

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	810 E 75th Terrace, Kansas City, MO 64131	Order ID	7349306	Property ID	30450353
Inspection Date	06/12/2021	Date of Report	06/13/2021		
Loan Number	42851	APN	47810022900000000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DAVID MORGAN JR.	Condition Comments Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.
R. E. Taxes	\$2,086	
Assessed Value	\$25,124	
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 Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$230,000	
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	810 E 75th Terrace	211 E 89th Street	111 W 79th Terrace	7215 Charlotte Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64131	64114	64114	64131
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	1.77 ¹	0.85 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$175,000	\$200,000
List Price \$	--	\$160,000	\$175,000	\$200,000
Original List Date		05/07/2021	03/09/2021	05/21/2021
DOM · Cumulative DOM	-- · --	2 · 37	37 · 96	2 · 23
Age (# of years)	66	63	96	84
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,241	1,168	1,234	1,041
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.22 acres	0.13 acres	.15 acres
Other	none	MLS#2309301	MLS#2308716	MLS#2322011

* 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** Butterfly lovers are not going to want to miss this one. Current owners have spent the last year curating a butterfly haven and you get the benefits of it, including a binder full of the how-tos. Quiet block on a corner lot gives you quick access to Waldo, Brookside, and the Plaza. The Trolley Trail begins 4 blocks north. Trader Joes, Target, and the AMC theater are a quick 4-minute drive away. With the added insulation in the attic, replacement of the HVAC ductwork, the new energy-efficient hot water heater, pipe insulation, Nest thermostat, and the native garden- the gas, electric, and water bills have all been reduced. This house has been fully refinished inside and the hardwood floors will leave your eyes watering they're so pretty and cleeeeeean. Step out to the fully fenced backyard that includes a large deck and a fire pit for year-round entertainment. The city is putting in a new sidewalk along 89th street. Patio slab mudjacking and the foundation piers both have a transferrable warranty. Like all of the others in this area, this one is going to go fast. Come see it before its gone! NOTE: Sellers are moving out of the country and are willing to sell EVERY ITEM in the house.
- Listing 2** TENANT OCCUPIED is Leased till with 6/31/2021 POF or LOI prior to access Pics are from prior to Tenant Occupancy This home I can be sold separately or sold combined with other rental homes we have for sale. You can find these under multi-family MLS #s 2251579, 2251212, 2251061, 2251028, 2250945, 2250756, 2250748, 2250603
- Listing 3** Darling Brownwood Park 2 BR/1BA. Remodeled Bathroom with subway tile, New paint inside and out, & Tons of Natural light. Charming front porch, great patio, beautiful landscaping, private drive. Walking distance from Brookside & Waldo shops & eateries, the library, the Y, & trolley trail. Lots of storage. Well-maintained, & it shows! Don't miss this darling home! MULTIPLE OFFERS. Highest and best by 5pm Saturday May 23rd

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	810 E 75th Terrace	5 E Navajo Lane	7444 Tracy Avenue	933 E 77th Terrace
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64131	64114	64131	64131
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	1.44 ¹	0.27 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$172,999	\$172,000	\$200,000
List Price \$	--	\$171,999	\$172,000	\$200,000
Sale Price \$	--	\$160,000	\$172,000	\$200,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	04/30/2021	05/14/2021	05/27/2021
DOM · Cumulative DOM	-- · --	95 · 109	8 · 39	34 · 34
Age (# of years)	66	81	72	74
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 Conventional	1 Story Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,241	1,060	1,317	1,360
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	3 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.18 acres	0.2 acres	0.18 acres
Other	none	MLS#2258563	MLS#2313440	MLS#2316129
Net Adjustment	--	+\$2,000	-\$3,500	-\$3,000
Adjusted Price	--	\$162,000	\$168,500	\$197,000

* 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** Charming Home in Indian Village With Large Light and Bright Family Room! French Doors Lead to the Back Yard and the Open Floor Plan is Perfect For Entertaining Both Indoors and Outdoors. The Tiled Kitchen Is Equipped For The Cook To Enjoy, and Connects the Living Room and Family Room Beautifully! The Attached Garage Is Perfect To Escape the Winter Cold and Spring Storms and Is Steps From the Kitchen. The Attic Is Floored with Permanent Inside Stairs For Plenty of Storage. Don't Miss This Opportunity!
- Sold 2** Do not Miss out on this Beautifully Refinished Updated Home! Move right in!! Professional Remodel features Beautiful New Floors, New Stainless Steel Appliances, Kitchen features New Cabinets, New Countertops and New Back Splash. Updated and Remodeled Bathrooms! Fresh New Interior/Exterior paint!! Huge Deattached Garage!
- Sold 3** Looking For Waldo?! Look no further- This beautiful home was fully renovated in 2019! With new HVAC, windows, roof, gutters, paint, and flooring, NO surface has gone untouched! Complete with refinished hardwoods throughout, a modern, updated bathroom, and completely remodeled kitchen, boasting stainless steel appliances, subway tile backsplash, and gorgeous granite countertops! Entertain your guests in the spacious Great Room, or hang out on the deck in your back yard, enclosed with your new 6' privacy fence. Walking distance from several great parks, and just minutes from popular dining, shopping and entertainment. You won't want to miss this one! Welcome home!

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	\$167,000	\$167,000
Sales Price	\$162,000	\$162,000
30 Day Price	\$155,000	--
Comments Regarding Pricing Strategy		
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		

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 211 E 89th Street
Kansas City, MO 64114



Front

L2 111 W 79th Terrace
Kansas City, MO 64114



Front

L3 7215 CHARLOTTE Street
Kansas City, MO 64131



Front

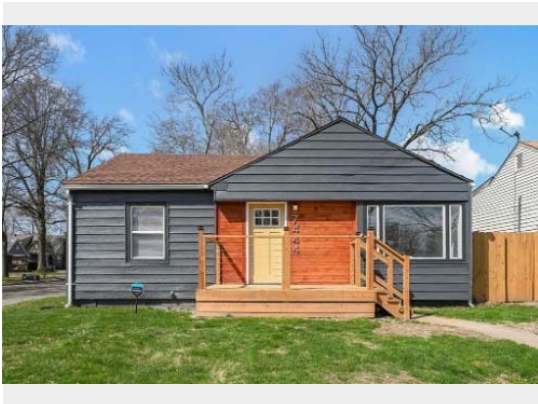
Sales Photos

S1 5 E Navajo Lane
Kansas City, MO 64114



Front

S2 7444 Tracy Avenue
Kansas City, MO 64131



Front

S3 933 E 77TH Terrace
Kansas City, MO 64131



Front

ClearMaps Addendum

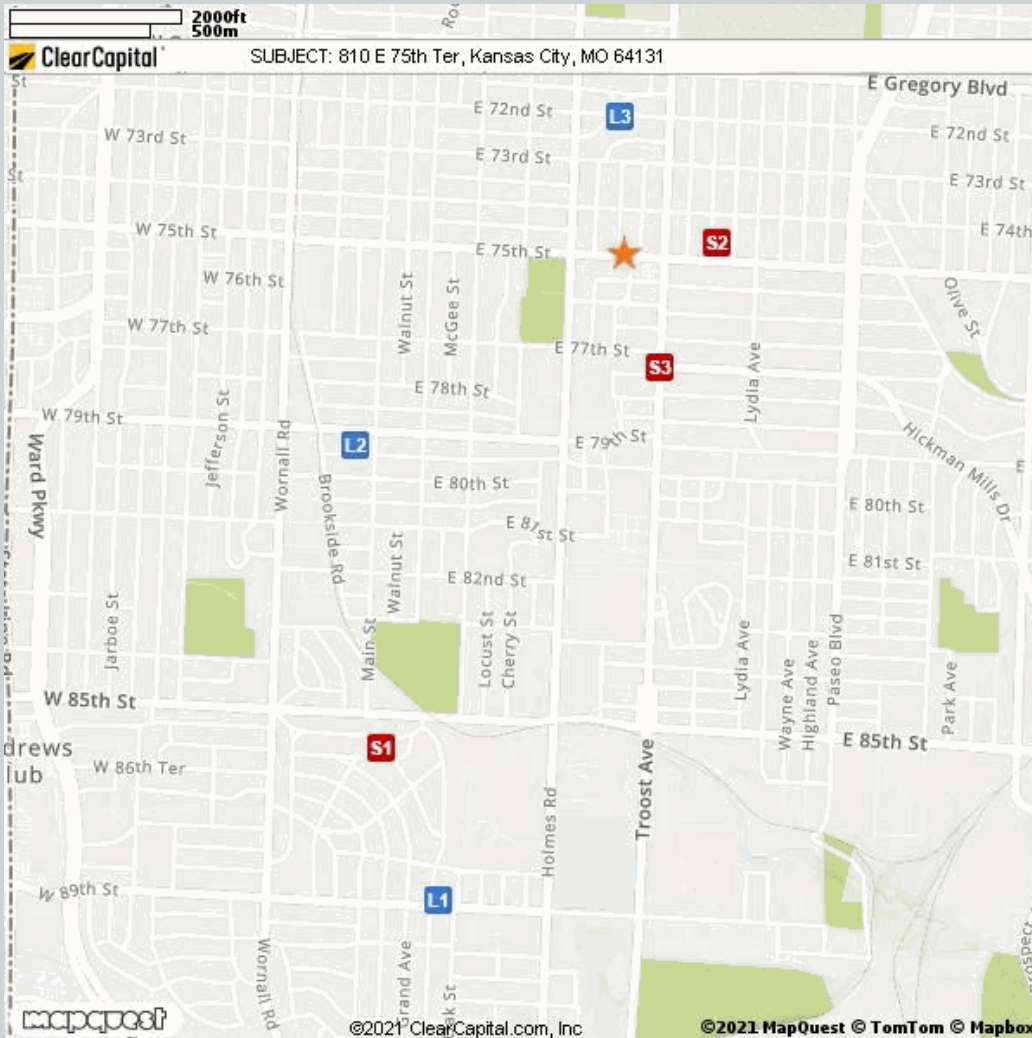
Address ★ 810 E 75th Terrace, Kansas City, MO 64131

Loan Number 42851

Suggested List \$167,000

Suggested Repaired \$167,000

Sale \$162,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	810 E 75th Terrace, Kansas City, MO 64131	--	Parcel Match
L1 Listing 1	211 E 89th Street, Kansas City, MO 64114	1.77 Miles ¹	Parcel Match
L2 Listing 2	111 W 79th Terrace, Kansas City, MO 64114	0.85 Miles ¹	Parcel Match
L3 Listing 3	7215 Charlotte Street, Kansas City, MO 64131	0.38 Miles ¹	Parcel Match
S1 Sold 1	5 E Navajo Lane, Kansas City, MO 64114	1.44 Miles ¹	Parcel Match
S2 Sold 2	7444 Tracy Avenue, Kansas City, MO 64131	0.27 Miles ¹	Parcel Match
S3 Sold 3	933 E 77th Terrace, Kansas City, MO 64131	0.31 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	1999130936	Address	311 W 80th Terrace Kansas City MO 64131
License Expiration	06/30/2022	License State	MO
Phone	9134886661	Email	gkcrbpo@gmail.com
Broker Distance to Subject	1.02 miles	Date Signed	06/12/2021

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.