

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>	3008 Charlotte Street, Kansas City, MO 64109	<b>Order ID</b>	6781822	<b>Property ID</b>	28585797
<b>Inspection Date</b>	07/29/2020	<b>Date of Report</b>	07/30/2020		
<b>Loan Number</b>	41329	<b>APN</b>	29-810-36-26		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jackson		

### Tracking IDs

<b>Order Tracking ID</b>	20200727_BPOs_A	<b>Tracking ID 1</b>	20200727_BPOs_A
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Scott C Hartmann	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,101	<p>The subject property is a single family detached 2 story home located in the urban 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 style. The home is located near single family homes, multifamily homes and commercial properties which is typical in this urban market area with all comparable homes located near similar properties. The borrower name does not match the owner name with the owner name from the attached tax records.</p>	
<b>Assessed Value</b>	\$38,147		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>The home is located in the urban market of Kansas City, MO. The market area is currently stable and driven by full market properties. The home is located near single family homes, multifamily homes and commercial properties which is typical in this urban market area with all comparable homes located near similar properties.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$115,000 High: \$623,300		
<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	3008 Charlotte Street	1314 Lake Ave	3006 Charlotte Street	700 E 27th Terrace
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64109	64109	64109	64109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 <sup>1</sup>	0.01 <sup>1</sup>	0.34 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$285,000	\$230,000
List Price \$	--	\$275,000	\$279,900	\$212,000
Original List Date		06/05/2020	07/18/2020	04/03/2020
DOM · Cumulative DOM	-- · --	54 · 55	11 · 12	117 · 118
Age (# of years)	112	120	112	115
Condition	Average	Good	Good	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	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,950	2,224	1,867	1,239
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 1 · 1	3 · 1 · 1
Total Room #	8	9	8	7
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	775	1,288	806	588
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.09 acres	0.11 acres	0.06 acres
Other	Fence	Fence	None	None

\* 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** Superior in overall condition and above grade GLA. Similar in style, bed count, bath count and market location.

**Listing 2** Similar in above grade GLA, room count and bed count. Inferior in bath count. Superior in condition and one car garage.

**Listing 3** Inferior in above grade GLA, bed count and bath count. Similar in style, unfinished basement and condition.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3008 Charlotte Street	3019 Charlotte Street	510 E 33rd Street	236 E 30th Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64109	64109	64109	64108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 <sup>1</sup>	0.41 <sup>1</sup>	0.31 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$325,000	\$239,000
List Price \$	--	\$235,000	\$289,000	\$239,000
Sale Price \$	--	\$235,000	\$258,000	\$230,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/26/2020	07/08/2020	04/11/2020
DOM · Cumulative DOM	-- · --	1 · 31	271 · 271	55 · 94
Age (# of years)	112	112	120	120
Condition	Average	Average	Good	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	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,950	1,949	2,482	1,667
Bdrm · Bths · ½ Bths	4 · 2	4 · 1 · 1	5 · 2 · 2	3 · 2
Total Room #	8	8	11	7
Garage (Style/Stalls)	None	None	Detached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	775	775	1,024	850
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.13 acres	0.12 acres	0.15 acres
Other	Fence	Fence	None	Fence
Net Adjustment	--	+\$1,220	-\$36,940	+\$5,560
Adjusted Price	--	\$236,220	\$221,060	\$235,560

\* Sold 1 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** Adjusted +20 for GLA, +1000 for bath count and +200 for lot size. Similar in above grade GLA, bed count, style, condition and market location.
- Sold 2** Adjusted -10640 for GLA, -2000 for bed count, -2000 for bath count, +800 for year built, -5000 for garage, -100 for lot size, +2000 for fence and -20000 for condition. Superior in condition, bed count, bath count and above grade GLA.
- Sold 3** Adjusted -2500 for seller concessions, +800 for year built, +5660 for GLA, +2000 for bed count and -400 for lot size. Similar in condition, bath count and style. Inferior in above grade GLA and bed count.

## 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 6/10/2010 for \$144900.				
<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>	\$237,000	\$237,000
<b>Sales Price</b>	\$236,000	\$236,000
<b>30 Day Price</b>	\$222,000	--
<b>Comments Regarding Pricing Strategy</b>		
The search guidelines of sale date, condition, above grade GLA, lot size and year built had to be expanded due to limited comparable homes and most homes in the area being remodeled. 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.		

## 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

## Listing Photos

**L1** 1314 Lake Ave  
Kansas City, MO 64109



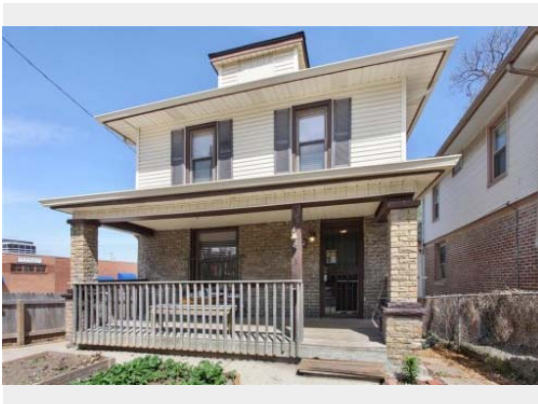
Front

**L2** 3006 Charlotte Street  
Kansas City, MO 64109



Front

**L3** 700 E 27th Terrace  
Kansas City, MO 64109



Front



## Sales Photos

**S1** 3019 Charlotte Street  
Kansas City, MO 64109



Front

**S2** 510 E 33rd Street  
Kansas City, MO 64109



Front

**S3** 236 E 30th Street  
Kansas City, MO 64108



Front

## ClearMaps Addendum

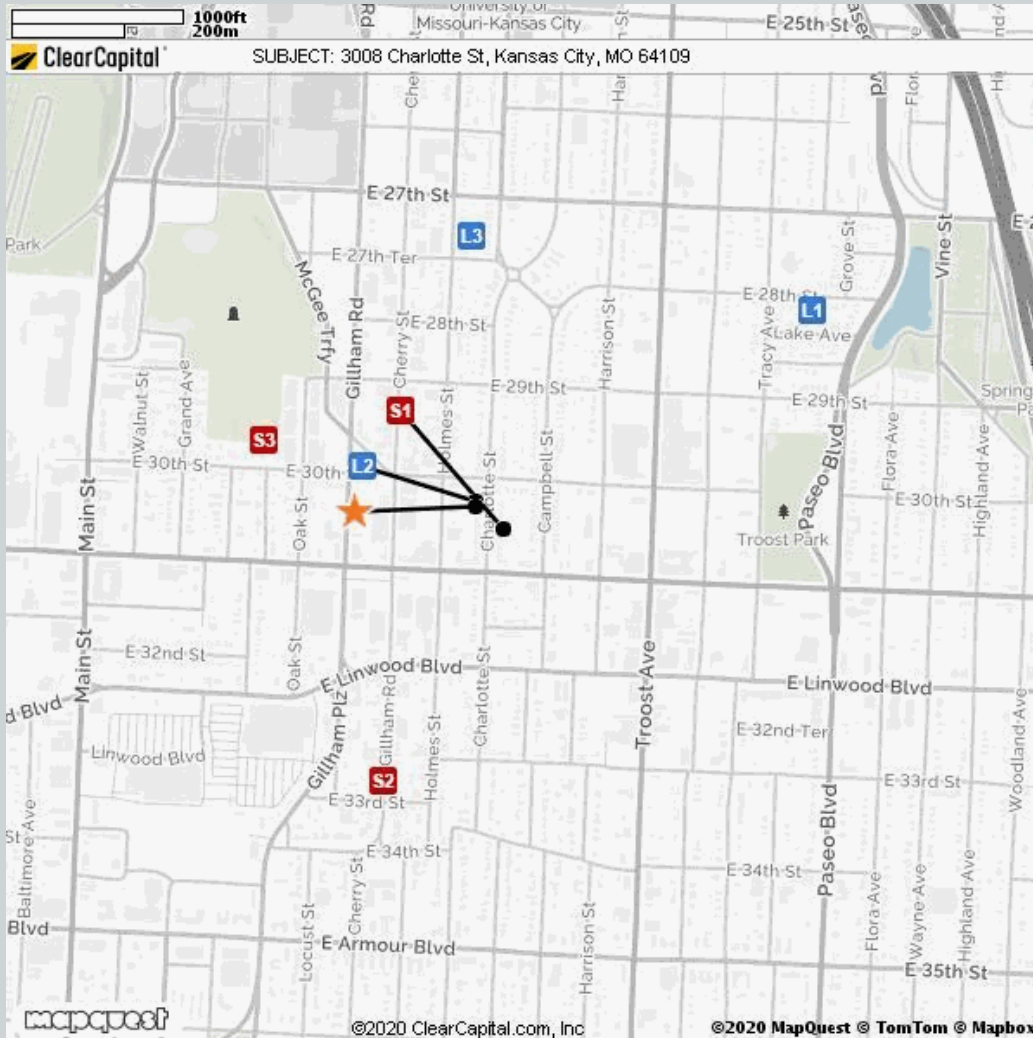
**Address** ★ 3008 Charlotte Street, Kansas City, MO 64109

**Loan Number** 41329

**Suggested List** \$237,000

**Suggested Repaired** \$237,000

**Sale** \$236,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3008 Charlotte St, Kansas City, MO	--	Parcel Match
L1	1314 Lake Ave, Kansas City, MO	0.49 Miles <sup>1</sup>	Parcel Match
L2	3006 Charlotte Street, Kansas City, MO	0.01 Miles <sup>1</sup>	Parcel Match
L3	700 E 27th Terrace, Kansas City, MO	0.34 Miles <sup>1</sup>	Parcel Match
S1	3019 Charlotte Street, Kansas City, MO	0.05 Miles <sup>1</sup>	Parcel Match
S2	510 E 33rd Street, Kansas City, MO	0.41 Miles <sup>1</sup>	Parcel Match
S3	236 E 30th Street, Kansas City, MO	0.31 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>	08/30/2020	<b>License State</b>	MO
<b>Phone</b>	8166996800	<b>Email</b>	bpo@orendarealestate.com
<b>Broker Distance to Subject</b>	14.08 miles	<b>Date Signed</b>	07/29/2020

*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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