

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	10505 Lee Boulevard, Leawood, KS 66206	Order ID	7042479	Property ID	29346891
Inspection Date	01/14/2021	Date of Report	01/20/2021		
Loan Number	41117	APN	HP32000000-1327A		
Borrower Name	Catamount Properties 2018 LLC	County	Johnson		

Tracking IDs					
Order Tracking ID	0113BPO_Update	Tracking ID 1	0113BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,541	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.	
Assessed Value	\$198,000		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$360,000		
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	10505 Lee Boulevard	10010 El Monte Street	9525 Roe Avenue	3621 98th Street W
City, State	Leawood, KS	Overland Park, KS	Overland Park, KS	Leawood, KS
Zip Code	66206	66207	66207	66206
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	1.23 ¹	1.73 ¹	1.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$330,000	\$349,950
List Price \$	--	\$365,000	\$330,000	\$349,950
Original List Date		12/10/2020	01/06/2021	12/19/2020
DOM · Cumulative DOM	-- · --	1 · 41	8 · 14	26 · 32
Age (# of years)	50	63	60	62
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,823	2,194	1,800	1,589
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 3	3 · 2
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)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.52 acres	0.38 acres	0.27 acres	0.32 acres
Other	none	MLS#2253964	MLS#2257815	MLS#2256591

* 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** We have multiple offers! Lovely spacious ranch design with long shaded front porch to enjoy the beautiful subdivision street and neighbors. Secluded backyard with enclosed porch and patio. Beautiful bay windows and all windows have high end Larson storm windows to keep home warm. Home needs kitchen and bath updates but house is sound with dry basement, newer 50 year roof, Hardy board siding, sprinkler system, hardwoods throughout the home even under carpet, double closets in all the spacious bedrooms.
- Listing 2** Beautiful 1.5 Story freshly renovated! 1st floor master suite with his/her walk in closets. First floor family room, Another master suite on roomy 2nd floor w/ 3rd full bath. Prime location in wonderful neighborhood. Fenced in backyard with two tiered deck. Come and take a look, we think you'll love it!
- Listing 3** Pride of ownership here! The style and charm doesn't end. BRAND NEW ROOF 12/20. So many custom updates through out the years of ownership. Eat in kitchen, Formal dining with custom built in hutch. Family room with cozy fireplace walks out to a large deck & fenced back yard. Formal living room all with hardwood floors & plantation shutters. Master bedroom w/ensuite, 2 additional bedroom share hall bath. Amazing walkout basement, just bring your imagination this space is ready to be finished. Laundry is in basement.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10505 Lee Boulevard	10318 Dearborn Drive	3100 95th Street W	9101 Wenonga Road
City, State	Leawood, KS	Overland Park, KS	Leawood, KS	Leawood, KS
Zip Code	66206	66207	66206	66206
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	1.89 ¹	1.51 ¹	1.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$360,000	\$350,000
List Price \$	--	\$340,000	\$345,000	\$350,000
Sale Price \$	--	\$340,000	\$340,000	\$325,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/03/2020	07/16/2020	12/28/2020
DOM · Cumulative DOM	-- · --	1 · 55	176 · 176	14 · 45
Age (# of years)	50	61	67	63
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,823	1,936	2,018	1,638
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	3 · 2
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)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.52 acres	0.28 acres	0.41 acres	0.45 acres
Other	none	MLS#2246697	MLS#2204295	MLS#2251734
Net Adjustment	--	-\$2,000	-\$2,000	+\$2,000
Adjusted Price	--	\$338,000	\$338,000	\$327,000

* 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 one has everything you've been looking for! Located in sought after Nall Hills, this true ranch home is FILLED with updates including a recently opened-up floor plan! You'll also find all new windows, all new or refinished hardwoods, renovated kitchen and master bath, new screened-in porch, new fence, new walkway, NEW HVAC, NEWER ROOF, new water heater, and more! Lower level has rec room/family rm, full bath, and office/non-conforming 4th bedroom! THREE living areas inside and SUPERB outdoor living space too!
- Sold 2** Incredible opportunity to live in historic Leawood!!R efinished hardwood floors throughout most of the main level. Large rooms w/ plenty of natural light. Kitchen is stylishly updated, Bathrooms have been updated. Newer windows in most rms, newer paint, hardware & light fixtures. Two fireplaces on main level, Family rm. boasts a large brick wood burning fireplace while the formal LR has gas FP. Basement is unfinished with the ability to use however you like, turn into a man cave or just use for extra storage!
- Sold 3** Great opportunity in highly desirable Old Leawood! Nearly half-acre lot is ideal for new construction or remodel this original mid-century ranch. The existing home needs work and the potential is endless. The inground pool has been professionally maintained and last used in Summer 2019. Home is being sold in its present condition. Seller to make no repairs.

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	\$335,000	\$335,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
<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 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 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 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 10010 El Monte Street
Overland Park, KS 66207



Front

L2 9525 Roe Avenue
Overland Park, KS 66207



Front

L3 3621 98th Street W
Leawood, KS 66206



Front

Sales Photos

S1 10318 DEARBORN Drive
Overland Park, KS 66207



Front

S2 3100 95th Street W
Leawood, KS 66206



Front

S3 9101 Wenonga Road
Leawood, KS 66206



Front

ClearMaps Addendum

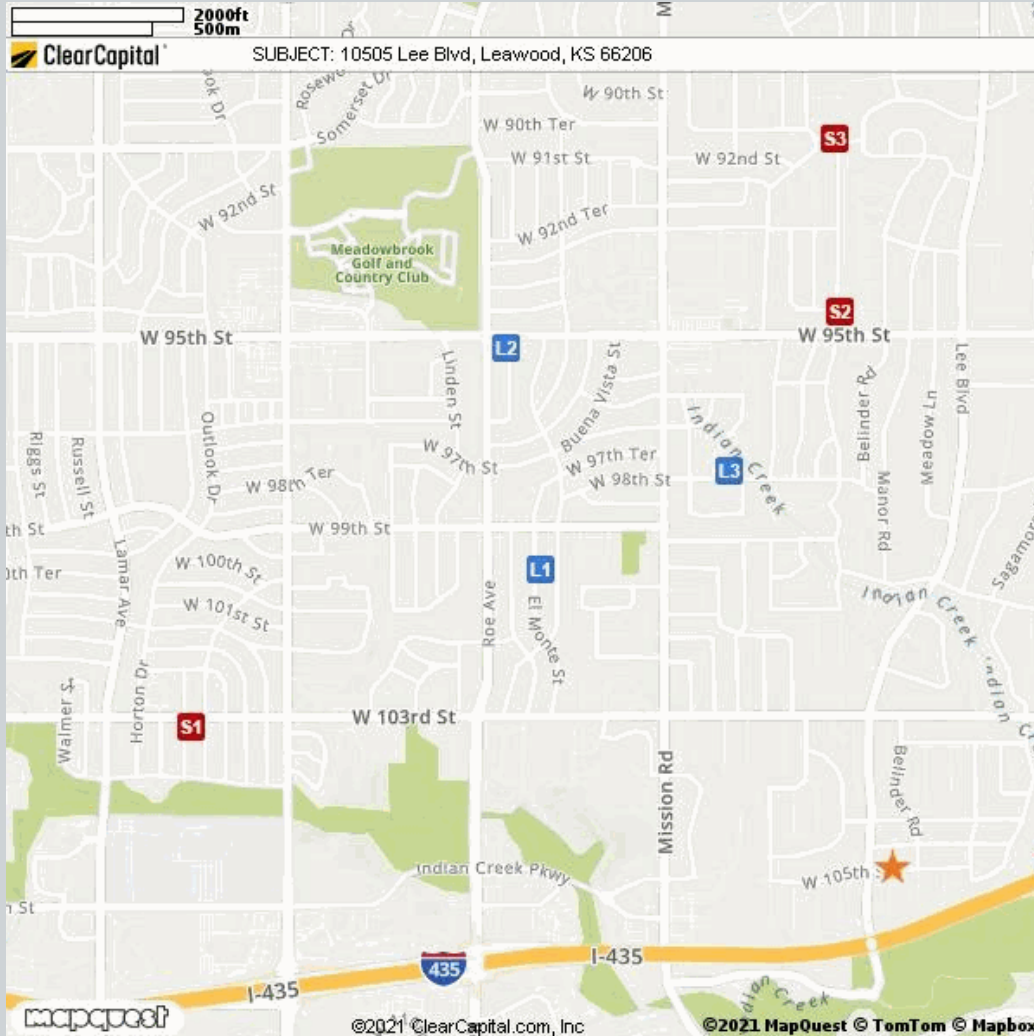
Address ★ 10505 Lee Boulevard, Leawood, KS 66206

Loan Number 41117

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10505 Lee Boulevard, Leawood, KS 66206	--	Parcel Match
L1 Listing 1	10010 El Monte Street, Overland Park, KS 66207	1.23 Miles ¹	Parcel Match
L2 Listing 2	9525 Roe Avenue, Overland Park, KS 66207	1.73 Miles ¹	Parcel Match
L3 Listing 3	3621 98th Street W, Leawood, KS 66206	1.15 Miles ¹	Parcel Match
S1 Sold 1	10318 Dearborn Drive, Overland Park, KS 66207	1.89 Miles ¹	Parcel Match
S2 Sold 2	3100 95th Street W, Leawood, KS 66206	1.51 Miles ¹	Parcel Match
S3 Sold 3	9101 Wenonga Road, Leawood, KS 66206	1.97 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	4.59 miles	Date Signed	01/14/2021

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.