

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	9455 W 37th Avenue, Wheat Ridge, CO 80033	Order ID	9646930	Property ID	36000271
Inspection Date	09/28/2024	Date of Report	09/30/2024		
Loan Number	58480	APN	39-272-03-009		
Borrower Name	WH1 LLC	County	Jefferson		

Tracking IDs					
Order Tracking ID	9.26_BPO	Tracking ID 1	9.26_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Sarveswara Rao Kilaparti	Condition Comments 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	\$3,554	
Assessed Value	\$554,380	
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

Location Type	Suburban	Neighborhood Comments Subject property is located in North-West of Denver, Colorado, in the city of Wheat Ridge, Colorado, a well-established and popular neighborhood called Bel Air, built in the late 1950s 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: \$465,000 High: \$739,000	
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	9455 W 37th Avenue	4470 Yarrow St	8125 W 39th Ave	9135 W 49th Pl
City, State	Wheat Ridge, CO	Wheat Ridge, CO	Wheat Ridge, CO	Arvada, CO
Zip Code	80033	80033	80033	80002
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.24 ¹	0.86 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$680,000	\$695,000	\$515,000
List Price \$	--	\$680,000	\$680,000	\$515,000
Original List Date		09/27/2024	08/22/2024	09/26/2024
DOM · Cumulative DOM	-- · --	3 · 3	39 · 39	4 · 4
Age (# of years)	69	73	67	66
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	1,360	1,335	1,678	975
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	3 · 2	3 · 2
Total Room #	13	13	11	10
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	1,360	945	0	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.21 acres	0.26 acres	0.20 acres
Other	--	--	--	--

* Listing 1 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 Comparable to subject property, they both are ranch style homes, with finished basements, similar above ground finished square footage, similar sized lots, and located in the same neighborhood. Listing Comp # 1 does have 1 more bathroom, 1 more garage stall, whereas subject property does have more basemement finish.
- Listing 2** Listing Comp # 2 is superior to subject property, it has more above ground finished square footage, 1 more garage stall, a larger lot, whereas subject property does have a finished basement, and 1 more bedroom. They both are ranch style homes, with 2 bathrooms, and are located in the same neighborhood.
- Listing 3** Listing Comp # 3 is inferior to subject property, it has less above ground finished square footage, no basement, 1 less bedroom, no garage, and a smaller lot. They both are ranch style homes with 2 bathrooms.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9455 W 37th Avenue	9405 W 37th Ave	10520 W 35th Ave	4575 Garrison St
City, State	Wheat Ridge, CO	Wheat Ridge, CO	Wheat Ridge, CO	Wheat Ridge, CO
Zip Code	80033	80033	80033	80033
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.73 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$575,000	\$850,000	\$470,000
List Price \$	--	\$550,000	\$750,000	\$470,000
Sale Price \$	--	\$557,000	\$738,720	\$465,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	09/20/2024	06/12/2024	07/12/2024
DOM · Cumulative DOM	-- · --	47 · 104	14 · 28	20 · 34
Age (# of years)	69	67	66	70
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	1,360	1,436	1,658	1,160
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 3	2 · 1
Total Room #	13	11	15	96
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	100%	0%	90%	0%
Basement Sq. Ft.	1360	--	1,658	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.26 acres	0.29 acres	0.32 acres
Other	--	--	--	--
Net Adjustment	--	+\$14,072	-\$32,101	+\$29,288
Adjusted Price	--	\$571,072	\$706,619	\$494,288

* Sold 1 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 comparable to subject property, the both are ranch style homes with 2 bathrooms, have similar sized lots, and are located in the same neighborhood. Sold Comp # 1 does have 76 sq. ft. more above ground finished square footage @ \$50.00 per sq. ft. -\$3,800.00, 1 more garage stall -\$4,000.00, a larger lot -\$2,525.00, whereas subject property does have 1 more bedroom +\$4,000.00, and 1360 sq. ft. of basement finish @ \$15.00 per sq. ft. +\$20,400.00. Adjustments were made. The adjusted price is \$571,072.00. The value I am placing on the subject property is \$571,072.00 as is.
- Sold 2** Sold Comp # 2 is superior to subject property, it has more above ground finished square footage, 1 more garage stall, 1 more bathroom, and a larger lot. Adjustments were made. Adjustments were made. The both are ranch style homes, with comparable finished square footage in the basement, and 4 bedrooms.
- Sold 3** Sold Comp # 3 is inferior to subject property, it has less above ground finished square footage, no finished basement, 2 less bedrooms, 1 less bathroom, whereas Sold Comp # 3 does have 1 more garage stall, and a larger lot. Adjustments were made. They both are ranch style homes, located in the same neighborhood.

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 09-24-2024.			
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	\$571,072	\$571,072
Sales Price	\$571,072	\$571,072
30 Day Price	\$571,072	--
Comments Regarding Pricing Strategy		
<p>Subject property is located in North-West of Denver, Colorado, in the city of Wheat Ridge, Colorado a well-established and popular neighborhood called Bel Air, built the late 1950s 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 Wheat Ridge, 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 \$571,072.00.</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



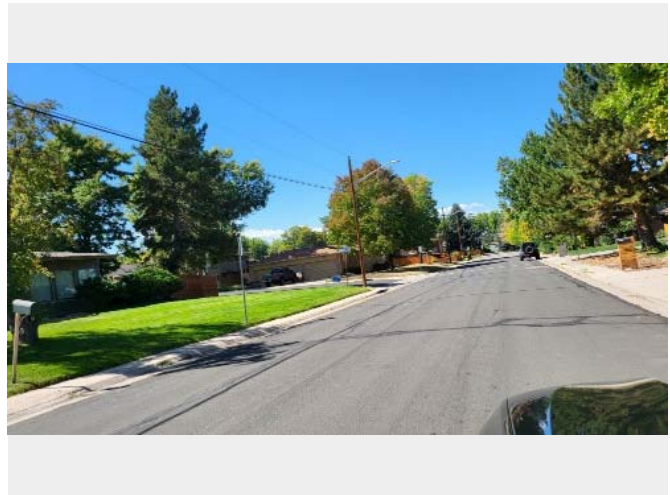
Front



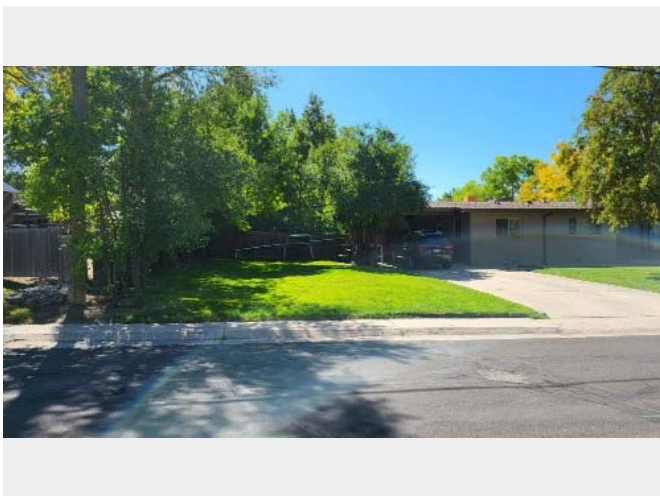
Address Verification



Street



Street



Other

Listing Photos

L1 4470 Yarrow St
Wheat Ridge, CO 80033



Other

L2 8125 W 39th Ave
Wheat Ridge, CO 80033



Other

L3 9135 W 49th Pl
Arvada, CO 80002



Other

Sales Photos

S1 9405 W 37th Ave
Wheat Ridge, CO 80033



Other

S2 10520 W 35th Ave
Wheat Ridge, CO 80033



Other

S3 4575 Garrison St
Wheat Ridge, CO 80033



Other

ClearMaps Addendum

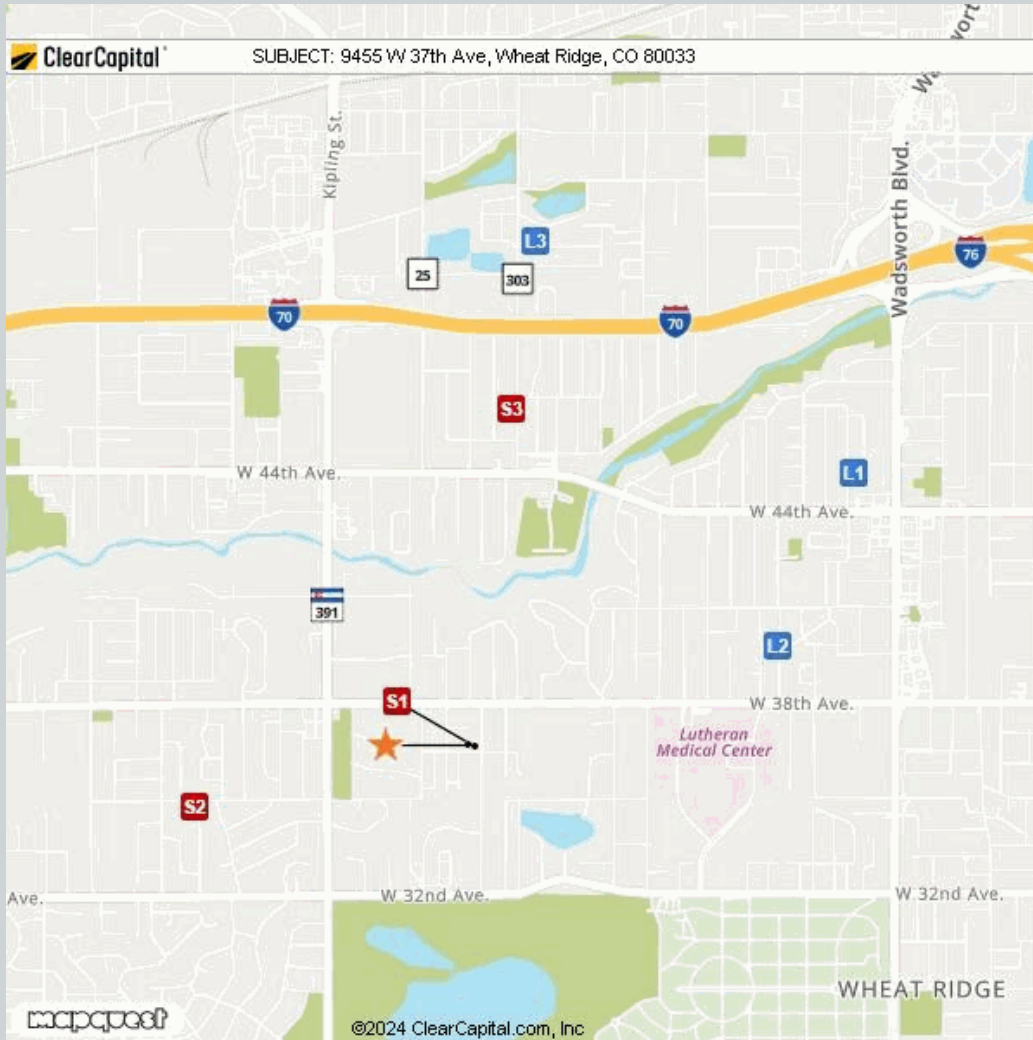
Address ★ 9455 W 37th Avenue, Wheat Ridge, CO 80033

Loan Number 58480

Suggested List \$571,072

Suggested Repaired \$571,072

Sale \$571,072



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9455 W 37th Avenue, Wheat Ridge, CO 80033	--	Parcel Match
L1 Listing 1	4470 Yarrow St, Wheat Ridge, CO 80033	1.24 Miles ¹	Parcel Match
L2 Listing 2	8125 W 39th Ave, Wheat Ridge, CO 80033	0.86 Miles ¹	Parcel Match
L3 Listing 3	9135 W 49th Pl, Arvada, CO 80002	1.34 Miles ¹	Parcel Match
S1 Sold 1	9405 W 37th Ave, Wheat Ridge, CO 80033	0.02 Miles ¹	Parcel Match
S2 Sold 2	10520 W 35th Ave, Wheat Ridge, CO 80033	0.73 Miles ¹	Parcel Match
S3 Sold 3	4575 Garrison St, Wheat Ridge, CO 80033	0.89 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 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

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	7.45 miles	Date Signed	09/30/2024

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.