

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	214 Nw Ponderosa Street, Lees Summit, MO 64064	Order ID	7221768	Property ID	29925835
Inspection Date	04/10/2021	Date of Report	04/12/2021		
Loan Number	42020	APN	43-430-05-47-00-0-00-000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	0407_BPO_Update	Tracking ID 1	0407_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments THE SUBJECT IS LOCATED IN A LAKE COMMUNITY AND APPEARS TO BE IN AVERAGE CONDITION WITH NO NEEDED REPAIRS NOTED. WALK ACROSS THE STREET TO A LAKE VIEW.
R. E. Taxes	\$3,582	
Assessed Value	\$43,060	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	LAKEWOOD HOMES ASSOCIATION 816-373-4326	
Association Fees	\$150 / Month (Pool, Landscaping, Tennis, Greenbelt, Other: LAKE PRIV)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments LAKE COMMUNITY 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
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$184,900 High: \$1,255,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	214 Nw Ponderosa Street	4428 Ne Skyview Dr	802 Ne Fairwy Homes Ct	317 Ne Landings Dr
City, State	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO
Zip Code	64064	64064	64064	64064
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.73 ¹	1.78 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$305,000	\$349
List Price \$	--	\$315,000	\$320,000	\$349,499
Original List Date		03/02/2021	03/15/2021	03/04/2021
DOM · Cumulative DOM	-- · --	2 · 41	2 · 28	38 · 39
Age (# of years)	46	26	42	42
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	Split SPLIT LEVEL	Split 1.5 STORY	Split SPLIT LEVEL	Split 1.5 STORY
# Units	1	1	1	1
Living Sq. Feet	2,601	2,176	2,605	2,685
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 3	3 · 2 · 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%	0%	75%
Basement Sq. Ft.	946	1,088	826	842
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.2 acres	0.25 acres	0.2 acres
Other	FIREPLACE	FIREPLACE, DECK	FIREPLACE, PATIO	FIREPLACE

* 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** Living area has vaulted ceiling, pallet wall and charming fireplace. The updated kitchen is open and spacious with tons of beautiful cabinets. Don't miss the incredible finished basement with wet bar, and plenty of room for entertaining and storage!!! Fenced back yard
- Listing 2** updated kitchen includes butchers block island, backsplash, granite counters, stainless appliances and pantry. Huge family room with soaring vaulted ceilings, skylights and floor to ceiling brick fireplace. Secondary bedrooms with private bathroom access. Lower level includes 4th non-conforming bedroom. Roof and HVAC less than 5 years old.
- Listing 3** 2nd tier lake home with access to the water directly across from your driveway, as well as a backyard backing to green space! The best of both worlds, and a rarity in Lakewood! 1.5 story home with master on the main level, as well as laundry. And don't miss another bedroom and full bath on the main level as well! This home is an entertainer's dream with multiple large gathering rooms and outside space.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	214 Nw Ponderosa Street	202 Nw Redwood Ct	312 Nw Locust St	3507 Nw Lake Dr
City, State	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO
Zip Code	64064	64064	64064	64064
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.45 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,900	\$289,900	\$315,000
List Price \$	--	\$309,900	\$310,000	\$315,000
Sale Price \$	--	\$307,000	\$310,000	\$315,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	11/10/2020	12/17/2020	12/30/2020
DOM · Cumulative DOM	-- · --	7 · 39	3 · 34	25 · 61
Age (# of years)	46	42	37	44
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	Split SPLIT LEVEL	Split SPLIT LEVEL	Split 1.5 STORY	Split SPLIT LEVEL
# Units	1	1	1	1
Living Sq. Feet	2,601	1,905	2,505	2,082
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	6	7	7	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.	946	635	650	750
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.26 acres	0.25 acres	0.29 acres
Other	FIREPLACE	FIREPLACE	FIREPLACE	FIREPLACE
Net Adjustment	--	+\$18,761	-\$588	+\$11,711
Adjusted Price	--	\$325,761	\$309,412	\$326,711

* 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** very short walk from the lake! Located on a quiet cul de sac, the home has all new exterior paint, windows, garage doors, landscaping, and a freshly poured back patio. The interior has all new: paint, doors, flooring, lighting, & all the bathrooms are completely remodeled. The kitchen comes with all new cabinets, granite countertops, subway tile backsplash, & stainless steel appliances. SC 650
- Sold 2** new carpet was just installed, the back deck was just painted, this home is move-in ready. The separate formal dining & eat-in kitchen are great for upcoming holiday family get-togethers. This is the best priced 4 bedroom, 3 plus bath home in all of Lakewood
- Sold 3** front door has a large entry way that opens up to the Livingroom, & Dining room, with the Eat in Kitchen & Laundry room around the corner. You go up a level from the entry way that is the bedroom level, up 1 more level, the loft. Stairs down from the entry takes you to the garage level that features the Mud Room and the 3rd bedroom. The walkout basement features a large Family room with fireplace, Office/non-conforming 4th bedroom, bathroom, a large patio under the deck. The home has new wood plank luxury vinyl on the lower levels, new carpet on the stairs and the loft area fresh paint throughout the homes interior, and new appliances. SC 5000

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	\$322,000	\$322,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
DUE TO THE SHORTAGE OF COMPS IN THIS MARKET IT WAS NECESSARY TO RELAX THE SEARCH FOR SQ FT AND PROXIMITY TO COMPLETE THIS REPORT. NO HOUSE NUMBER AVAILABLE AND ADDRESS WAS VERIFIED BY GOOGLE MAPS		

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



Street



Other

Listing Photos

L1 4428 NE SKYVIEW DR
Lees Summit, MO 64064



Front

L2 802 NE FAIRWY HOMES CT
Lees Summit, MO 64064



Front

L3 317 NE LANDINGS DR
Lees Summit, MO 64064



Front

Sales Photos

S1 202 NW REDWOOD CT
Lees Summit, MO 64064



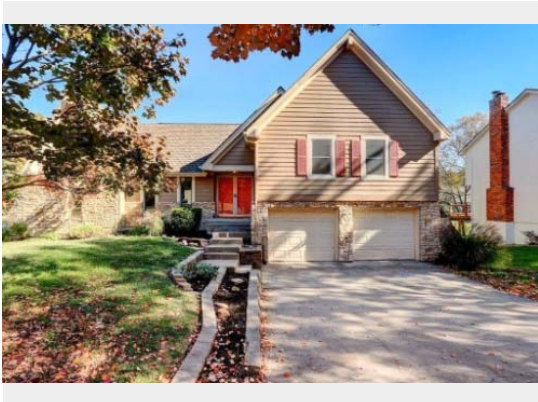
Front

S2 312 NW LOCUST ST
Lees Summit, MO 64064



Front

S3 3507 NW LAKE DR
Lees Summit, MO 64064



Front

ClearMaps Addendum

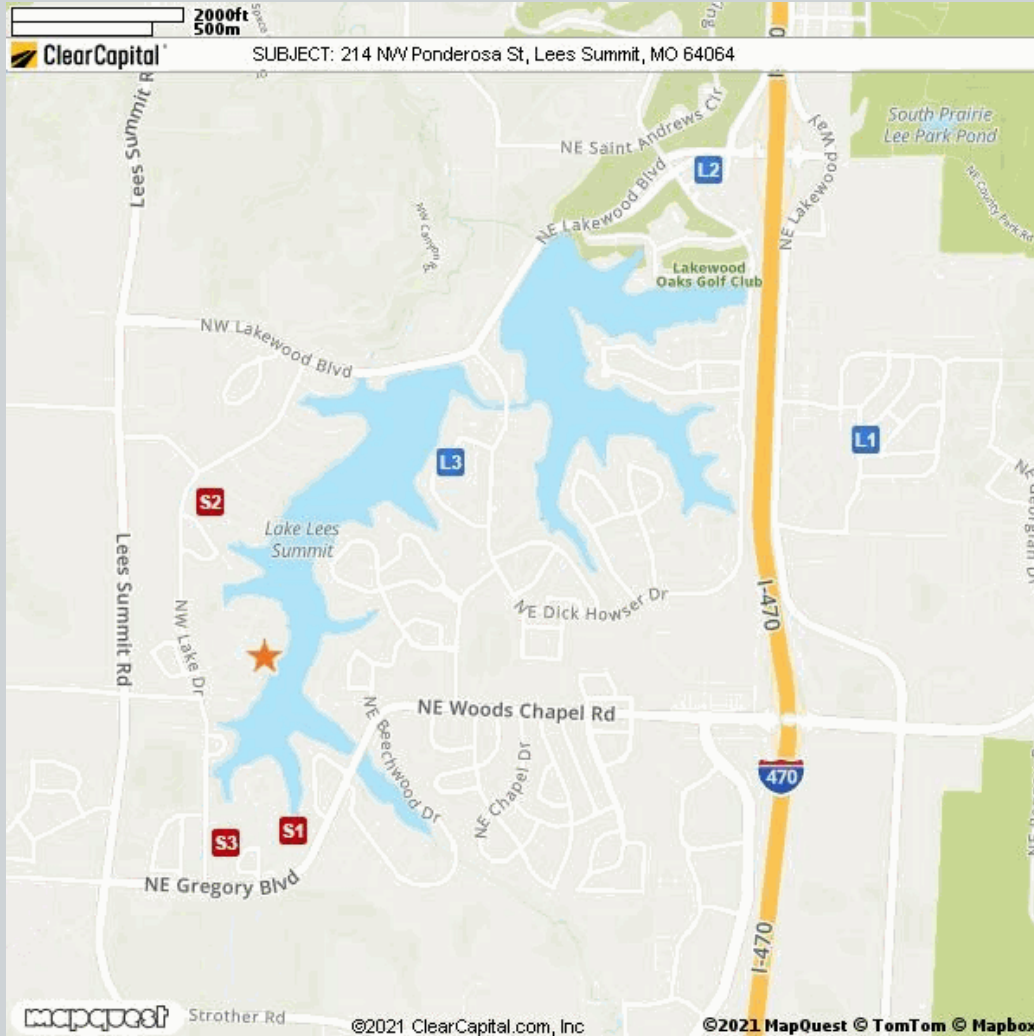
Address ★ 214 Nw Ponderosa Street, Lees Summit, MO 64064

Loan Number 42020

Suggested List \$322,000

Suggested Repaired \$322,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	214 Nw Ponderosa Street, Lees Summit, MO 64064	--	Parcel Match
L1 Listing 1	4428 Ne Skyview Dr, Lees Summit, MO 64064	1.73 Miles ¹	Parcel Match
L2 Listing 2	802 Ne Fairwy Homes Ct, Lees Summit, MO 64064	1.78 Miles ¹	Parcel Match
L3 Listing 3	317 Ne Landings Dr, Lees Summit, MO 64064	0.74 Miles ¹	Parcel Match
S1 Sold 1	202 Nw Redwood Ct, Lees Summit, MO 64064	0.46 Miles ¹	Parcel Match
S2 Sold 2	312 Nw Locust St, Lees Summit, MO 64064	0.45 Miles ¹	Parcel Match
S3 Sold 3	3507 Nw Lake Dr, Lees Summit, MO 64064	0.49 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	06/30/2022	License State	MO
Phone	8169851550	Email	lylepatty@sbcglobal.net
Broker Distance to Subject	4.50 miles	Date Signed	04/11/2021

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.