

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>	200 Monroe Avenue, Kansas City, MO 64123	<b>Order ID</b>	6716430	<b>Property ID</b>	28391331
<b>Inspection Date</b>	05/16/2020	<b>Date of Report</b>	05/17/2020		
<b>Loan Number</b>	38919	<b>APN</b>	13-940-07-01-00-0-00-000		
<b>Borrower Name</b>	Citibank	<b>County</b>	Jackson		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	Aged BPO CITI	<b>Tracking ID 1</b>	Aged BPO CITI		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$754	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.	
<b>Assessed Value</b>	\$48,828		
<b>Zoning Classification</b>	residential		
<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	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.	
<b>Sales Prices in this Neighborhood</b>	Low: \$40,000 High: \$90,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	200 Monroe Avenue	1113 Bellefontaine Avenue N	201 Askew Avenue	212 Jackson Avenue
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64123	64120	64123	64123
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	1.18 <sup>1</sup>	0.04 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$60,000	\$73,500	\$65,000
<b>List Price \$</b>	--	\$50,000	\$68,200	\$65,000
<b>Original List Date</b>		04/22/2020	03/19/2019	04/15/2020
<b>DOM · Cumulative DOM</b>	-- · --	24 · 25	363 · 425	31 · 32
<b>Age (# of years)</b>	111	120	120	115
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,397	1,560	1,572	1,276
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	3 · 1	3 · 1	2 · 1 · 1
<b>Total Room #</b>	7	6	6	5
<b>Garage (Style/Stalls)</b>	None	None	Detached 1 Car	None
<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>	0.08 acres	0.15 acres	0.1 acres	0.08 acres
<b>Other</b>	none	MLS#2217215	MLS#2153691	MLS#2216321

\* 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.

## Current Listings - Cont.

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

- Listing 1** Investor Special! Completely gutted with great bones! Ready for an investor to come throw their special touches on this unfinished home in the up and coming Northeast area!
- Listing 2** Home in historic Northeast KC with lots of updates! Kitchen w/breakfast bar and painted cabinets, vinyl plank flooring in entry & kitchen, newer carpet in formal dining & living rooms, sun porches off kitchen and 2nd level, updated electrical & insulation, some thermal windows, and a newer roof, all on a fully fenced corner lot! Original hardwood floors under carpet and in all rooms on 2nd floor. Easy access to city bus line. Detached one-car garage with side street access provides additional storage.
- Listing 3** GREAT INVESTOR OPPORTUNITY!!! This property is tenant occupied. The current lease must be absorbed by purchaser. Current lease ends 02/28/2021 and option to renew 75 days prior to the lease termination date. Inspections are available upon request. Minimum 72 hour lead time to show for tenants. Showing agent must provide proof of funds, or pre-approval prior to showing setup.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	200 Monroe Avenue	302 Chelsea Avenue N	306 Myrtle Avenue	3433 Morrell Avenue
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64123	64123	64124	64123
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	0.72 <sup>1</sup>	0.14 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$65,000	\$65,000	\$67,000
<b>List Price \$</b>	--	\$65,000	\$65,000	\$67,000
<b>Sale Price \$</b>	--	\$58,000	\$67,750	\$53,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	03/30/2020	12/16/2019	04/01/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 52	1 · 37	53 · 66
<b>Age (# of years)</b>	111	107	90	120
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow	2 Stories bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,397	1,512	1,254	1,437
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	2 · 1 · 1	2 · 1	3 · 1 · 1
<b>Total Room #</b>	7	5	5	6
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	0.08 acres	0.11 acres	0.1 acres	0.1 acres
<b>Other</b>	none	MLS#2206162	MLS#2197347	MLS#2204760
<b>Net Adjustment</b>	--	+\$1,000	+\$5,000	+\$1,000
<b>Adjusted Price</b>	--	\$59,000	\$72,750	\$54,000

\* 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** Don't miss this wonderful two story home within walking distance to the schools and Budd Park! Offers an attractive stone exterior, amazing front porch, original woodwork/hardwoods inside, formal dining room with built-in china buffet, crown molding, spacious kitchen with ceramic tile floors, a huge master suite with a full wall of windows, a backyard that is fully fenced, has a 28x15 covered patio, and a storage shed. The basement has a finished 10x15 nonconforming 3rd bedroom. Grab this one before it's gone!
- Sold 2** Great little bungalow in the Historic Northeast neighborhood! Charm throughout! Original hardwood floors, lighting, doors, hardware, & bath with clawfoot tub with shower! Pocket doors between living and dining rooms. Newer HVAC & water heater. Sewer line just replaced. All very well maintained and move in ready! Nice, quiet area with lots of shade trees and friendly neighbors! Fenced in yard for your pets, too! Less than 10 minutes to River Market, Riverfront Park, Power & Light, and the Crossroads!
- Sold 3** This 3-story, 3 bed/1.5 bath will make for a great fixer-upper home or investment opportunity! New windows, new vinyl flooring throughout most. Plentiful space in the wood- themed kitchen with additional storage room in the pantry/storage room adjacent. Attic space perfect to convert into a forth bedroom. On the second floor where all bedrooms are located is the full bath right off of the master bedroom. Backside parking. Concourse park nearby and other amenities in proximity being located off of Independence Ave.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<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>	\$57,000	\$57,000
<b>Sales Price</b>	\$54,000	\$54,000
<b>30 Day Price</b>	\$50,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject property appears to be maintained and conforms to the neighborhood I do not see any resale problem for subject to sell in 90 to 120 days. Most of the weight in this BPO was given to Sold Comp 3 because it is the most similar in GLA. 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 Although the address was not visible or present at the time the inspection was completed, through further research involving GPS and satellite images, the property address has been verified. Street sign photo has also been taken.</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



Side



Side



Street



Street



## Listing Photos

**L1** 1113 bellefontaine Avenue N  
Kansas City, MO 64120



Front

**L2** 201 Askew Avenue  
Kansas City, MO 64123



Front

**L3** 212 JACKSON Avenue  
Kansas City, MO 64123



Front

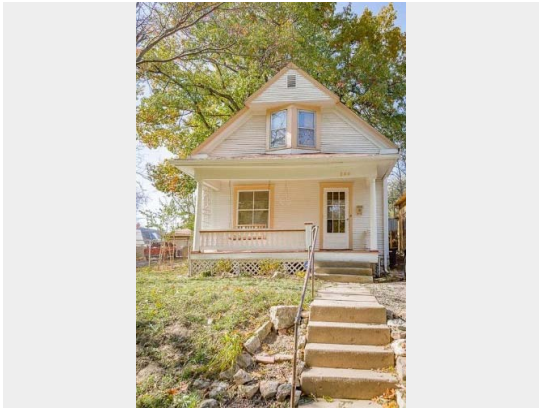
## Sales Photos

**S1** 302 Chelsea Avenue N  
Kansas City, MO 64123



Front

**S2** 306 Myrtle Avenue  
Kansas City, MO 64124



Front

**S3** 3433 Morrell Avenue  
Kansas City, MO 64123



Front

## ClearMaps Addendum

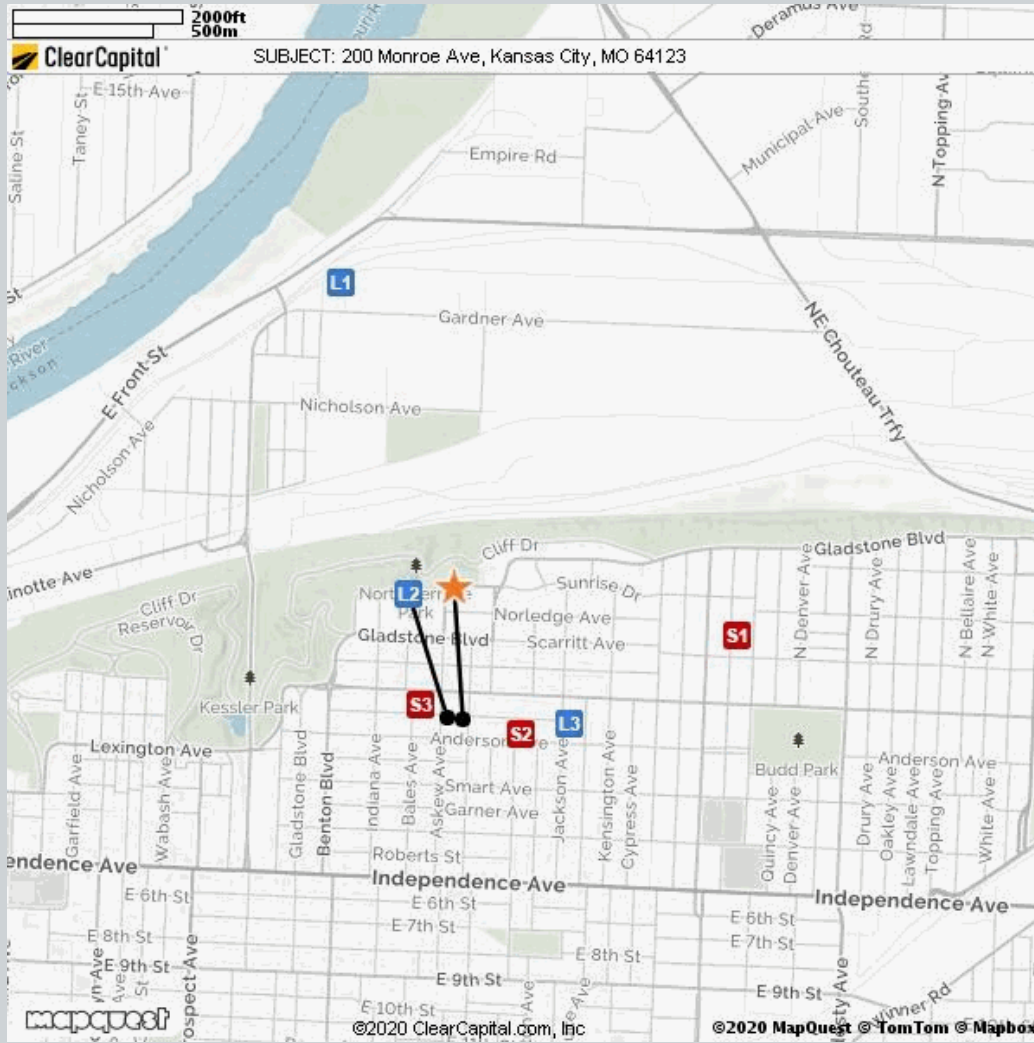
**Address** ★ 200 Monroe Avenue, Kansas City, MO 64123

**Loan Number** 38919

**Suggested List** \$57,000

**Suggested Repaired** \$57,000

**Sale** \$54,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	200 Monroe Ave, Kansas City, MO	--	Parcel Match
L1 Listing 1	1113 Bellefontaine Avenue N, Kansas City, MO	1.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	201 Askew Avenue, Kansas City, MO	0.04 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	212 Jackson Avenue, Kansas City, MO	0.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	302 Chelsea Avenue N, Kansas City, MO	0.72 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	306 Myrtle Avenue, Kansas City, MO	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3433 Morrell Avenue, Kansas City, MO	0.15 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: 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.

## Report Instructions - cont.

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

<b>Broker Name</b>	Trice Massey	<b>Company/Brokerage</b>	Greater Kansas City Realty
<b>License No</b>	1999130936	<b>Address</b>	311 W 80th Terrace Kansas City MO 64131
<b>License Expiration</b>	06/30/2020	<b>License State</b>	MO
<b>Phone</b>	9134886661	<b>Email</b>	gkcrbpo@gmail.com
<b>Broker Distance to Subject</b>	9.48 miles	<b>Date Signed</b>	05/16/2020

*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:**

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