

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	19212 E 5th Street Court N, Independence, MO 64056	Order ID	6756118	Property ID	28500857
Inspection Date	07/01/2020	Date of Report	07/04/2020		
Loan Number	41084	APN	16-810-04-28		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	20200630_BPOs	Tracking ID 1	20200630_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CINDY L GREEN	Condition Comments	
R. E. Taxes	\$1,654	THE SUBJECT IS A R-RANCH WHICH APPEARS TO BE IN AVERAGE CONDITION WITH NO NEEDED REPAIRS NOTED.	
Assessed Value	\$19,807		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (EXTERIOR ONLY)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood is established with various style homes and conditions good to average. The subject is located within close proximity to amenities such as freeway access, restaurants, medical facilities, and shopping	
Sales Prices in this Neighborhood	Low: \$78,000 High: \$318,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	19212 E 5th Street Court N	17907 E Cheyenne Dr	829 N Sioux Ave	18105 Redwood Dr
City, State	Independence, MO	Independence, MO	Independence, MO	Independence, MO
Zip Code	64056	64056	64056	64056
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.46 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$139,900	\$140,000	\$149,900
List Price \$	--	\$139,900	\$140,000	\$149,900
Original List Date		06/05/2020	05/26/2020	06/19/2020
DOM · Cumulative DOM	-- · --	3 · 29	39 · 39	12 · 15
Age (# of years)	43	52	34	49
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 Story R-RANCH	1 Story R-RANCH	1 Story R-RANCH	1 Story R-RANCH
# Units	1	1	1	1
Living Sq. Feet	1,196	1,208	1,002	1,014
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	75%	75%	75%
Basement Sq. Ft.	690	600	500	514
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.2 acres	0.27 acres	0.2 acres
Other	FENCED	FENCED	DECK. FENCED	PATIO

* 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.

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

Listing 1 Newer HVAC, steel siding, appliances. This home backs up to trees and soccer fields! Well cared for home however, it needs some updating- mostly cosmetic and is priced according. Current owner/seller purchased home from the original owners in 2005

Listing 2 aulted ceilings and skylights in the spacious living room. Open kitchen/dining area is great for entertaining & large deck space looks over HUGE backyard! Recent updates in both bathrooms include new faucets, shower heads, and cabinets.

Listing 3 Newly remodeled kitchen w/all appliances in kit to stay and large eating area for large table. Beautifully decorated! Furnace, C/A, water heater, roof, refrig, & stove are 5 years new. Newer white doors with stylish hardware, Tastefull bathroom remodel

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	19212 E 5th Street Court N	18903 E Susquehanna	815 Choctaw Dr	18604 E Susquehanna Ridge
City, State	Independence, MO	Independence, MO	Independence, MO	Independence, MO
Zip Code	64056	64056	64056	64056
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.75 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$129,900	\$140,000	\$124,900
List Price \$	--	\$129,900	\$140,000	\$139,900
Sale Price \$	--	\$138,900	\$140,000	\$141,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	05/07/2020	05/05/2020	01/30/2020
DOM · Cumulative DOM	-- · --	2 · 34	3 · 50	4 · 94
Age (# of years)	43	50	53	55
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 Story R-RANCH	Split R-RANCH	1 Story R-RANCH	Split R-RANCH
# Units	1	1	1	1
Living Sq. Feet	1,196	1,224	1,223	962
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	75%	75%	75%
Basement Sq. Ft.	690	724	720	415
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.2 acres	0.2 acres	0.2 acres
Other	FENCED	DECK, FENCED	DECK, FENCED	DECK
Net Adjustment	--	-\$1,632	-\$3,164	+\$4,299
Adjusted Price	--	\$137,268	\$136,836	\$145,299

* 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.

Recent Sales - Cont.

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

- Sold 1** SC 3000 SP EX LP. ecently updated bathrooms. AMAZING kitchen with tons of cabinets and counter space. Cozy up to one of the homes 2 fireplaces. Garage is extra deep for toys or storage. Plenty of room to entertain guests in your spacious fenced back yard and nice size deck.
- Sold 2** SC 2500 finished basement! Well taken care of with newer roof, gutters and garage doors. Rec room has plenty of room for game room (currently a guest bedroom). Enjoy quite evenings on the nice wood deck in back.
- Sold 3** SC 4000 SP EX LP. custom designed kitchen new countertops, new appliances, new bathrooms, and beautiful hardwood floors throughout! The eat-in kitchen has been fully remodeled and opens to quaint and secluded BBQ area

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	\$138,500	\$138,500
Sales Price	\$137,000	\$137,000
30 Day Price	\$135,000	--
Comments Regarding Pricing Strategy		
Based on this broker's opinion and the comps available it has been determined with the sold comps as the listings have not sold a value for this subject.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 17907 E CHEYENNE DR
Independence, MO 64056



Front

L2 829 N SIOUX AVE
Independence, MO 64056



Front

L3 18105 REDWOOD DR
Independence, MO 64056



Front

Sales Photos

S1 18903 E SUSQUEHANNA
Independence, MO 64056



Front

S2 815 CHOCTAW DR
Independence, MO 64056



Front

S3 18604 E SUSQUEHANNA RIDGE
Independence, MO 64056



Front

ClearMaps Addendum

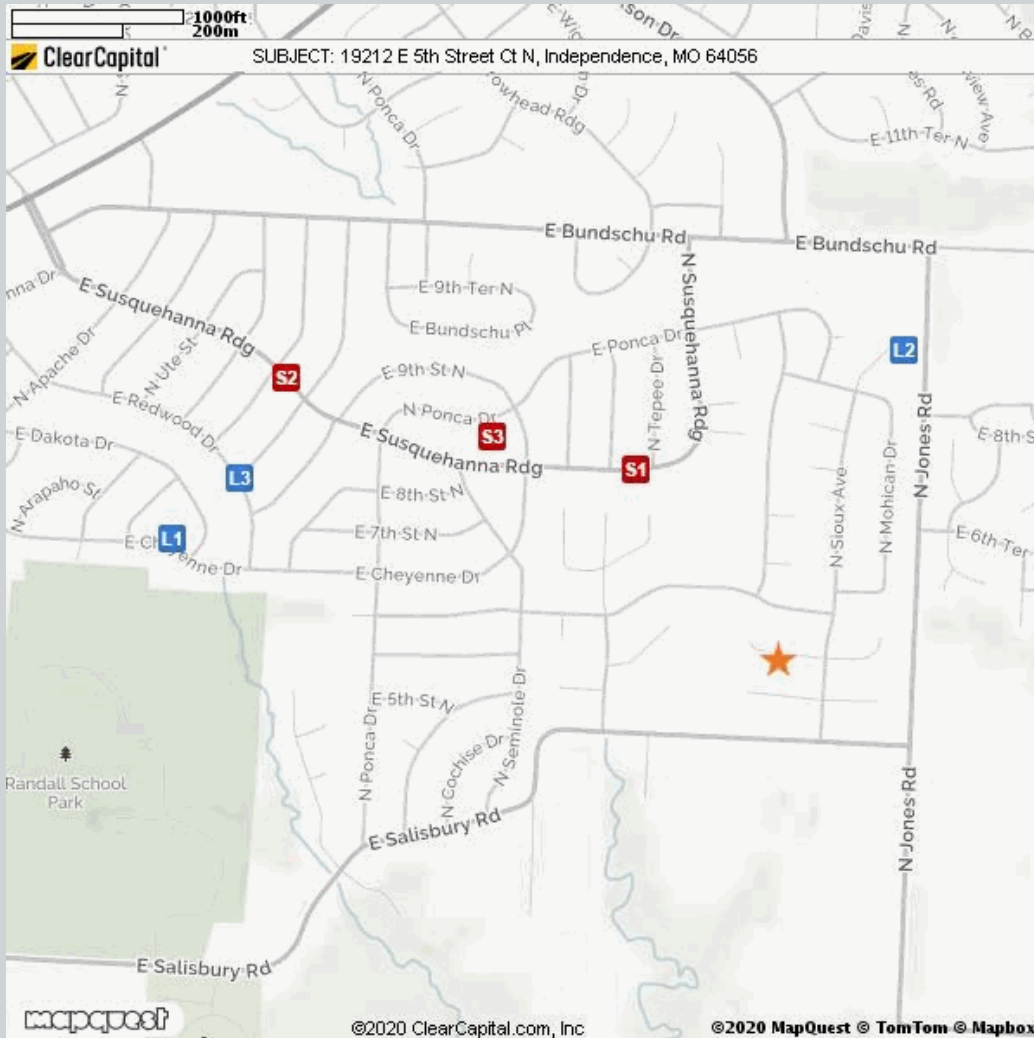
Address ★ 19212 E 5th Street Court N, Independence, MO 64056

Loan Number 41084

Suggested List \$138,500

Suggested Repaired \$138,500

Sale \$137,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19212 E 5th Street Ct N, Independence, MO	--	Parcel Match
L1 Listing 1	17907 E Cheyenne Dr, Independence, MO	0.81 Miles ¹	Parcel Match
L2 Listing 2	829 N Sioux Ave, Independence, MO	0.46 Miles ¹	Parcel Match
L3 Listing 3	18105 Redwood Dr, Independence, MO	0.75 Miles ¹	Parcel Match
S1 Sold 1	18903 E Susquehanna, Independence, MO	0.32 Miles ¹	Parcel Match
S2 Sold 2	815 Choctaw Dr, Independence, MO	0.75 Miles ¹	Parcel Match
S3 Sold 3	18604 E Susquehanna Ridge, Independence, MO	0.48 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	Patty Mortensen	Company/Brokerage	MORTENSEN Real Estate Services
License No	1999055785	Address	711 SW 37th Terr Blue Springs MO 64015
License Expiration	08/31/2020	License State	MO
Phone	8169851550	Email	lylepatty@sbcglobal.net
Broker Distance to Subject	7.23 miles	Date Signed	07/04/2020

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.