

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>	235 Warner Court, Ballwin, MO 63021	<b>Order ID</b>	6818355	<b>Property ID</b>	28736025
<b>Inspection Date</b>	08/28/2020	<b>Date of Report</b>	08/29/2020		
<b>Loan Number</b>	41718	<b>APN</b>	23S-34-0460		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	St. Louis		

### Tracking IDs

<b>Order Tracking ID</b>	20200827_BPOs	<b>Tracking ID 1</b>	20200827_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	Carolyn Ferguson	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,108	<p>The subject appears to be in average condition with no obvious signs of damage or deferred maintenance. The address picture is for the house next door to the subject. The subject's address is on the mailbox, but is too worn off to be read.</p>	
<b>Assessed Value</b>	\$140,000		
<b>Zoning Classification</b>	R2		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(The subject appears to be secure.)			
<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>	Improving	<p>The subject is located in an established neighborhood that is near schools, shopping and other amenities. The area is not REO driven.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$85,000 High: \$542,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	235 Warner Court	420 Chamberlin	448 Far Hill	241 Howard
City, State	Ballwin, MO	Ballwin, MO	Ballwin, MO	Ballwin, MO
Zip Code	63021	63021	63021	63021
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.19 <sup>1</sup>	0.74 <sup>1</sup>	0.17 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$165,000	\$165,000	\$175,000
List Price \$	--	\$159,900	\$165,000	\$175,000
Original List Date		08/11/2020	07/07/2020	08/14/2020
DOM · Cumulative DOM	-- · --	12 · 18	1 · 53	1 · 15
Age (# of years)	61	65	46	61
Condition	Average	Average	Average	Good
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	1.5 Stories Traditional	1.5 Stories Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,008	986	1,092	1,246
Bdrm · Bths · ½ Bths	3 · 1	4 · 1	4 · 2	3 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Carport 1 Car	None	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	500	--	--
Pool/Spa	--	--	--	--
Lot Size	.422 acres	.138 acres	.092 acres	.332 acres
Other	--	--	--	--

\* 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** This 1.5 story is similar in size to the subject and it has an extra bedroom. The front is vinyl and the walk-out basement is unfinished.

**Listing 2** This 1.5 story is similar in size to the subject and it has an extra bedroom and bathroom. The front is wood and the house doesn't have a basement.

**Listing 3** This ranch is larger than the subject and it has the same number of bedrooms and bathrooms. The front is brick and frame and the house doesn't have a basement.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	235 Warner Court	16 Saint Lawrence	232 Victor Ct.	232 Dennison
<b>City, State</b>	Ballwin, MO	Ballwin, MO	Ballwin, MO	Ballwin, MO
<b>Zip Code</b>	63021	63021	63021	63021
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.86 <sup>1</sup>	0.53 <sup>1</sup>	0.43 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$110,000	\$160,000	\$173,000
<b>List Price \$</b>	--	\$110,000	\$160,000	\$173,000
<b>Sale Price \$</b>	--	\$110,000	\$160,000	\$173,000
<b>Type of Financing</b>	--	Conventional	Cash	Va
<b>Date of Sale</b>	--	03/31/2020	03/26/2020	03/06/2020
<b>DOM · Cumulative DOM</b>	-- · --	1 · 20	58 · 58	3 · 35
<b>Age (# of years)</b>	61	55	65	65
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,008	980	925	1,245
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	5	5	5	7
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	30%	0%
<b>Basement Sq. Ft.</b>		980	925	1,245
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.422 acres	.172 acres	.584 acres	.549 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$9,142	-\$21,181	-\$19,076
<b>Adjusted Price</b>	--	\$100,858	\$138,819	\$153,924

\* Sold 2 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** This ranch is similar in size to the subject and it has the same number of bedrooms and bathrooms. The front is frame and the basement is unfinished. The price is adjusted for the age (-\$600), the GLA (\$280), the garage (-\$1,000), the basement (-\$10,000) and the lot size (\$2,178).
- Sold 2** This ranch is smaller than the subject and it has the same number of bedrooms. The front is vinyl and the basement offers a recreation room. The price is adjusted for the age (\$400), the GLA (\$830), the garage (-\$6,000), the basement (-\$10,000), the basement finish (-\$5,000) and the lot size (-\$1,411).
- Sold 3** This ranch is larger than the subject and it has the same number of bedrooms and bathrooms. The front is vinyl and the basement is unfinished. The price is adjusted for the age (\$400), the GLA (-\$2,370), the garage (-\$6,000), the basement (-\$10,000) and the lot size (-\$1,106).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no previous sale price information in the tax records.			
<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>	\$134,900	\$134,900
<b>Sales Price</b>	\$130,000	\$130,000
<b>30 Day Price</b>	\$130,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject is valued in line with comparable properties in the area. The comp search included properties within 1 mile of the subject, 10 years of its age and within 20% of its GLA. It was necessary to exceed the GLA, age and mileage guidelines to locate 6 comps. It wasn't possible to only include comps that sold in the last 3 months. All house styles compete with the subject. The 30 and 90-120 day values are the same, because houses in this area are averaging less than 30 dom.</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



Street



Other



## Listing Photos

**L1** 420 Chamberlin  
Ballwin, MO 63021



Front

**L2** 448 Far Hill  
Ballwin, MO 63021



Front

**L3** 241 Howard  
Ballwin, MO 63021



Front



## Sales Photos

**S1** 16 Saint Lawrence  
Ballwin, MO 63021



Front

**S2** 232 Victor Ct.  
Ballwin, MO 63021



Front

**S3** 232 Dennison  
Ballwin, MO 63021



Front

## ClearMaps Addendum

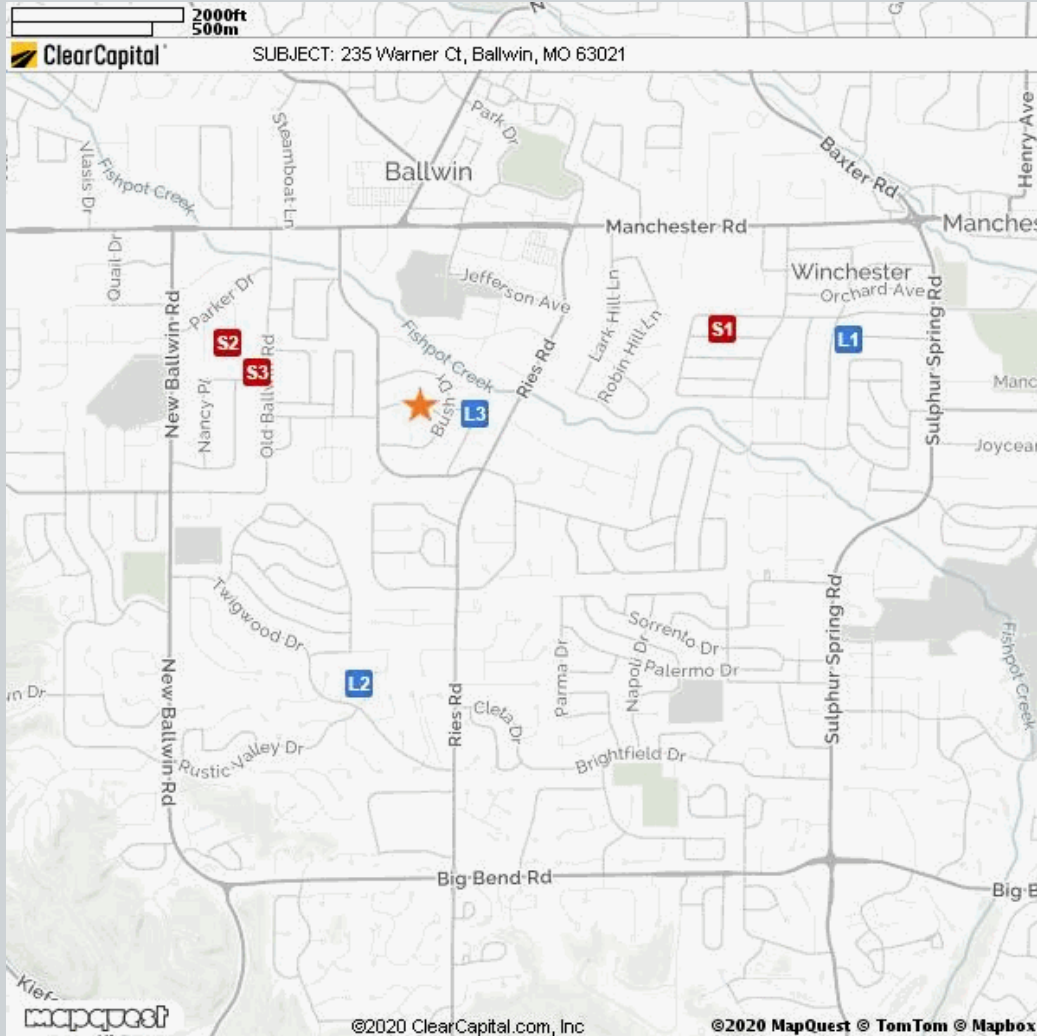
**Address** ★ 235 Warner Court, Ballwin, MO 63021

**Loan Number** 41718

**Suggested List** \$134,900

**Suggested Repaired** \$134,900

**Sale** \$130,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	235 Warner Ct, Ballwin, MO	--	Parcel Match
L1 Listing 1	420 Chamberlin, Ballwin, MO	1.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	448 Far Hill, Ballwin, MO	0.74 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	241 Howard, Ballwin, MO	0.17 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	16 Saint Lawrence, Ballwin, MO	0.86 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	232 Victor Ct., Ballwin, MO	0.53 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	232 Dennison, Ballwin, MO	0.43 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>	Lisa Hoffmann	<b>Company/Brokerage</b>	Coldwell Banker Gundaker
<b>License No</b>	2001019880	<b>Address</b>	1042 Dutch Mill Drive Ballwin MO 63011
<b>License Expiration</b>	09/30/2020	<b>License State</b>	MO
<b>Phone</b>	3147240856	<b>Email</b>	lisabposmo@gmail.com
<b>Broker Distance to Subject</b>	3.04 miles	<b>Date Signed</b>	08/28/2020

*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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