

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	9844 Overbrook Court, Shawnee Mission, KS 66206	Order ID	7349306	Property ID	30450350
Inspection Date	06/12/2021	Date of Report	06/12/2021		
Loan Number	40767	APN	HP320000000585		
Borrower Name	Catamount Properties 2018 LLC	County	Johnson		

Tracking IDs					
Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES FUND 2018 LLC	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.
R. E. Taxes	\$3,151	
Assessed Value	\$28,141	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$380,000 High: \$499,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9844 Overbrook Court	9730 Belinder Road	8712 High Drive	9526 Belinder Road
City, State	Shawnee Mission, KS	Leawood, KS	Leawood, KS	Leawood, KS
Zip Code	66206	66206	66206	66206
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.70 ¹	1.91 ¹	1.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$539,000	\$425,000	\$499,950
List Price \$	--	\$489,000	\$425,000	\$479,950
Original List Date		04/10/2021	05/28/2021	03/11/2021
DOM · Cumulative DOM	-- · --	63 · 63	5 · 15	45 · 93
Age (# of years)	61	64	70	67
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	Split Split Level	Split Split Level	Split Split Level	Split Split Level
# Units	1	1	1	1
Living Sq. Feet	1,472	1,542	1,514	1,554
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	4 · 3
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.54 acres	0.36 acres	0.35 acres	0.4 acres
Other	none	MLS#2313926	MLS#2323751	MLS#2308621

* 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.

Current Listings - Cont.

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

- Listing 1** Nestled on a quiet cul-de-sac lot in Old Leawood. This completely re-done 4- bedroom home is designed to delight buyers! You are greeted by an open, inviting floorplan w/vaulted ceilings, a dramatic fireplace and glamorous light fixtures. The kitchen features quartz countertops, stainless appliances, gas cooktop and a pantry. Hardwoods thru-out, loads of built-ins, new AC and hot water heater. Dining area overlooks a fabulous covered patio w/stone fireplace and a privacy fence. Master bedroom offers its own bath, walk-in closet..all hidden behind a barn door. Two other bedrooms share a double-vanity bath. The lower level has a cozy living space surrounded by a stack-stone fireplace, a 4th bedroom and full bath. Large lot, side- entry garage, porch off the master, and skylights are just a few more of the highlights of this must see home! Close to schools, parks, highways, stores and restaurants! Owner/2nd listing agent
- Listing 2** Sought after High Drive location just two houses off Lee Boulevard. This amazing home located in Old Leawood is beautifully landscaped and sits on a large treed and fenced lot. Ranch-style living at its best. A wall of windows on the front and back allows you to enjoy your lush yard. The home has been updated, everything is light and bright. Main Level Laundry Room was added when the kitchen and baths were updated. You have an office/reading/workout room with a built-in desk and bookcases. You will enjoy the living room with a fireplace and bookcases on one side. Hardwood floors throughout. This home has been loved by the same family for 30 years, now it can be yours.
- Listing 3** Back on market. No fault of seller. Buyer did not qualify. Meticulous Leawood Ranch on a gorgeous treed lot. This home has been recently renovated from top to bottom. Very light and bright with a gorgeous white kitchen overlooking beautiful paver patio and large treed and fenced yard. Open living room ,dining room and office on main in addition to 3 bd/2 bath and main floor laundry. Lower level family room, 4th bedroom w/egress and full bath. gorgeous hardwood floors throughout. Major improvements include 50 year roof in 2007, newer windows and appliances, furnace 2015, Hardy board siding 2009 and sewer line 2018. Freshly painted and ready to move right in. Room sizes are approximate.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9844 Overbrook Court	9727 Canterbury Street	4210 W 99th Street	10512 Meadow Lane
City, State	Shawnee Mission, KS	Leawood, KS	Overland Park, KS	Leawood, KS
Zip Code	66206	66206	66207	66206
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.98 ¹	1.42 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$594,500	\$479,000
List Price \$	--	\$395,000	\$508,000	\$459,900
Sale Price \$	--	\$421,500	\$450,000	\$455,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/25/2021	03/09/2021	04/09/2021
DOM · Cumulative DOM	-- · --	1 · 54	137 · 144	119 · 155
Age (# of years)	61	62	62	50
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	Split Split Level	Split Split Level	Split Split Level	Split Split Level
# Units	1	1	1	1
Living Sq. Feet	1,472	1,464	1,494	1,540
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 3	4 · 3 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.54 acres	0.3 acres	0.39 acres	0.58 acres
Other	none	MLS#2308762	MLS#2248447	MLS#2250810
Net Adjustment	--	\$0	-\$1,000	-\$2,000
Adjusted Price	--	\$421,500	\$449,000	\$453,000

* 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** This remarkable ranch home is drenched in sunlight, and offers an open layout, vaulted ceilings in the living room and gleaming hardwood floors throughout. The generously sized bedrooms and bathrooms are on a separate wing of the home. The primary bedroom has a private bathroom. The large unfinished basement is brimming with opportunity. Sliding glass doors open from the living room to the large, fenced backyard. Entertain on the stamped concrete patio, shoot some hoops on the basketball pad, or unwind by the fire pit. It's the perfect backyard oasis for any mood! Updates include recently remodeled kitchen, updated light fixtures and a freshly painted interior & exterior. There is so much to love, and nothing left to do but move in!
- Sold 2** Want To Entertain, or Maybe Just Have Your Own Private Paradise? This Is The 3 Bed/3 FULL Bath Home For You! Hard-To-Find Traditional Diebel Split Level Pool Home. New Carpet In Bedrooms W/ Cali-Closets In Each. Renovated Bathrms. Newly Built Bar W/ Commercial Kegeerator & Game Room. Anderson Windows/Doors. TWO Workshop Areas. Private Backyd W/ Over \$150k In Land Improvements, Lush Landscaping & Lighting Features Accent 10' (Newly Surfaced/Tiled) Gunite Pool & HUGE Deckorators Composite Deck! Featuring Many High-End Updates. Remodeled Kitchen Boasts A Viking Range/Oven W/ Grill & Heat Lamp, Granite, Large Island, Tons Of Cabinet Space & Pantry W/ Pull Out Cabinets & Shelving. Zoned HVAC. List Of All Bells & Whistles Available in supplements. Covid safety guidelines appreciated
- Sold 3** Over a half acre on a cul-de-sac! This incredible home has two masters. Beautiful wood floors. Finished basement. House has multilevel deck along with a newer roof and covered gutters. BEAUTIFUL kitchen. Plantation shutters throughout. Master bath has a mirror with a built in light and blue tooth speakers. Samsung front load washer and dryer stay. Heated floor in master bath. Multi tiered deck. Huge backyard for your enjoyment. Underground sprinklers. <https://tours.virtualview360.com/idx/268575> Close to Mission Farms and walking trail. Recent work done to privacy fence along with fresh paint. Come take a look! Taxes from 2019 Room sizes approximate

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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,000	\$430,000
Sales Price	\$422,000	\$422,000
30 Day Price	\$412,000	--
Comments Regarding Pricing Strategy		
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 1 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		

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



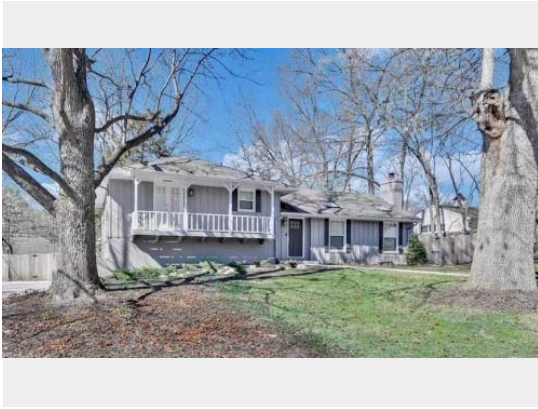
Street



Street

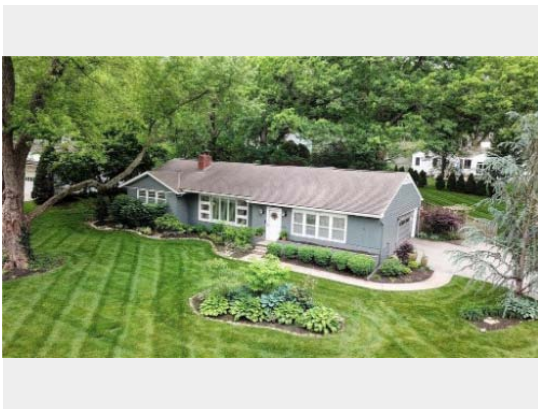
Listing Photos

L1 9730 Belinder Road
Leawood, KS 66206



Front

L2 8712 High Drive
Leawood, KS 66206



Front

L3 9526 Belinder Road
Leawood, KS 66206



Front

Sales Photos

S1 9727 Canterbury Street
Leawood, KS 66206



Front

S2 4210 W 99th Street
Overland Park, KS 66207



Front

S3 10512 Meadow Lane
Leawood, KS 66206



Front

ClearMaps Addendum

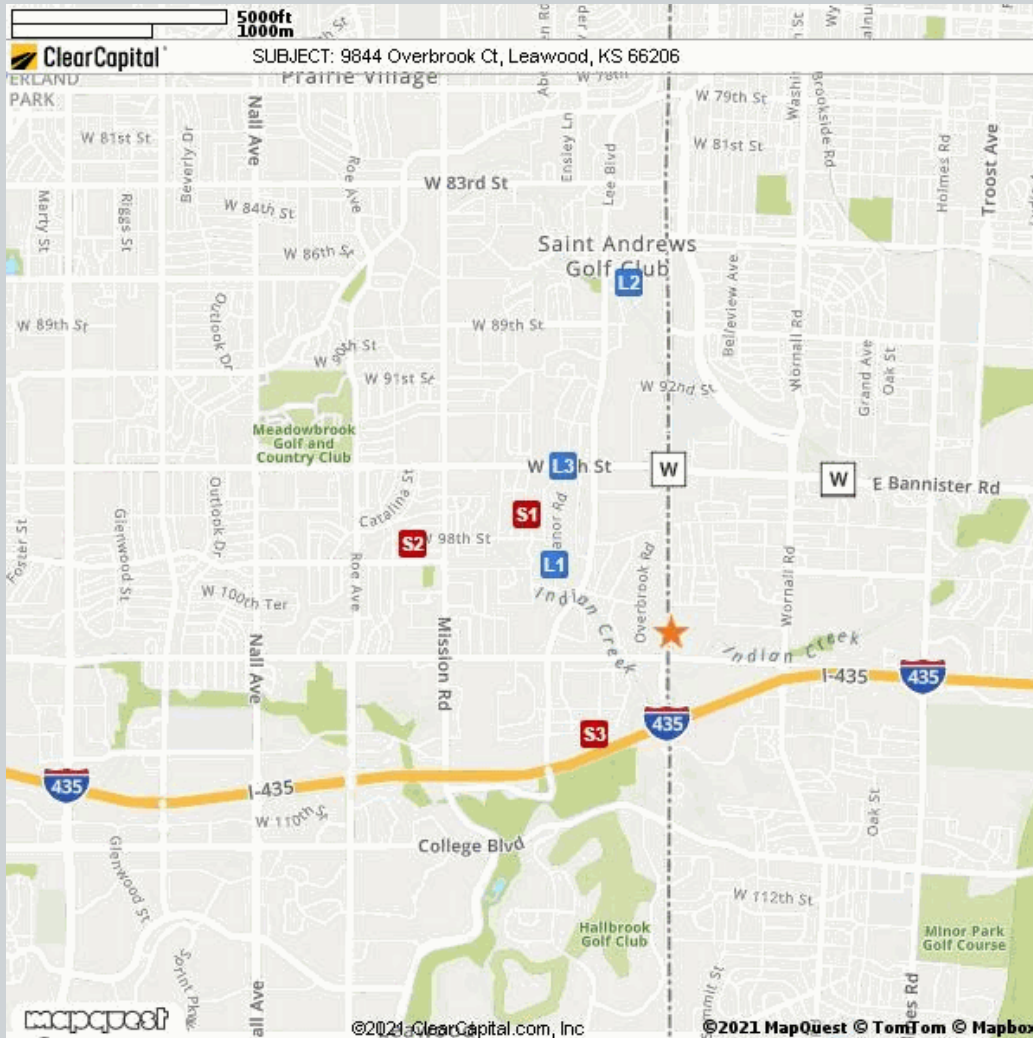
Address ★ 9844 Overbrook Court, Shawnee Mission, KS 66206

Loan Number 40767

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$422,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9844 Overbrook Court, Shawnee Mission, KS 66206	--	Parcel Match
L1 Listing 1	9730 Belinder Road, Leawood, KS 66206	0.70 Miles ¹	Parcel Match
L2 Listing 2	8712 High Drive, Leawood, KS 66206	1.91 Miles ¹	Parcel Match
L3 Listing 3	9526 Belinder Road, Leawood, KS 66206	1.07 Miles ¹	Parcel Match
S1 Sold 1	9727 Canterbury Street, Leawood, KS 66206	0.98 Miles ¹	Parcel Match
S2 Sold 2	4210 W 99th Street, Overland Park, KS 66207	1.42 Miles ¹	Parcel Match
S3 Sold 3	10512 Meadow Lane, Leawood, KS 66206	0.63 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: 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

Broker Name	Trice Massey	Company/Brokerage	Greater Kansas City Realty
License No	BR00049943	Address	7820 Conser Place Overland Park KS 66204
License Expiration	01/01/2022	License State	KS
Phone	9132329252	Email	gkcrbpo@gmail.com
Broker Distance to Subject	4.61 miles	Date Signed	06/12/2021

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.