

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	7216 Forest Avenue, Kansas City, MO 64131	Order ID	6113245	Property ID	26224264
Inspection Date	03/22/2019	Date of Report	03/22/2019		
Loan Number	37324	APN	47-630-09-17-00-0-00-000		
Borrower Name	Catamount Properties 2018 LLC				

Tracking IDs

Order Tracking ID	CITI_BPO_03.21.19	Tracking ID 1	CITI_BPO_03.21.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	Subject property appears to be maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.	
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		none	
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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and condition.	
Sales Prices in this Neighborhood	Low: \$45,000 High: \$95,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7216 Forest Avenue	1705 Gregory Boulevard E	8004 Lydia Avenue	1300 80th Street E
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64131	64131	64131	64131
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.95 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$60,000	\$80,000	\$87,999
List Price \$	--	\$60,000	\$78,000	\$87,999
Original List Date		03/21/2019	02/28/2019	03/04/2019
DOM · Cumulative DOM	-- · --	1 · 1	22 · 22	18 · 18
Age (# of years)	69	92	89	79
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	984	1,176	924	1,032
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 1	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.1 acres	0.2 acres	0.2 acres
Other	none	MLS#2154034	MLS#2150879	MLS#2151307

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

- Listing 1** Great starter or investment home! This 3 bed 2 bath has built-ins in the front office/bedroom, with ceiling fans in several rooms. Basement is unfinished with laundry, bath, and 2-car garage. Solid walls and foundation! Screened-in back porch needs some TLC, but will provide great privacy. Original hardwood floors throughout are just waiting to be returned to their original luster. Come see this property and all it has to offer!
- Listing 2** Move in ready and recently updated! Great starter home or investment purchase! Previously rented for \$825 a month.
- Listing 3** This home has a lot of charm, large lot with a extra large 2 car garage, enclosed front porch, mature shade trees, fenced back yard, mastered bedroom with full bath, ranch home with no stairs to climb, hardwood floor, fireplace, new carpet, ceiling fans, tile floors, new kitchen, appliances (stainless steel), granite counter tops, ready to move in.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7216 Forest Avenue	2015 Gregory Boulevard E	1716 67th Street E	1115 77th Terrace E
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64131	64132	64131	64131
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.81 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$53,000	\$57,000	\$59,950
List Price \$	--	\$53,000	\$57,000	\$59,950
Sale Price \$	--	\$50,200	\$53,000	\$50,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	3/20/2019	1/26/2019	3/19/2019
DOM · Cumulative DOM	-- · --	6 · 36	14 · 90	21 · 40
Age (# of years)	69	95	94	98
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	984	1,008	1,121	988
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.12 acres	0.1 acres	0.37 acres
Other	none	MLS#2147977	MLS#2136698	MLS#2147417
Net Adjustment	--	+\$0	-\$3,370	-\$2,000
Adjusted Price	--	\$50,200	\$49,630	\$48,000

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

Sold 1 Cute Bungalow with lots of life left, minutes away from Research Medical Center, Waldo, Brookside, UMKC, Rockhurst, the Kansas City Zoo and I-435. Seller has priced to sell quickly and says,

Sold 2 Wonderful Tudor home with a private driveway and garage!!!! Large basement and attic. It is in very good shape.

Sold 3 Little ranch home has been a rental for years. Does need some TLC but good potential. Does have a big backyard and storage shed. Main level is spacious and living with fireplace.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$55,000	\$55,000
Sales Price	\$50,000	\$50,000
30 Day Price	\$46,000	--

Comments Regarding Pricing Strategy

Subject property appears to be maintained and conforms to the neighborhood. Most of the weight in this bpo was given to sold 2 that is the most similar to property subject in sqft. I do not see any resale problem for subject to sell in 90 to 120 days. Note: this valuation is NOT intended to be an Appraisal and should not be used as one, it was completed by a Licensed Real Estate Broker. This is for valuation purposes only.

VII. 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.

VIII. Property Images

Address 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000

Suggested Repaired \$55,000

Sale \$50,000



Subject 7216 Forest Ave

View Front



Subject 7216 Forest Ave

View Address Verification

VIII. Property Images (continued)

Address 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000

Suggested Repaired \$55,000

Sale \$50,000



Subject 7216 Forest Ave

View Side



Subject 7216 Forest Ave

View Side

VIII. Property Images (continued)

Address 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000 **Suggested Repaired** \$55,000 **Sale** \$50,000



Subject 7216 Forest Ave

View Street



Subject 7216 Forest Ave

View Street

VIII. Property Images (continued)

Address 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000

Suggested Repaired \$55,000

Sale \$50,000



Listing Comp 1 1705 Gregory Boulevard E

View Front



Listing Comp 2 8004 Lydia Avenue

View Front

VIII. Property Images (continued)

Address 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000

Suggested Repaired \$55,000

Sale \$50,000



Listing Comp 3 1300 80th Street E

View Front



Sold Comp 1 2015 Gregory Boulevard E

View Front

VIII. Property Images (continued)

Address 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000

Suggested Repaired \$55,000

Sale \$50,000



Sold Comp 2 1716 67th Street E

View Front

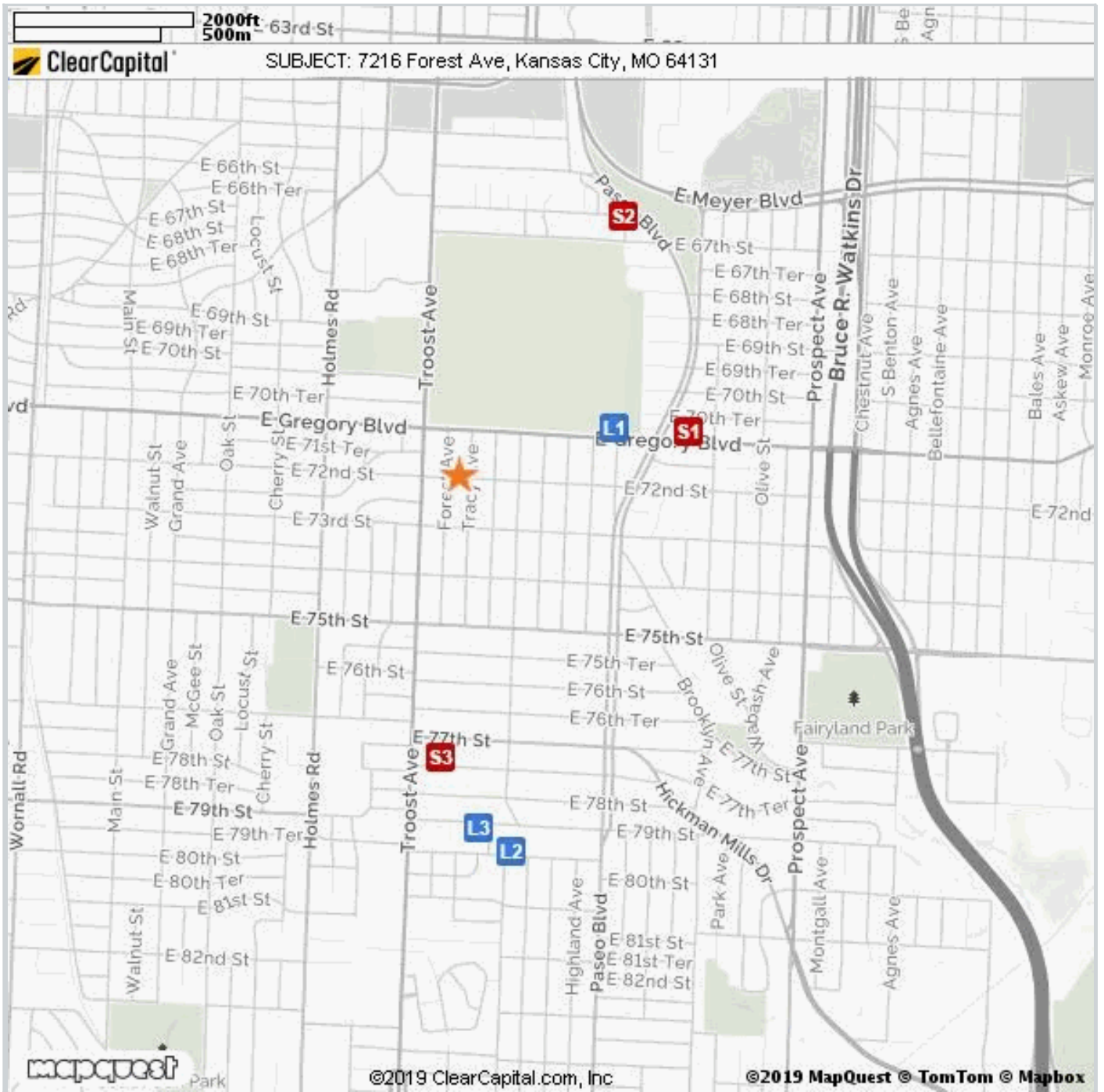


Sold Comp 3 1115 77th Terrace E

View Front

ClearMaps Addendum

Address ★ 7216 Forest Avenue, Kansas City, MO 64131
Loan Number 37324 **Suggested List** \$55,000 **Suggested Repaired** \$55,000 **Sale** \$50,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7216 Forest Ave, Kansas City, MO	--	Parcel Match
L1 Listing 1	1705 Gregory Boulevard E , Kansas City, MO	0.44 Miles ¹	Parcel Match
L2 Listing 2	8004 Lydia Avenue , Kansas City, MO	0.95 Miles ¹	Parcel Match
L3 Listing 3	1300 80th Street E , Kansas City, MO	0.88 Miles ¹	Parcel Match
S1 Sold 1	2015 Gregory Boulevard E , Kansas City, MO	0.62 Miles ¹	Parcel Match
S2 Sold 2	1716 67th Street E , Kansas City, MO	0.81 Miles ¹	Parcel Match
S3 Sold 3	1115 77th Terrace E , Kansas City, MO	0.70 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.

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.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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

Broker Name	Trice Massey	Company/Brokerage	Greater Kansas City Realty
License No	1999130936		
License Expiration	06/30/2020	License State	MO
Phone	9134886661	Email	gkcrbpo@gmail.com
Broker Distance to Subject	1.42 miles	Date Signed	03/22/2019

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.