVE. Comp is superior to all the listed comps with updated surfaces and a well-maintained appearance. Comp backs to trail and open space. Comp is superior with 3 car garage. This property ranks THIRD out of the Listed comparisons.

**Listing 2** ACTIVE. The comp has few or no updated surfaces or features, and condition reflects normal wear & tear. The comp has a walk-out basement but no fireplace. This property ranks FIRST out of the Listed comparisons.

**Listing 3** ACTIVE. This property matches the style of the subject, and the condition is likely similar to the subject. The comp has no outstanding features and reflects few or no remarkable updates in the prior 10 years but reflects a well-maintained appearance. This property ranks SECOND out of the Listed comparisons.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6524 Whistle Bay Drive	4150 Bowsprit Ln	5012 Fossil Butte Dr	3765 Moose Run Dr
<b>City, State</b>	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80923	80918	80923	80918
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.82 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$499,000	\$475,000	\$480,000
<b>List Price \$</b>	--	\$499,000	\$475,000	\$480,000
<b>Sale Price \$</b>	--	\$499,000	\$475,000	\$490,000
<b>Type of Financing</b>	--	Va	Fha	Conventional
<b>Date of Sale</b>	--	04/11/2024	01/04/2024	03/22/2024
<b>DOM · Cumulative DOM</b>	-- · --	7 · 59	6 · 35	43 · 102
<b>Age (# of years)</b>	25	30	25	29
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Adjacent to Park	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,568	1,748	1,652	1,674
<b>Bdrm · Bths · ½ Bths</b>	4 · 3 · 1	4 · 3 · 1	5 · 3 · 1	4 · 3 · 1
<b>Total Room #</b>	10	10	11	10
<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>	90%	100%	100%	95%
<b>Basement Sq. Ft.</b>	692	572	731	945
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.13 acres	0.15 acres	0.16 acres	0.14 acres
<b>Other</b>	Fireplace, Central AC, Patio	Fireplace, Central AC, Porch, Deck	Fireplace, Central AC, Patio	Fireplace, Wet Bar, Patio
<b>Net Adjustment</b>	--	-\$14,500	-\$12,025	-\$16,005
<b>Adjusted Price</b>	--	\$484,500	\$462,975	\$473,995

\* 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.

### Recent Sales - Cont.

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

- Sold 1** ADJUSTMENTS: Seller concession -\$1,000, Location -\$2,500, Condition/features -\$5,000, GLA -\$6,300, LL Sqft +\$1,800, Porch - \$1,500 Comp is superior to all the listed comps with updated surfaces and a well-maintained appearance. Comp backs to school field. This property ranks THIRD of the Sold comparisons.
- Sold 2** ADJUSTMENTS: GLA -\$2,940, LL Sqft -585, Bedroom -\$8,500 This property matches the style of the subject, and the condition is likely similar to the subject. The comp has no outstanding features and reflects few or no remarkable updates in the prior 10 years but reflects a well-maintained appearance. This property ranks SECOND out of the Sold comparisons.
- Sold 3** ADJUSTMENTS: Seller concession -\$7,500, GLA -\$3,710, LL Sqft -\$3,795, Wet bar -\$4,500, Central AC +\$3,500 This property is a similar style as the subject, and the condition is likely similar. The comp has few modest surface updates over the prior 15 years, reflects a well-maintained appearance. This property ranks FIRST out of the Sold comparisons.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has no prior sales or transfers during the past 5 years.			
<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>	\$479,900	\$479,900
<b>Sales Price</b>	\$475,000	\$475,000
<b>30 Day Price</b>	\$470,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>All comps are similar in style, build quality and have features that match. Comps were selected with preference for similar GLA, room count including lower level and weight placed on comps that reflect few or no updates/improvements &amp; Average condition as Subject is assumed to be. All Sold comps closed within 4-9 months of this report and they are the most recent comparable sales &amp; best available comps at the time of this report. Using comps up to one year is generally acceptable as Colorado has a seasonal market that has remained stable over the prior year. All Sold comps as adjusted &amp; averaged provide a likely reliable indication of the Subject's value in the current market. No adjustments for age or acreage as there is no marketable difference.</p>		

### 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



Side



Street



Street



Street

## Listing Photos

**L1** 4263 Ginger Cove PL  
Colorado Springs, CO 80923



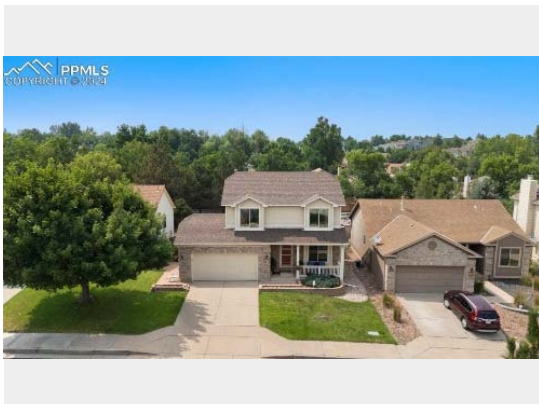
Front

**L2** 4868 Little London DR  
Colorado Springs, CO 80923



Front

**L3** 6276 Gemfield DR  
Colorado Springs, CO 80918



Front

## Sales Photos

**S1** 4150 Bowsprit LN  
Colorado Springs, CO 80918



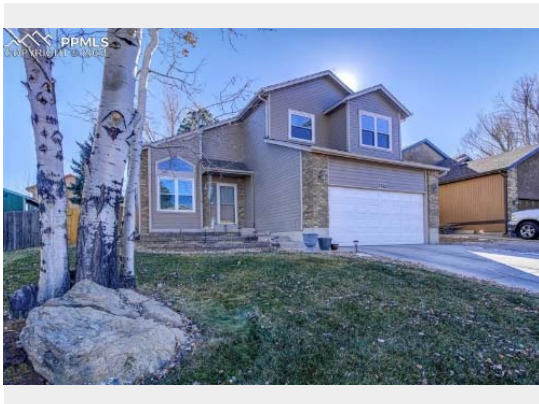
Front

**S2** 5012 Fossil Butte DR  
Colorado Springs, CO 80923



Front

**S3** 3765 Moose Run DR  
Colorado Springs, CO 80918



Front

### ClearMaps Addendum

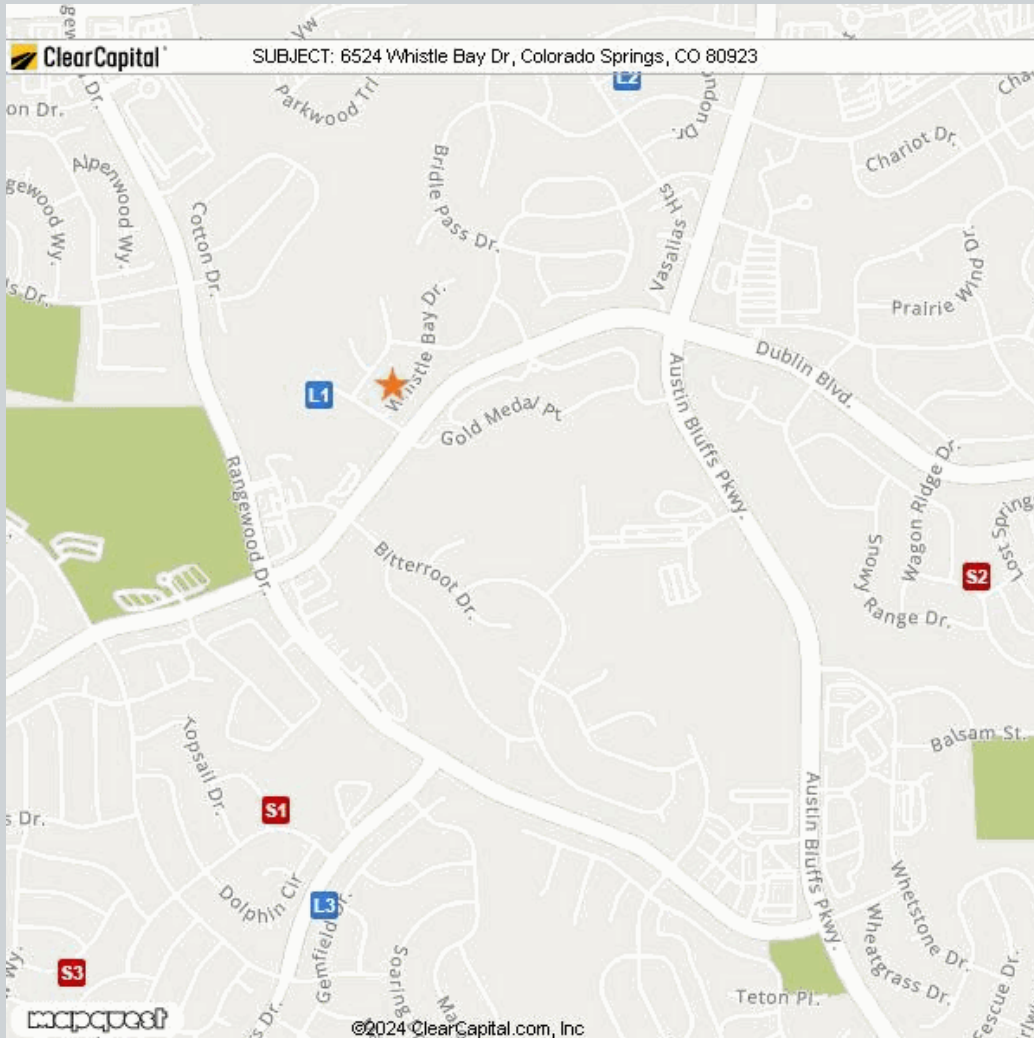
**Address** ★ 6524 Whistle Bay Drive, Colorado Springs, CO 80923

**Loan Number** 58089

**Suggested List** \$479,900

**Suggested Repaired** \$479,900

**Sale** \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6524 Whistle Bay Drive, Colorado Springs, CO 80923	--	Parcel Match
L1 Listing 1	4263 Ginger Cove Pl, Colorado Springs, CO 80923	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4868 Little London Dr, Colorado Springs, CO 80923	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6276 Gemfield Dr, Colorado Springs, CO 80918	0.70 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4150 Bowsprit Ln, Colorado Springs, CO 80918	0.59 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5012 Fossil Butte Dr, Colorado Springs, CO 80923	0.82 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3765 Moose Run Dr, Colorado Springs, CO 80918	0.89 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 [uiprovider@clearcapital.com](mailto:uiprovider@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>	Darlene Haines	<b>Company/Brokerage</b>	1List Realty
<b>License No</b>	ER100003044	<b>Address</b>	3021 Mandalay Grv Colorado Springs CO 80917
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3039560090	<b>Email</b>	darlenehaines@hotmail.com
<b>Broker Distance to Subject</b>	3.97 miles	<b>Date Signed</b>	08/22/2024

*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.**