

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>	20 Ne 47th Street, Kansas City, MO 64116	<b>Order ID</b>	6716430	<b>Property ID</b>	28391333
<b>Inspection Date</b>	05/18/2020	<b>Date of Report</b>	05/18/2020		
<b>Loan Number</b>	39093	<b>APN</b>	17-305-00-07-003-00		
<b>Borrower Name</b>	Citibank	<b>County</b>	Clay		

<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>	\$2,456	<p>The subject property is a single family detached ranch style home located in the suburban market of Kansas City, MO. The home is in average exterior condition with no repairs noted. The home conforms to the area in property type and exterior materials. The home backs up to a highway exit ramp which has minimal effect on the value of the subject do to the grade of the ground, trees and fences blocking the exit ramp from view.</p>	
<b>Assessed Value</b>	\$27,680		
<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	<p>The home is located in the suburban market of Kansas City, MO. The market area is currently stable and driven by full market properties per local MLS data. The home backs up to a highway exit ramp which has minimal effect on the value of the subject do to the grade of the ground, trees and fences blocking the exit ramp from view.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$120,000 High: \$265,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	20 Ne 47th Street	218 Ne 44th Street	5240 N Baltimore Ave	4428 N Grand Ave
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64116	64116	64118	64116
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 <sup>1</sup>	0.78 <sup>1</sup>	0.28 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$219,900	\$250,000
List Price \$	--	\$185,000	\$214,900	\$250,000
Original List Date		05/11/2020	01/07/2020	04/23/2020
DOM · Cumulative DOM	-- · --	7 · 7	132 · 132	25 · 25
Age (# of years)	61	68	47	65
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Raised Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,437	1,323	1,509	1,350
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	37%	96%
Basement Sq. Ft.	858	--	893	1,350
Pool/Spa	--	--	--	--
Lot Size	0.38 acres	0.34 acres	0.26 acres	0.48 acres
Other	None	Fence	Fence	Fence

\* 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.

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

**Listing 1** Similar in bed count, garage count, style and condition. Inferior in bath count and lack of basement.

**Listing 2** Similar in above grade GLA, bed count, bath count, condition, market location and garage count.

**Listing 3** Superior in overall condition. Similar in above grade GLA, market location, bed count and garage count.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	20 Ne 47th Street	4625 N Holmes Street	4317 N Walnut Street	3920 N Grand Ave
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64116	64116	64116	64116
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.45 <sup>1</sup>	0.41 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$170,000	\$167,000	\$159,000
<b>List Price \$</b>	--	\$165,000	\$167,000	\$159,000
<b>Sale Price \$</b>	--	\$167,500	\$177,000	\$160,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	03/05/2020	05/15/2020	03/23/2020
<b>DOM · Cumulative DOM</b>	-- · --	112 · 163	1 · 35	1 · 41
<b>Age (# of years)</b>	61	62	81	67
<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>	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	Split split	1 Story Raised Ranch	1 Story Raised Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,437	1,380	1,231	1,056
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1	3 · 1
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	20%	100%	0%
<b>Basement Sq. Ft.</b>	858	900	912	814
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.38 acres	0.28 acres	0.24 acres	0.31 acres
<b>Other</b>	None	Fence	Fence	Fence
<b>Net Adjustment</b>	--	-\$4,760	+\$2,820	+\$12,070
<b>Adjusted Price</b>	--	\$162,740	\$179,820	\$172,970

\* Sold 2 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** Sold over list due to seller concessions. Adjusted -4500 for seller concessions, +100 for year built, +1140 for GLA, -5000 for view, +4000 for finished basement, +500 for lot size and -1000 for fence. Similar in above grade GLA, bed count and bath count.
- Sold 2** Sold over list due to multiple offers. Adjusted -2500 for seller concessions, +2000 for year built, +4120 for GLA, +2000 for bath count, +2500 for garage count, -5000 for view, +700 for lot size and -1000 for fence. Inferior in above grade GLA, bath count and garage count.
- Sold 3** Sold over list due to multiple offers. Adjusted -5000 for view, +600 for year built, +7620 for GLA, +2000 for bath count, +2500 for garage count, +5000 for finished basement, +350 for lot size and -1000 for fence. Inferior in bath count, garage count and above grade GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The home last sold on MLS on 10/23/2015 for \$125000.			
<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>	\$180,000	\$180,000
<b>Sales Price</b>	\$179,000	\$179,000
<b>30 Day Price</b>	\$169,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The search guidelines of style, condition, view, above grade GLA, lot size and year built had to be expanded due to limited comparable homes with no comparable homes with similar views. All styles used compete with no adjustment needed in this market area. The adjusted sold comparable homes are the best indicator of value as many of the active homes are overpriced and may see further price reductions.</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



Other



## Listing Photos

**L1** 218 NE 44th Street  
Kansas City, MO 64116



Front

**L2** 5240 N Baltimore Ave  
Kansas City, MO 64118



Front

**L3** 4428 N Grand Ave  
Kansas City, MO 64116



Front



## Sales Photos

**S1** 4625 N Holmes Street  
Kansas City, MO 64116



Front

**S2** 4317 N Walnut Street  
Kansas City, MO 64116



Front

**S3** 3920 N Grand Ave  
Kansas City, MO 64116



Front

## ClearMaps Addendum

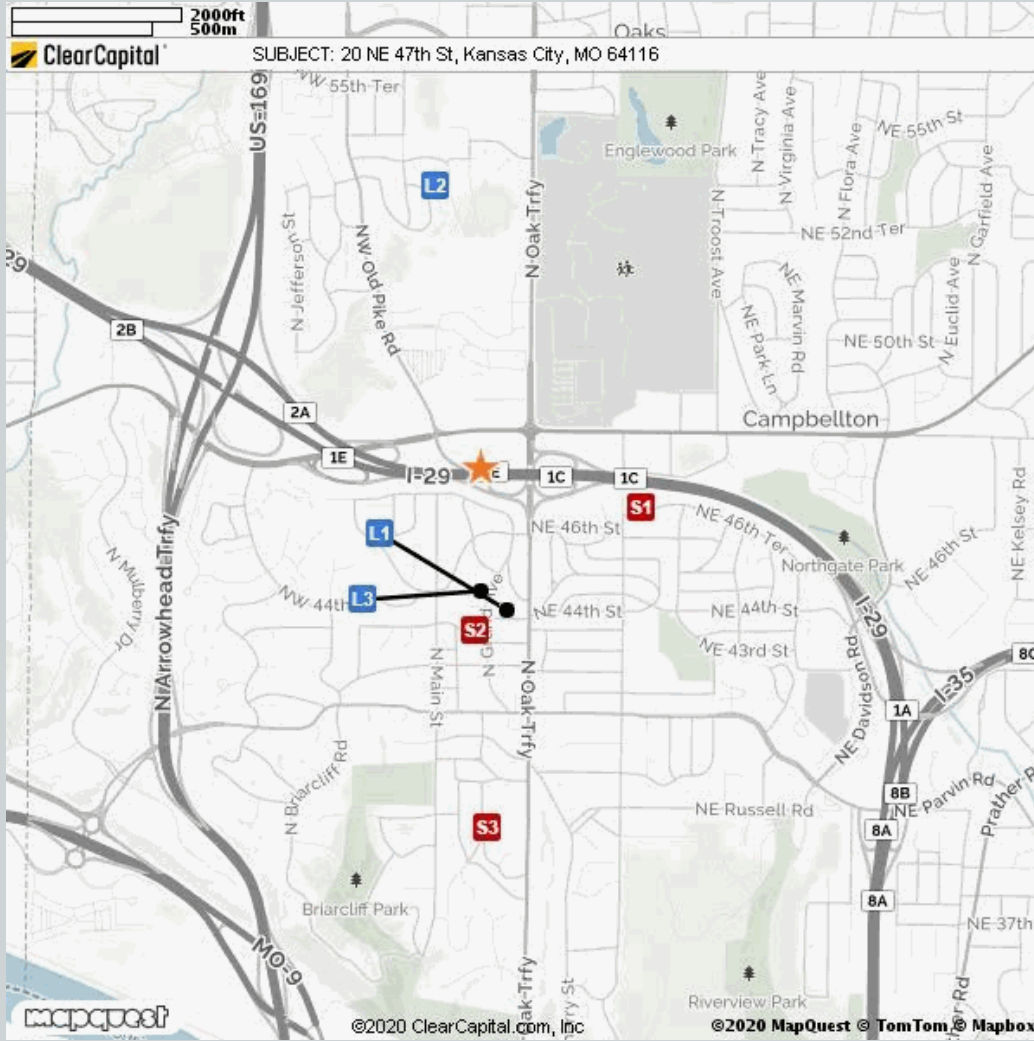
**Address** ★ 20 Ne 47th Street, Kansas City, MO 64116

**Loan Number** 39093

**Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$179,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20 Ne 47th St, Kansas City, MO	--	Parcel Match
L1	218 Ne 44th Street, Kansas City, MO	0.35 Miles <sup>1</sup>	Parcel Match
L2	5240 N Baltimore Ave, Kansas City, MO	0.78 Miles <sup>1</sup>	Parcel Match
L3	4428 N Grand Ave, Kansas City, MO	0.28 Miles <sup>1</sup>	Parcel Match
S1	4625 N Holmes Street, Kansas City, MO	0.45 Miles <sup>1</sup>	Parcel Match
S2	4317 N Walnut Street, Kansas City, MO	0.41 Miles <sup>1</sup>	Parcel Match
S3	3920 N Grand Ave, Kansas City, MO	0.94 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>	Chris Dawson	<b>Company/Brokerage</b>	Orenda Real Estate Services, LLC
<b>License No</b>	2014010151	<b>Address</b>	8819 NE 92nd Terrace Kansas City MO 64157
<b>License Expiration</b>	06/30/2020	<b>License State</b>	MO
<b>Phone</b>	8166996800	<b>Email</b>	bpo@orendarealestate.com
<b>Broker Distance to Subject</b>	7.98 miles	<b>Date Signed</b>	05/18/2020

*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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