

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	210 E 67th Street, Kansas City, MISSOURI 64113	Order ID	7452859	Property ID	30695730
Inspection Date	07/25/2021	Date of Report	07/27/2021		
Loan Number	43201	APN	47230332000000000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	BPO_Updates	Tracking ID 1	BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	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	\$3,536	
Assessed Value	\$42,604	
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: \$280,000 High: \$380,000	
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	210 E 67th Street	409 E 65th Terrace	6414 Walnut Street	311 E 68th Street
City, State	Kansas City, MISSOURI	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64113	64131	64113	64113
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.18 ¹	0.31 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$350,000	\$350,000
List Price \$	--	\$299,900	\$340,000	\$350,000
Original List Date		06/29/2021	06/24/2021	07/16/2021
DOM · Cumulative DOM	-- · --	1 · 28	2 · 33	1 · 11
Age (# of years)	94	73	97	93
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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,533	1,704	1,696	1,581
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.15 acres	0.2 acres	0.13 acres
Other	none	MLS#2330490	MLS#2326744	MLS#2333923

* Listing 3 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** Charming 2 story in the heart of Brookside! This tastefully updated home features a functional floorplan, updated kitchen, remodeled bathrooms, large bedrooms and so much more. The bonus den off the back provides a cozy 2nd living space that overlooks backyard. Enjoy entertaining this summer on the new front and back decks! Close to Brookside shopping, dining, and parks! Don't miss seeing this one!
- Listing 2** Darling Prairie Style 2-story home just blocks to Brookside shops, restaurants, parks and trails. Enjoy the Brookside lifestyle on your front porch or private backyard. Inside you will fall in love with the fresh features throughout. Updated, fresh paint in nearly every room and new light fixtures & fans throughout make this charming historic home feel modern and cool. Updated bathroom vanity upstairs, and a uniquely updated powder bath with new toilet on main level for guests. You just have to see this one for yourself! Roof is less than 10 years old, as well as newer plumbing to main bathroom. Stay comfortable with zoned AC and radiant heat year round! And not to be missed, your own private driveway and detached garage. Don't miss one of the most quintessential, charming Brookside homes on one of the best blocks in the neighborhood! Bonus half bathroom in basement.
- Listing 3** Remodeled Amour Hills Beauty! 3 Bedroom 2 and half bath with private driveway and 2 car detached garage. Old world charm mixed with modern day wishes. Incredible Master bathroom with walk in shower, tub, huge master closet, and French doors leading to private martini deck. Stackable Laundry room on second level! Opened up eat in kitchen with granite, backsplash, and beverage fridge. French doors off the living room to the freshly landscaped backyard. Huge formal dining room opened up to kitchen. Old school screened in porch off the living room. This home has it all!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	210 E 67th Street	6708 Kenwood Avenue	6849 Oak Street	6847 Oak Street
City, State	Kansas City, MISSOURI	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64113	64131	64113	64113
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.30 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,900	\$315,000	\$295,000
List Price \$	--	\$295,900	\$315,000	\$327,000
Sale Price \$	--	\$312,000	\$320,000	\$327,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/23/2021	05/21/2021	05/28/2021
DOM · Cumulative DOM	-- · --	2 · 36	3 · 36	4 · 28
Age (# of years)	94	84	88	88
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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,533	1,422	1,536	1,564
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.13 acres	0.11 acres	0.17 acres	0.17 acres
Other	none	MLS#2309915	MLS#2315415	MLS#2315739
Net Adjustment	--	+\$1,500	\$0	\$0
Adjusted Price	--	\$313,500	\$320,000	\$327,000

* 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** Looking for a great home, in a great neighborhood (with awesome neighbors), near great shops, restaurants, parks and coffee shops? Well, you found it! This home has a great floorplan and large rooms with storage galore! The front porch AND back deck are fabulous for enjoying your morning coffee, reading a book, sipping an evening beverage, dining and/or listening to some good music or the neighborhood owls! Fresh paint, hardwood floors, some newer windows and newer HVAC are just a few more perks of moving into this home! This Brookside home is ready to move into and make it your own!
3dtours.nuvo360.com/6708kenwoodave
- Sold 2** If you want drama, charm, corner lot, expandable space, or more...you have found it! This Dible Tudor provides an amazing wow factor as soon as you step inside with the high arched wood beam ceiling in the front room, arched doorways, decorative plaster moldings in the entryway, and refreshed Oak hardwood flooring. To the right of the entryway is a beautiful screened-in porch and straight ahead is a massive walk-in coat closet. The large formal dining room leads into the breakfast nook and then the kitchen which features new flooring, new countertops, and new appliances. One bedroom on the main floor. The bathroom is the original 1930's with a spacious walk-in shower. Up the curved staircase, you will find another original bathroom and two LARGE bedrooms with new carpet. The South bedroom has two closets with one being a walk-in closet with Dible's built-in shoe rack, and expandable attic space. The basement has been completely refreshed with new paint, carpet, and lighting. This would make a great family room with a fireplace or a 4th bedroom with those large egress windows! This mature corner lot offers a lot of green space, entertaining space, gardens, and endless opportunities. You also get your own driveway for off-street parking and a detached garage. There is a lot of new, a lot of original character, and definitely a lot of love! With more room to grow, there is still plenty of space to make it your own for now and into the future. Information deemed reliable but Buyer's agent to verify accuracy of all information.
- Sold 3** This terrific Tudor in Armour Hills Gardens is ready for a new owner! It has shiny hardwood floors throughout, an inviting entry hall that opens to the living room on one side, and a cozy screened porch on the other. The living room is spacious and has a fresh new look with old- world charm. The kitchen is large enough to eat in, and there is a formal dining room for entertaining. The first-floor bedroom and full bathroom with wonderfully maintained original tile work is a comfortable guest or master suite. Plenty of space upstairs with a second nice- sized bedroom with a 9' X 10' walk-in closet. A third bedroom/sunroom and another full bath with original tile complete the package. The house is an easy walk to shops and restaurants on Gregory Boulevard.

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	\$330,000	\$330,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$310,000	--
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 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 409 E 65th Terrace
Kansas City, MO 64131



Front

L2 6414 Walnut Street
Kansas City, MO 64113



Front

L3 311 E 68th Street
Kansas City, MO 64113



Front

Sales Photos

S1 6708 Kenwood Avenue
Kansas City, MO 64131



Front

S2 6849 Oak Street
Kansas City, MO 64113



Front

S3 6847 Oak Street
Kansas City, MO 64113



Front

ClearMaps Addendum

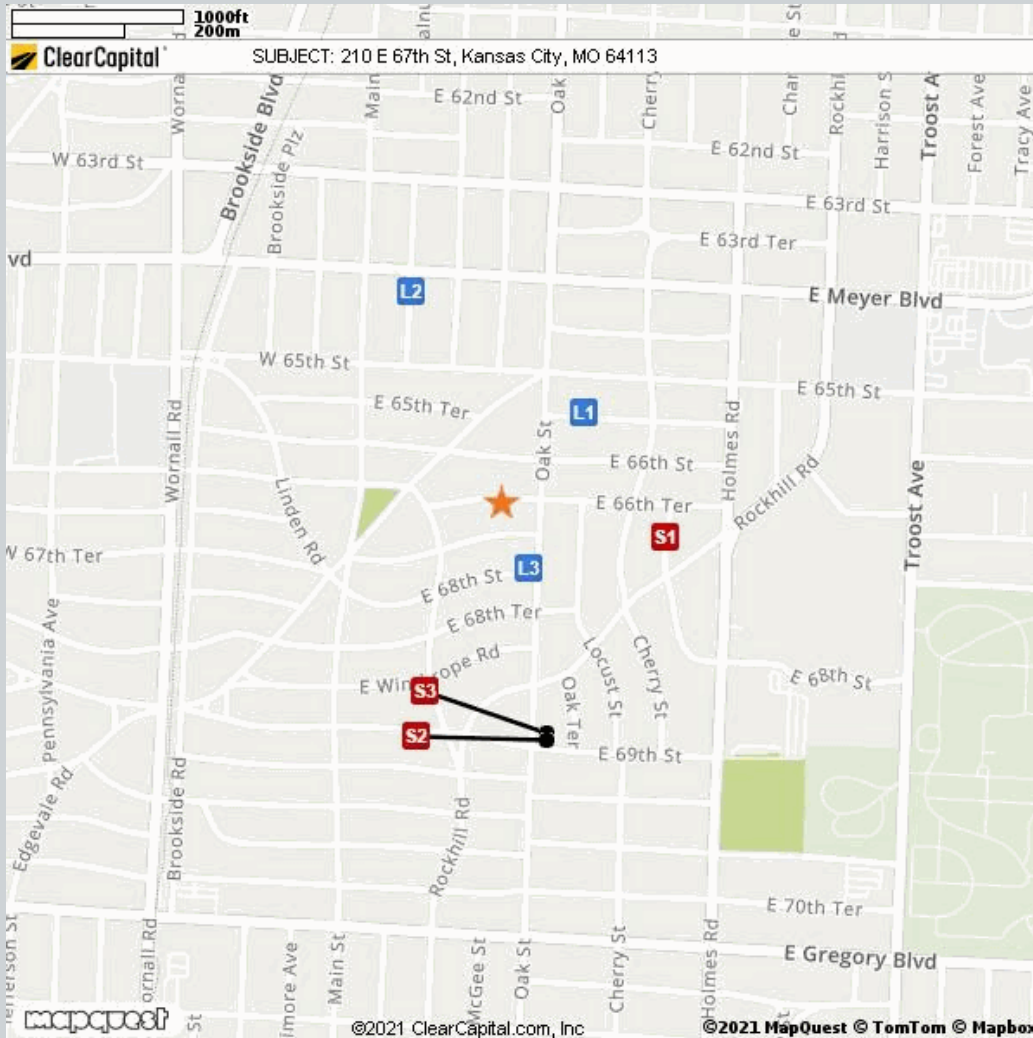
Address ★ 210 E 67th Street, Kansas City, MISSOURI 64113

Loan Number 43201

Suggested List \$330,000

Suggested Repaired \$330,000

Sale \$320,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	210 E 67th Street, Kansas City, Missouri 64113	--	Parcel Match
L1 Listing 1	409 E 65th Terrace, Kansas City, MO 64131	0.18 Miles ¹	Parcel Match
L2 Listing 2	6414 Walnut Street, Kansas City, MO 64113	0.31 Miles ¹	Parcel Match
L3 Listing 3	311 E 68th Street, Kansas City, MO 64113	0.09 Miles ¹	Parcel Match
S1 Sold 1	6708 Kenwood Avenue, Kansas City, MO 64131	0.23 Miles ¹	Parcel Match
S2 Sold 2	6849 Oak Street, Kansas City, MO 64113	0.30 Miles ¹	Parcel Match
S3 Sold 3	6847 Oak Street, Kansas City, MO 64113	0.29 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	1.79 miles	Date Signed	07/25/2021

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.