

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>	3103 Cliveden Heights, Co Springs, CO 80906	<b>Order ID</b>	9529590	<b>Property ID</b>	35779370
<b>Inspection Date</b>	08/08/2024	<b>Date of Report</b>	08/09/2024		
<b>Loan Number</b>	58141	<b>APN</b>	6510205029		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	El Paso		

Tracking IDs					
<b>Order Tracking ID</b>	8.6_BPO	<b>Tracking ID 1</b>	8.6_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	WALTER DUNCAN	Negatives for the subject: Close to major road known as I25. The subject is in average condition on the day & 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 has a broken window on the right side of the home & missing trim above the front door and images have been provided.
<b>R. E. Taxes</b>	\$819	
<b>Assessed Value</b>	\$17,610	
<b>Zoning Classification</b>	Residential RM-30	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(Property preservation has secured the property)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$500	
<b>HOA</b>	The Residence at Stratmoor Townhomes 719-630-2233	
<b>Association Fees</b>	\$125 / Month (Insurance,Other: Trash, snow & property management)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a neighborhood better known as " The Residence At Stratmoor Townhomes" with good access to commerce, employment, schools and major roads through Colorado Springs. The subject neighborhood is not currently REO or Short Sale driven.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$132000 High: \$395000	
<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>	3103 Cliveden Heights	3290 Thunderchief Ht	4825 Elm Grove Dr	4806 Hobkirks Pt
<b>City, State</b>	Co Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80906	80916	80911	80906
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.80 <sup>1</sup>	1.77 <sup>1</sup>	0.01 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$320,000	\$275,000	\$282,500
<b>List Price \$</b>	--	\$320,000	\$275,000	\$282,500
<b>Original List Date</b>		07/29/2024	07/26/2024	04/18/2024
<b>DOM · Cumulative DOM</b>	-- · --	10 · 11	10 · 14	112 · 113
<b>Age (# of years)</b>	17	2	40	17
<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>	2 Stories Townhome	2 Stories Townhome	1 Story Ranch townhome	2 Stories Townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,476	1,512	1,066	1,404
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	2 · 2	2 · 2 · 1
<b>Total Room #</b>	7	7	6	6
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.02 acres	0.02 acres	0.02 acres	0.02 acres
<b>Other</b>	Porch, fence, patio	Porch	Porch, deck, fence	Porch, fence, patio

\* 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** Superior in age, garage stall count and above grade sq ft. Similar in bedroom and bathroom count. Currently active on the MLS.

**Listing 2** Superior with 2 car garage. Inferior in age and above grade sq ft, bedroom and half bathroom. Similar in full bathroom count. Under Contract Date:08/05/24

**Listing 3** Located in the same neighborhood as the subject with similar influence of location to I25. Inferior in bedroom count & above grade sq ft. Similar in age and bathroom count to the subject. Best overall list comp. Sale pending date: 04/30/24

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3103 Cliveden Heights	3107 Cliveden Hts	4655 Pleasant Port Vw	4632 Ports Down Ln
<b>City, State</b>	Co Springs, CO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80906	80906	80911	80911
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.00 <sup>1</sup>	1.66 <sup>1</sup>	1.63 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$282,000	\$319,000	\$320,000
<b>List Price \$</b>	--	\$282,000	\$919,000	\$317,900
<b>Sale Price \$</b>	--	\$282,000	\$311,025	\$317,900
<b>Type of Financing</b>	--	Conventional	Conventional	Va
<b>Date of Sale</b>	--	03/28/2024	05/24/2024	10/31/2023
<b>DOM · Cumulative DOM</b>	-- · --	31 · 31	3 · 21	20 · 34
<b>Age (# of years)</b>	17	17	5	4
<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>	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,476	1,404	1,512	1,512
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	7	6	7	7
<b>Garage (Style/Stalls)</b>	None	None	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.02 acres	0.02 acres	0.02 acres	0.02 acres
<b>Other</b>	Porch, fence, patio	Porch, fence, patio	Porch	Porch, fence, patio
<b>Net Adjustment</b>	--	+\$7,100	-\$16,850	-\$25,500
<b>Adjusted Price</b>	--	\$289,100	\$294,175	\$292,400

\* Sold 1 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** Bedroom +\$10,000, Above grade sq ft +\$3600, -\$6000 closing costs, -\$500 condition. Located in the same neighborhood/subdivision as the subject with similar influence of location to I25. Best overall sold comp.
- Sold 2** Closing Costs -\$3350, Garage -\$10,000, Above grade sq ft -\$1800, Age -\$1200, -\$500 condition.. Superior in garage stall count, age and above grade sq ft. Similar in bedroom/bathroom count.
- Sold 3** Closing Costs -\$12,000, Age -\$1300, Above grade sq ft -\$1800, -\$500 condition. Superior in age and garage stall count. Similar in bedroom and bathroom

### 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>	\$290,000	\$291,000
<b>Sales Price</b>	\$290,000	\$291,000
<b>30 Day Price</b>	\$283,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>In the final opinion of value more weight was placed on List 3 and sold 1. Both these comps are located in the same neighborhood as the subject with similar influence to the location of I25 south to Pueblo and north to Denver. Sellers are paying purchasers closing costs up to allowed limits as set by the loan and/or to buy down the purchasers interest rate. The search for currently listed and recently sold comps distance from the subject had to be relaxed up to 2 miles from the subject to find sufficient comps to complete the report.</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



Address Verification



Side



Back



Street



Street



### Subject Photos



Street



Other



Other



Other



Other



Other



## Listing Photos

**L1** 3290 Thunderchief HT  
Colorado Springs, CO 80916



Front

**L2** 4825 Elm Grove DR  
Colorado Springs, CO 80911



Front

**L3** 4806 Hobkirks PT  
Colorado Springs, CO 80906



Front

## Sales Photos

**S1** 3107 Cliveden Hts  
Colorado Springs, CO 80906



Front

**S2** 4655 Pleasant Port VW  
Colorado Springs, CO 80911



Front

**S3** 4632 Ports Down LN  
Colorado Springs, CO 80911



Front

### ClearMaps Addendum

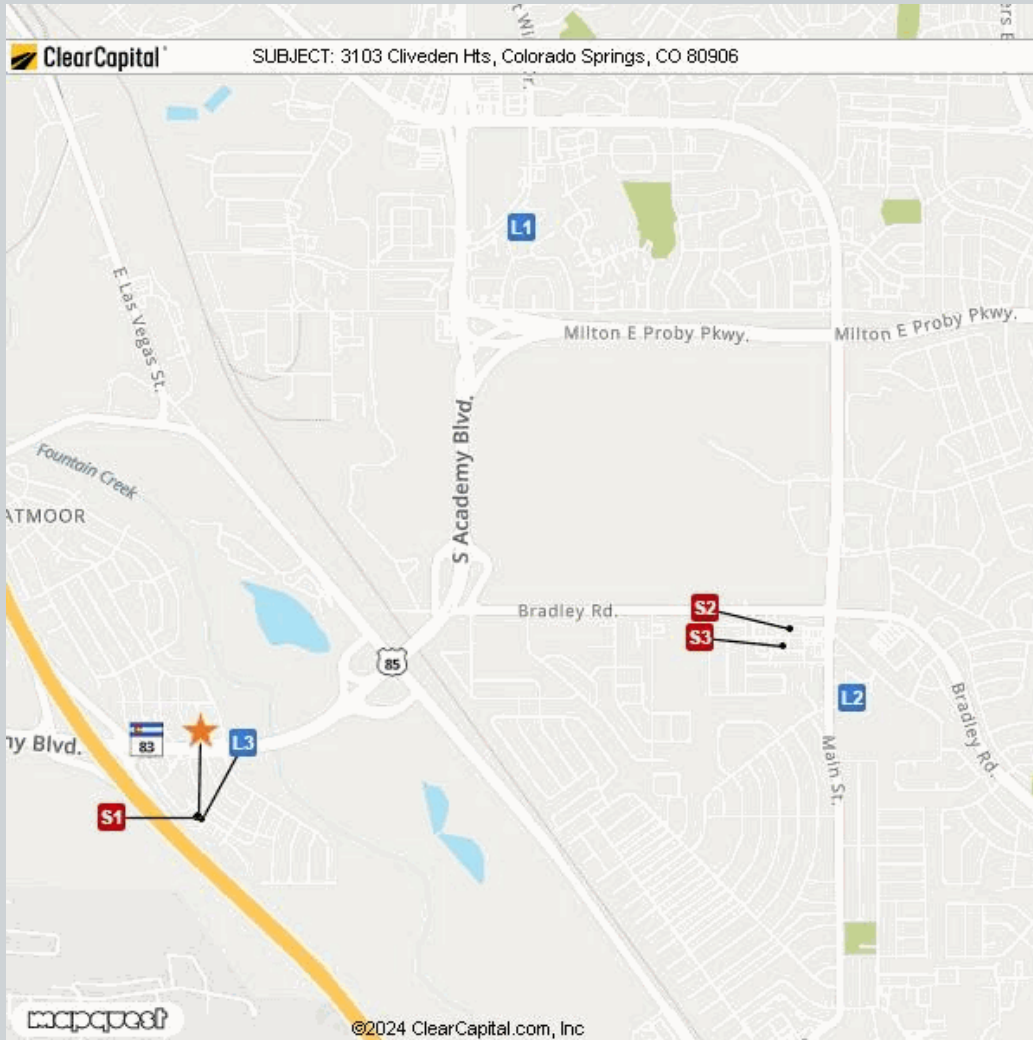
**Address** ★ 3103 Cliveden Heights, Co Springs, CO 80906

**Loan Number** 58141

**Suggested List** \$290,000

**Suggested Repaired** \$291,000

**Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3103 Cliveden Heights, Co Springs, CO 80906	--	Parcel Match
L1 Listing 1	3290 Thunderchief Ht, Colorado Springs, CO 80916	1.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4825 Elm Grove Dr, Colorado Springs, CO 80911	1.77 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4806 Hobkirks Pt, Colorado Springs, CO 80906	0.01 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3107 Cliveden Hts, Colorado Springs, CO 80906	0.00 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4655 Pleasant Port Vw, Colorado Springs, CO 80911	1.66 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4632 Ports Down Ln, Colorado Springs, CO 80911	1.63 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 [uiprotider@clearcapital.com](mailto:uiprotider@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>	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>	2.45 miles	<b>Date Signed</b>	08/09/2024

*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.**