

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	1205 W 101st Avenue, Northglenn, COLORADO 80260	Order ID	9640946	Property ID	35988199
Inspection Date	09/25/2024	Date of Report	09/26/2024		
Loan Number	58339	APN	1719-16-1-14-014		
Borrower Name	WH1 LLC	County	Adams		

Tracking IDs					
Order Tracking ID	8.24_BPO	Tracking ID 1	8.24_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Sherri Sharp	Subject property does not need any repairs and is well maintained by Owner. I only inspected the exterior. Subject property does not conform to the other homes in the neighborhood both in size and architectural design. Because of the lack of for sale and sold comps in the neighborhood. I had to go outside the neighborhood to find a comparison of comps for sale and sold comps.
R. E. Taxes	\$3,234	
Assessed Value	\$459,000	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject property is located in North-East of Denver, Colorado, in the city of Northglenn, Colorado a well-established and popular neighborhood called Helter Homes, built the late 1970s close to schools, Rec Center, shopping, retail, restaurants, sporting venues, rec center, amusement park, golf course, sporting venues, medical and dental offices, day care, park, trails, open space, grocery stores, banks, worship, pharmacy, light rail, public transportation, and highway access. 30-minute drive to downtown Denver, 30-minute drive to the airport.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$373,000 High: \$575,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1205 W 101st Avenue	923 W 100th Pl	1021 W 103rd Ave	9114 Lander St
City, State	Northglenn, COLORADO	Northglenn, CO	Northglenn, CO	Westminster, CO
Zip Code	80260	80260	80260	80031
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.22 ¹	1.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$575,000	\$540,000	\$535,000
List Price \$	--	\$575,000	\$525,000	\$525,000
Original List Date		09/19/2024	06/19/2024	08/15/2024
DOM · Cumulative DOM	-- · --	7 · 7	90 · 99	42 · 42
Age (# of years)	53	65	61	52
Condition	Good	Good	Good	Good
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	1,018	1,160	1,066	950
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 2	4 · 3
Total Room #	9	13	12	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	100%
Basement Sq. Ft.	1,000	1,160	1,066	950
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.21 acres	0.22 acres	0.17 acres
Other	--	--	--	--

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Listing Comp # 1 is superior to subject property, it has more above ground finished square footage, a finished basement, 1 more bedroom, 1 more bathroom, whereas subject property does have 1 more garage stall. They both are ranch style homes, with similar lot size.
- Listing 2** Listing Comp # 2 is comparable to subject property, they both are ranch style homes, with similar above ground finished square footage, similar sized lots, and 2 bathrooms. Listing Comp # 2 does have a finished basement, 1 more bedroom, whereas subject property does have 1 more garage stall.
- Listing 3** Listing Comp # 3 is inferior to subject property, it has less above ground finished square footage, a smaller lot, and 1 less garage stall, whereas Listing Comp # 3 does have 1 more bedroom, 1 more bathroom, and a finished basement. They both are ranch style homes.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1205 W 101st Avenue	1248 W 102nd Ave	1145 W 96th Pl	9197 Fayette St
City, State	Northglenn, COLORADO	Northglenn, CO	Thornton, CO	Federal Heights, CO
Zip Code	80260	80260	80260	80260
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.54 ¹	1.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$579,000	\$500,000	\$330,000
List Price \$	--	\$579,000	\$475,000	\$330,000
Sale Price \$	--	\$550,000	\$470,000	\$373,700
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	07/22/2024	04/25/2024	05/29/2024
DOM · Cumulative DOM	-- · --	10 · 43	26 · 63	3 · 27
Age (# of years)	53	56	52	38
Condition	Good	Good	Good	Good
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	1,018	882	1,025	888
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	9	10	6	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	0%	100%
Basement Sq. Ft.	1000	882	1,025	888
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.22 acres	0.24 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	-\$18,430	+\$5,300	+\$4,904
Adjusted Price	--	\$531,570	\$475,300	\$378,604

* Sold 2 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** Sold Comp # 1 is superior to subject property, it has more total finished square footage because of the finished basement, 4 more garage stalls a larger lot, whereas subject property does have more above ground finished square footage. Adjustments were made. They both are ranch style homes with 3 bedrooms, 2 bathrooms, and a 2-car garage.
- Sold 2** Sold Comp # 2 is comparable to subject property, they both are ranch style homes, with unfinished basements, 3 bedrooms, 2 bathrooms, and similar above ground finished square footage. Listing Comp # 2 does have a larger lot -\$2,700.00, whereas subject property does have a 2-car garage +\$8,000.00. Adjustments were made. The adjusted price is \$475,300.00. The value I am placing on the subject property is \$475,300.00 as is.
- Sold 3** Sold Comp # 3 is inferior to subject property, it has less above ground finished square footage, 1 less garage stall, and a smaller lot, whereas subject property does have a finished basement, and 1 more bedroom. Adjustments were made. They both are ranch style homes with 2 bathrooms.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property is not listed for sale, current owner purchased the property on 09-16-1996.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

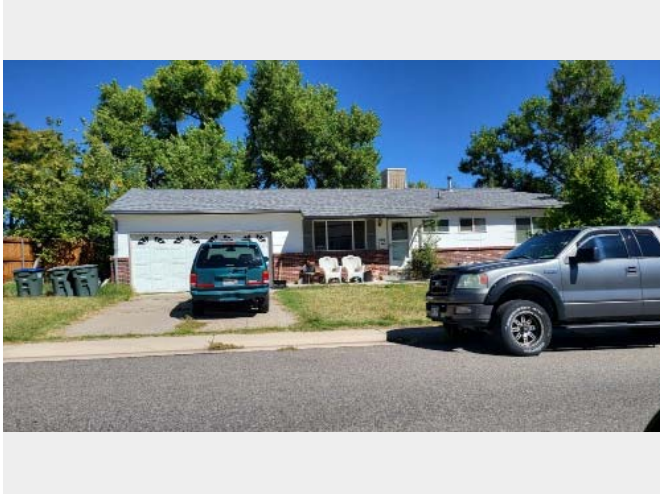
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$475,300	\$475,300
Sales Price	\$475,300	\$475,300
30 Day Price	\$475,300	--
Comments Regarding Pricing Strategy		
<p>Subject property is located in North-East of Denver, Colorado, in the city of Northglenn, Colorado a well-established and popular neighborhood called Helter Homes, built the late 1970s close to schools, Rec Center, shopping, retail, restaurants, sporting venues, rec center, amusement park, golf course, sporting venues, medical and dental offices, day care, park, trails, open space, grocery stores, banks, worship, pharmacy, light rail, public transportation, and highway access. 30-minute drive to downtown Denver, 30-minute drive to the airport. This neighborhood in Northglenn, Colorado has all the same issues as of many of the neighborhoods in the Denver-metro areas, some neighborhoods still have low inventory, even with decreasing homes prices, and inventory increasing, homes are still selling at a reasonable rate even with the rise in interest rates, homes are going under contract on average in 22 days, and there is a 12 weeks supply of homes on the market.. Although we are seeing some adjustments in pricing after the rate increases, and Sellers are having to make some concessions, like allowing the Buyer to have inspections, and paying some of the Buyer's closing costs. Denver-Metro home prices did increase 2% in August 2024 the same increase for July of 2024. Based on my investigations of the subject property, the condition of the subject property, the market conditions in the neighborhood, I am placing the value of the home at \$475,300.00.</p>		

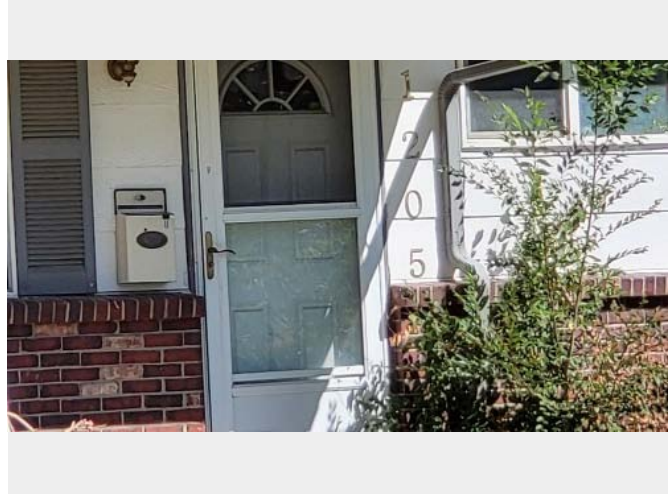
Clear Capital Quality Assurance Comments Addendum

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.

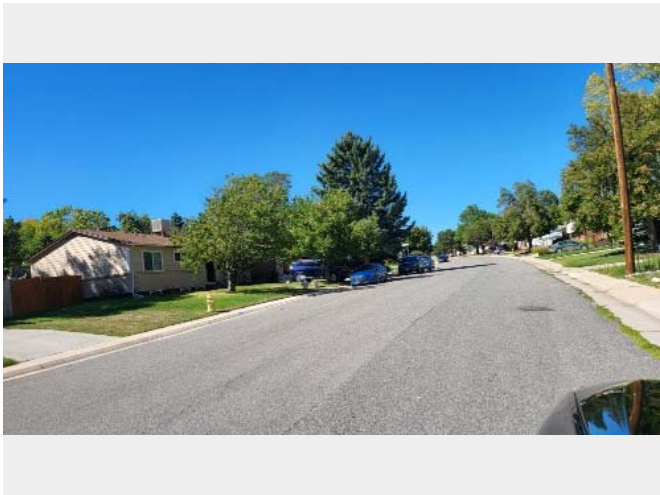
Subject Photos



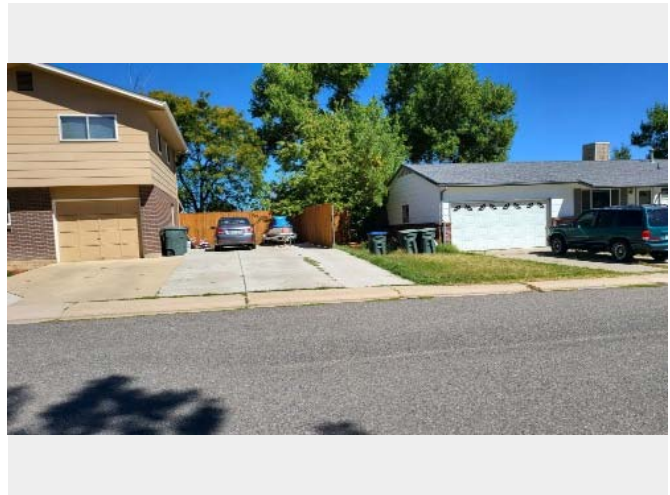
Front



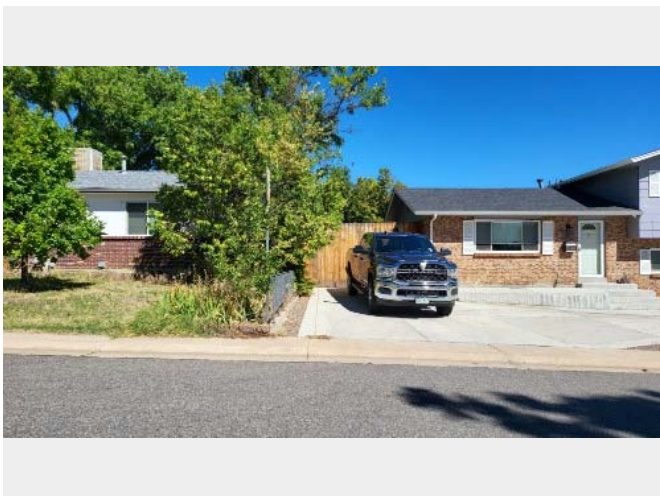
Address Verification



Street



Street



Other

Listing Photos

L1 923 W 100th Pl
Northglenn, CO 80260



Other

L2 1021 W 103rd Ave
Northglenn, CO 80260



Other

L3 9114 Lander St
Westminster, CO 80031



Other

Sales Photos

S1 1248 W 102nd Ave
Northglenn, CO 80260



Other

S2 1145 W 96th Pl
Thornton, CO 80260



Other

S3 9197 Fayette St
Federal Heights, CO 80260



Other

ClearMaps Addendum

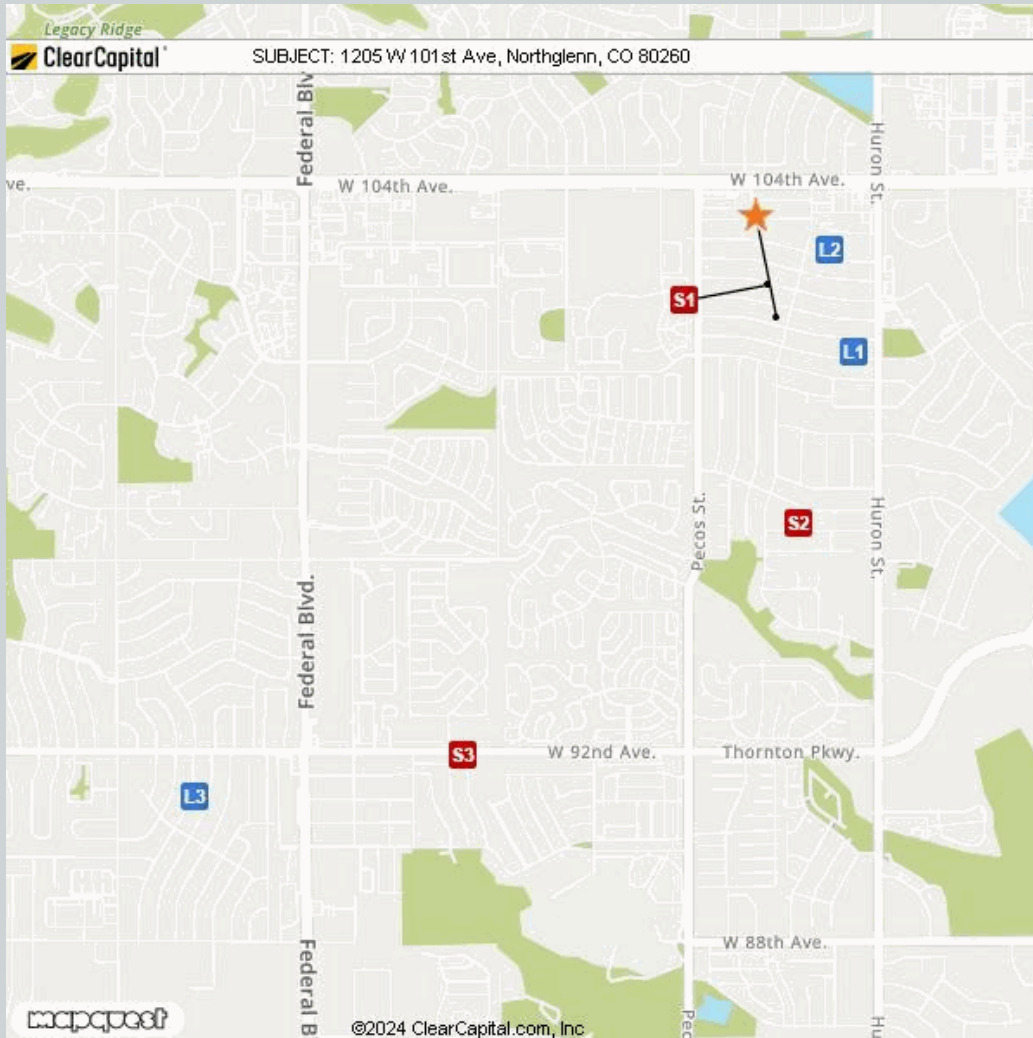
Address ★ 1205 W 101st Avenue, Northglenn, COLORADO 80260

Loan Number 58339

Suggested List \$475,300

Suggested Repaired \$475,300

Sale \$475,300



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1205 W 101st Avenue, Northglenn, Colorado 80260	--	Parcel Match
L1 Listing 1	923 W 100th Pl, Denver, CO 80260	0.22 Miles ¹	Parcel Match
L2 Listing 2	1021 W 103rd Ave, Denver, CO 80260	0.22 Miles ¹	Parcel Match
L3 Listing 3	9114 Lander St, Westminster, CO 80031	1.98 Miles ¹	Parcel Match
S1 Sold 1	1248 W 102nd Ave, Denver, CO 80260	0.09 Miles ¹	Parcel Match
S2 Sold 2	1145 W 96th Pl, Denver, CO 80260	0.54 Miles ¹	Parcel Match
S3 Sold 3	9197 Fayette St, Denver, CO 80260	1.42 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: 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 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

Broker Name	Kenneth Pulciani	Company/Brokerage	Sterling Realty LLC
License No	1024625	Address	9645 Kendall Ct Westminster CO 80021
License Expiration	12/31/2024	License State	CO
Phone	7205875363	Email	kpulciani@hotmail.com
Broker Distance to Subject	3.51 miles	Date Signed	09/26/2024

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.