

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>	6800 Mission Road, Prairie Village, KS 66208	<b>Order ID</b>	6700521	<b>Property ID</b>	28338423
<b>Inspection Date</b>	04/23/2020	<b>Date of Report</b>	04/24/2020		
<b>Loan Number</b>	39665	<b>APN</b>	OP55000003-0001		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Johnson		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	Citi_BPO_04.23.20	<b>Tracking ID 1</b>	Citi_BPO_04.23.20		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Champerly Real Estate 2015 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,732	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>	\$250,000		
<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: \$250,000 High: \$350,000		
<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
Street Address	6800 Mission Road	4506 70th Street W	4510 70th Street W	3600 73rd Terrace W
City, State	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS
Zip Code	66208	66208	66208	66208
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.40 <sup>1</sup>	0.41 <sup>1</sup>	0.72 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$294,950	\$320,000
List Price \$	--	\$290,000	\$294,950	\$320,000
Original List Date		04/13/2020	04/22/2020	04/03/2020
DOM · Cumulative DOM	-- · --	0 · 11	0 · 2	2 · 21
Age (# of years)	80	72	72	64
Condition	Average	Average	Average	Average
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	1.5 Stories ranch	1.5 Stories ranch	1.5 Stories ranch	1.5 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	1,948	1,928	1,872	2,072
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.18 acres	0.18 acres	0.21 acres
Other	none	MLS#2215935	MLS#2217142	MLS#2214508

\* Listing 1 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** it has same number of beds and same number of baths then property subject. it has same sqft then property subject.

**Listing 2** it has same number of beds and one less baths then property subject it has less sqft then subject.

**Listing 3** Adorable PV ranch just loaded w/charm & character! You will fall in love w/the open & airy floor plan perfect for entertaining plus the amazing updated kitchen w/stainless steel appliances. Rich, warm hardwood floors thru out. Plus large LL family rm features 2nd fireplace & 2nd full bath! Awesome brand new deck for outdoor living, fenced yard, 2-car garage & so much more all lovingly maintained. Award winning schools & located close to everything, popular PV restaurants, shops, pool and parks, it's got it all!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6800 Mission Road	6718 Granada Road	4415 71st Street W	4917 69th Street W
City, State	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS	Prairie Village, KS
Zip Code	66208	66208	66208	66208
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.39 <sup>1</sup>	0.51 <sup>1</sup>	0.68 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$305,000	\$325,000
List Price \$	--	\$299,900	\$305,000	\$310,000
Sale Price \$	--	\$288,000	\$305,000	\$296,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	10/29/2019	02/05/2020	10/24/2019
DOM · Cumulative DOM	-- · --	119 · 119	3 · 32	17 · 35
Age (# of years)	80	72	75	69
Condition	Average	Average	Average	Average
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	1.5 Stories ranch	1.5 Stories ranch	1.5 Stories ranch	1.5 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	1,948	2,070	1,878	1,999
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.18 acres	0.2 acres	0.21 acres
Other	none	MLS#2174776	MLS#2202184	MLS#2188354
Net Adjustment	--	-\$3,000	-\$2,000	\$0
Adjusted Price	--	\$285,000	\$303,000	\$296,000

\* 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** SOLD AS-IS This beautiful, move-in ready home sits in the heart of Prairie Village! Check out the fresh paint, ss appl, gleaming wood floors, 3 nice sized bedrooms in addition to a master bedroom that opens to it's own private deck and includes a walk-in closet! There is also a flex room/sunroom/dining room/den with access to the backyard. Great outdoor space, including a deck and a fully fenced yard, and a porch across the front of the home!
- Sold 2** Catch this charming Cape Cod in the heart of Prairie Village before it's gone ~ conveniently located w/ an easy walk to the PV shops & restaurants! Cozy liv. room w/ fireplace & shiny hardwoods that lead into the dining room. Bonus HUGE add-on family room in back of house, entertain all your guests w/ this open floor plan! Granite & mosaic backplash in the kitchen, 2 bedrooms main level & 2 upstairs, en- suite master bath & HUGE walk-in closet, private fenced backyard w/ stone patio & tons of shade. Newer windows!
- Sold 3** A perfect Prairie Village Home! Hard to find true walkout plan located close to Prairie Village Shopping Center. First floor features updated, open concept floor plan. Kitchen has warm granite counter tops and stainless appliances. Updated baths on both main and lower levels. Lower level 4th bedroom has 2 egress windows, making it a bright space. Also on the lower level is a family room, laundry room and generous storage area. Backyard features plenty of yard, patio and a screened porch.

## 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>	\$305,000	\$305,000
<b>Sales Price</b>	\$296,000	\$296,000
<b>30 Day Price</b>	\$286,000	--
<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</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** 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** 4506 70th Street W  
Prairie Village, KS 66208



Front

**L2** 4510 70th Street W  
Prairie Village, KS 66208



Front

**L3** 3600 73rd Terrace W  
Prairie Village, KS 66208



Front



## Sales Photos

**S1** 6718 GRANADA Road  
Prairie Village, KS 66208



Front

**S2** 4415 71st Street W  
Prairie Village, KS 66208



Front

**S3** 4917 69TH Street W  
Prairie Village, KS 66208



Front

## ClearMaps Addendum

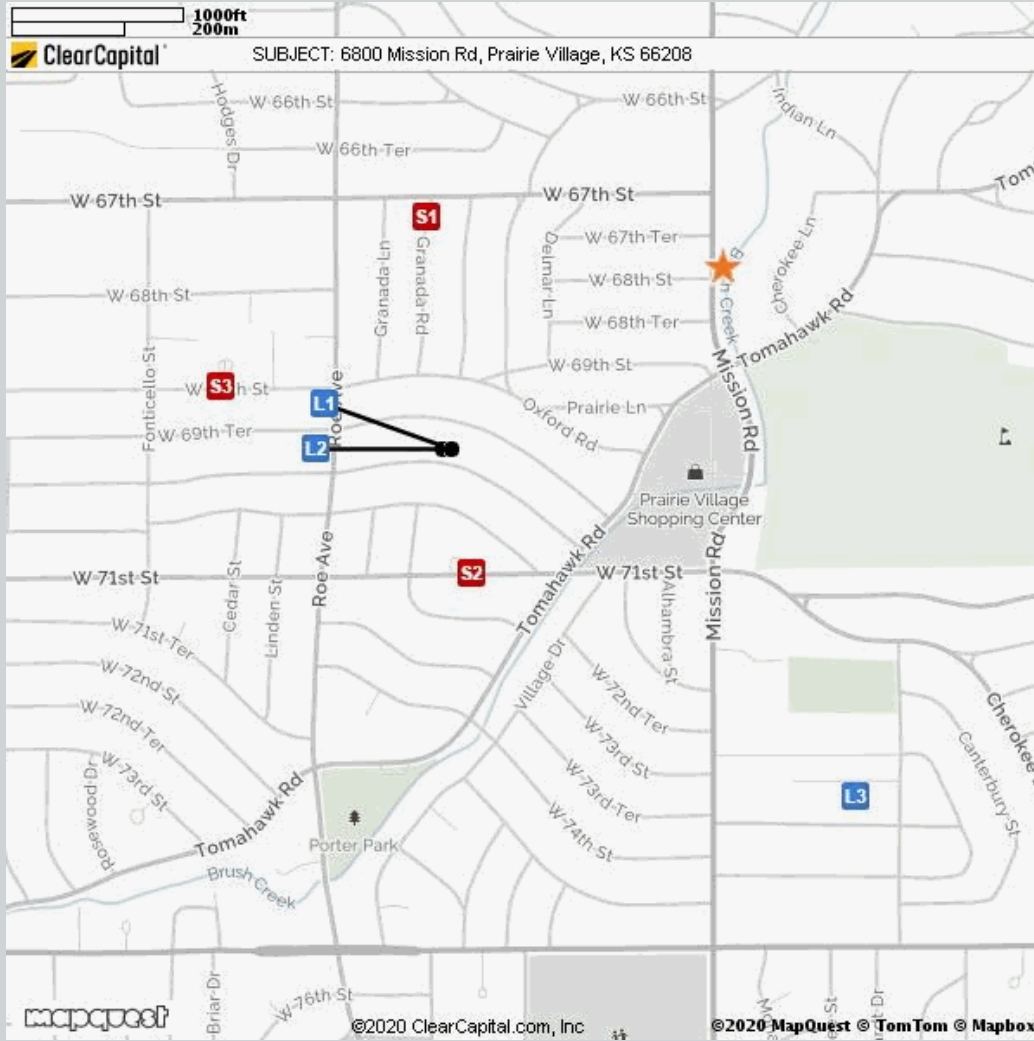
**Address** ★ 6800 Mission Road, Prairie Village, KS 66208

**Loan Number** 39665

**Suggested List** \$305,000

**Suggested Repaired** \$305,000

**Sale** \$296,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6800 Mission Rd, Prairie Village, KS	--	Parcel Match
L1 Listing 1	4506 70th Street W, Prairie Village, KS	0.40 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4510 70th Street W, Prairie Village, KS	0.41 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3600 73rd Terrace W, Prairie Village, KS	0.72 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6718 Granada Road, Prairie Village, KS	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4415 71st Street W, Prairie Village, KS	0.51 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4917 69th Street W, Prairie Village, KS	0.68 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.

\*\*\* 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

## Report Instructions - cont.

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

<b>Broker Name</b>	Trice Massey	<b>Company/Brokerage</b>	Greater Kansas City Realty
<b>License No</b>	BR00049943	<b>Address</b>	7820 Conser Place Overland Park KS 66204
<b>License Expiration</b>	01/01/2022	<b>License State</b>	KS
<b>Phone</b>	9132329252	<b>Email</b>	gkcrbpo@gmail.com
<b>Broker Distance to Subject</b>	2.68 miles	<b>Date Signed</b>	04/23/2020

*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:**

**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.**