

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>	635 E Gudgell Avenue, Independence, MO 64055	<b>Order ID</b>	7142930	<b>Property ID</b>	29701590
<b>Inspection Date</b>	03/06/2021	<b>Date of Report</b>	03/08/2021		
<b>Loan Number</b>	41834	<b>APN</b>	26810010700000000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jackson		

Tracking IDs					
<b>Order Tracking ID</b>	0303_BPO_Update	<b>Tracking ID 1</b>	0303_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.
<b>R. E. Taxes</b>	\$1,884	
<b>Assessed Value</b>	\$24,799	
<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>	Suburban	<b>Neighborhood Comments</b> Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$160,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	635 E Gudgell Avenue	1116 Trail Ridge Drive S	2726 Chrysler Avenue S	1504 Sheley Road
<b>City, State</b>	Independence, MO	Independence, MO	Independence, MO	Independence, MO
<b>Zip Code</b>	64055	64050	64052	64052
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	1.12 <sup>1</sup>	1.42 <sup>1</sup>	1.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$124,900	\$140,000	\$125,000
<b>List Price \$</b>	--	\$124,900	\$139,000	\$125,000
<b>Original List Date</b>		01/15/2021	09/18/2020	12/21/2020
<b>DOM · Cumulative DOM</b>	-- · --	3 · 52	101 · 171	2 · 77
<b>Age (# of years)</b>	81	71	72	74
<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>	1,426	1,333	1,391	1,426
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.44 acres	0.65 acres	0.34 acres	.30 acres
<b>Other</b>	none	MLS#2259061	MLS#2243335	MLS#2256688

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Ranch style home in great family neighborhood ready for new owners. Laundry room on main level. Owner leaving nice riding mower for Half acre plus fenced backyard. New Furnace and A/C 2018. Roof less than 10 yrs, Hot water heater 2014. Seller leaving all kitchen appliances, Washer, Dryer, riding mower. Needs some updating but most of the high dollar items already taken care of for you. Long 2 car wide driveway for plenty of off street parking. No sellers disclosure as seller has never lived here.
- Listing 2** This home can be purchased separately or grouped in one of these multi-fam & SFR portfolio's 2251579, 2251212, 2251061, 2251028, 2250945, 2250756, 2250748, 2250603 Nicely updated ranch home, fresh paint and refinished hardwoods and flooring, updated bathroom, formal dining room, and very nice yard for the kids and pets to enjoy! This 3bed/1 bath/2 car home is move in ready and is situated on a nice lot with circular drive and HUGE fenced back yard
- Listing 3** Great opportunity on this 3BR/2BA ranch home with charming enclosed back porch. Bring your finishing touches and make this home yours in the New Year. Part of backyard is fenced, low maintenance vinyl siding and roof less than 10 years old and HVAC are less than 2 years old. Easy access to I-435 and I-70 and not far from charming Downtown Independence Square. Flexible possession.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	635 E Gudgell Avenue	1415 Crane Street S	15811 25th Street E	1207 25th Street E
<b>City, State</b>	Independence, MO	Independence, MO	Independence, MO	Independence, MO
<b>Zip Code</b>	64055	64055	64055	64055
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.81 <sup>1</sup>	0.55 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$120,000	\$125,000	\$129,900
<b>List Price \$</b>	--	\$120,000	\$125,000	\$129,900
<b>Sale Price \$</b>	--	\$123,000	\$128,000	\$135,000
<b>Type of Financing</b>	--	Fha	Conventional	Fha
<b>Date of Sale</b>	--	11/16/2020	11/16/2020	09/24/2020
<b>DOM · Cumulative DOM</b>	-- · --	8 · 39	18 · 18	3 · 42
<b>Age (# of years)</b>	81	71	57	71
<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>	1,426	1,487	1,458	1,276
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 1 · 1	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.44 acres	0.72 acres	0.34 acres	0.21 acres
<b>Other</b>	none	MLS#2246051	MLS#2250363	MLS#2236236
<b>Net Adjustment</b>	--	+\$1,000	+\$500	+\$3,000
<b>Adjusted Price</b>	--	\$124,000	\$128,500	\$138,000

\* 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** Did you say space? This home has got it! Additional lot included with this sweet home that adds up to over half an acre right in the city! From updated flooring in kitchen and bathrooms to newer HVAC, Windows, Paint and water heater. Finished room in the basement with potential for more space to be finished. Nice sized kitchen with large walk-in pantry and deck access! Wood floors throughout living rooms and main floor bedrooms. So much space and value for the price. Come take a peek!
- Sold 2** This all brick, ranch home comes with an enclosed porch, two sheds and large fenced in backyard. Two sizable living/family rooms perfect for additional entertainment, office or formal living. Home is in need of some updating, but it's a sweat equity dream! Bring your creative ideas and make this home your own!
- Sold 3** Highest and Best offer due by 3pm on 8.16.20! Charming Independence ranch! Spacious 2- car detached garage with separate electrical panel, great for extra storage or a work shop! Plenty of concrete parking, with plenty of space for a boat/RV! Fenced in backyard perfect for pets! One level living with a huge living room/dining room area!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<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>	\$132,000	\$132,000
<b>Sales Price</b>	\$128,000	\$128,000
<b>30 Day Price</b>	\$123,000	--
<b>Comments Regarding Pricing Strategy</b>		
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 2 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** 1116 Trail Ridge Drive S  
Independence, MO 64050



Front

**L2** 2726 Chrysler Avenue S  
Independence, MO 64052



Front

**L3** 1504 Sheley Road  
Independence, MO 64052



Front

## Sales Photos

**S1** 1415 Crane Street S  
Independence, MO 64055



Front

**S2** 15811 25th Street E  
Independence, MO 64055



Front

**S3** 1207 25th Street E  
Independence, MO 64055



Front

### ClearMaps Addendum

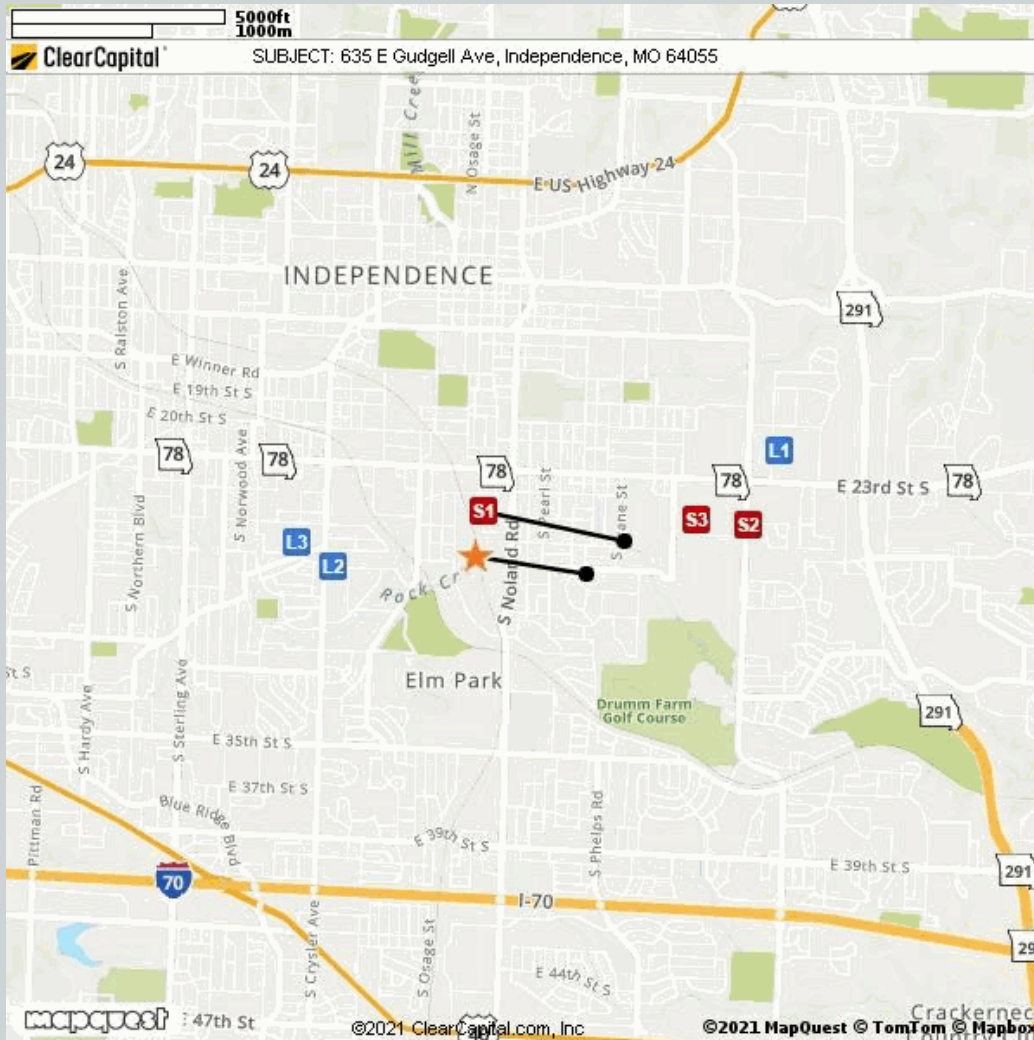
**Address** ★ 635 E Gudgell Avenue, Independence, MO 64055

**Loan Number** 41834

**Suggested List** \$132,000

**Suggested Repaired** \$132,000

**Sale** \$128,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	635 E Gudgell Avenue, Independence, MO 64055	--	Parcel Match
L1 Listing 1	1116 Trail Ridge Drive S, Independence, MO 64050	1.12 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2726 Chrysler Avenue S, Independence, MO 64052	1.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1504 Sheley Road, Independence, MO 64052	1.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1415 Crane Street S, Independence, MO 64055	0.27 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15811 25th Street E, Independence, MO 64055	0.81 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1207 25th Street E, Independence, MO 64055	0.55 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>	Trice Massey	<b>Company/Brokerage</b>	Greater Kansas City Realty
<b>License No</b>	1999130936	<b>Address</b>	311 W 80th Terrace Kansas City MO 64131
<b>License Expiration</b>	06/30/2022	<b>License State</b>	MO
<b>Phone</b>	9134886661	<b>Email</b>	gkcrbpo@gmail.com
<b>Broker Distance to Subject</b>	11.79 miles	<b>Date Signed</b>	03/07/2021

*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:**

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