

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>	5406 N Woodland Avenue, Kansas City, MO 64118	<b>Order ID</b>	7198800	<b>Property ID</b>	29877135
<b>Inspection Date</b>	03/28/2021	<b>Date of Report</b>	03/28/2021		
<b>Loan Number</b>	43241	<b>APN</b>	13916000600400		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Clay		

Tracking IDs					
<b>Order Tracking ID</b>	0326BPOf	<b>Tracking ID 1</b>	0326BPOf		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES LLC	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>	\$1,573	
<b>Assessed Value</b>	\$17,730	
<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

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	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: \$140,000	
<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>	5406 N Woodland Avenue	5322 Bales Avenue N	1208 44th Street Ne	4410 Campbell Street N
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64118	64119	64116	64116
<b>Datasource</b>	Tax Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	1.01 <sup>1</sup>	1.28 <sup>1</sup>	1.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$125,000	\$130,000	\$129,950
<b>List Price \$</b>	--	\$119,000	\$125,000	\$129,950
<b>Original List Date</b>		11/12/2020	10/29/2020	01/15/2021
<b>DOM · Cumulative DOM</b>	-- · --	67 · 136	75 · 150	3 · 72
<b>Age (# of years)</b>	66	67	66	81
<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>	960	912	925	976
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	None	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>	0.27 acres	0.2 acres	0.2 acres	0.14 acres
<b>Other</b>	none	MLS#2252394	MLS#2250377	MLS#2258653

\* 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.

### Current Listings - Cont.

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

- Listing 1** New Electrical Service, new carpet, new paint, great neighborhood! From Antioch and Vivion, head east on Vivion to Bales, Left (north) on Bales to 5322 N Bales
- Listing 2** This adorable 3 BR/1 BA home is located in the popular Crestview neighborhood in the Northland. This house has 2 large decks, one in front and one in back. Newly remodeled inside along with new, custom aluminum blinds and new appliances. New gutters, downspouts, & leaf guards along with new rock bedding outside round out this home's charming look. Minutes to downtown and not far from the airport, this home also has quick and easy highway access to I-29/I-35.
- Listing 3** Meticulously maintained home is move-in ready! Large front porch welcomes you to your new home. So much has been done already. Kitchen and baths have been remodeled and are clean and bright. New flooring and paint in almost every room. This home is ready to make your dreams of homeownership come true. Plenty of off-street parking. Square footage nearly doubles with outdoor space for entertaining: front porch and patio and rear deck and patio. Brand new privacy fence in the spacious back yard.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	5406 N Woodland Avenue	2323 48th Street Ne	6104 Virginia Avenue N	2306 59th Street Ne
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64118	64118	64118	64118
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.85 <sup>1</sup>	0.93 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$110,000	\$115,000	\$115,000
<b>List Price \$</b>	--	\$110,000	\$115,000	\$125,000
<b>Sale Price \$</b>	--	\$110,000	\$120,000	\$128,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	10/01/2020	11/11/2020	12/30/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 38	2 · 37	3 · 34
<b>Age (# of years)</b>	66	66	66	66
<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>	960	840	1,154	925
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	6	5	5	6
<b>Garage (Style/Stalls)</b>	None	None	Attached 1 Car	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>	0.27 acres	0.86 acres	0.24 acres	0.21 acres
<b>Other</b>	none	MLS#2239184	MLS#2246500	MLS#2249675
<b>Net Adjustment</b>	--	+\$3,000	+\$1,000	\$0
<b>Adjusted Price</b>	--	\$113,000	\$121,000	\$128,900

\* Sold 3 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** Nice home with some repairs needed. Exterior has a great yard and has maintenance free siding. Property is in a great location on a great lot in lower clay County. Home is clean with a tenant on a month to month lease. Great investment property and tenant would rather stay, and sign a new long term lease. They can also move in 30-45 days.
- Sold 2** OFFERS HAVE BEEN RECEIVED. Presenting offers 10/7/2020 @ 5pm TWO large family rooms! This ranch home features 2 bedrooms, 1 bathroom and two large family rooms. Seller will remove all personal belongings from the home but ALL the furniture and appliances will stay, making it a turn-key home or investment property - maybe even a ready-made Airbnb. Newer windows, cabinets, and gutter covers. Has a large fenced back yard, storage shed, and wood burning stove. One car garage w/ opener. Being sold AS-IS.
- Sold 3** Make it your own! This cozy starter ranch with 3 beds, 1 bath has been spruced up with a fresh exterior paint job, deck and several essential value boosting projects. Also benefit from the easy access to area amenities and commuting and a nice sized homesite.

## 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>	\$120,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>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 3 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 Although the address was not visible or present at the time the inspection was completed, through further research involving GPS and satellite images, the property address has been verified. Street sign photo has also been taken.</p>		

### 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** 5322 BALES Avenue N  
Kansas City, MO 64119



Front

**L2** 1208 44th Street NE  
Kansas City, MO 64116



Front

**L3** 4410 Campbell Street N  
Kansas City, MO 64116



Front

## Sales Photos

**S1** 2323 48th Street NE  
Kansas City, MO 64118



Front

**S2** 6104 Virginia Avenue N  
Kansas City, MO 64118



Front

**S3** 2306 59th Street NE  
Kansas City, MO 64118



Front

### ClearMaps Addendum

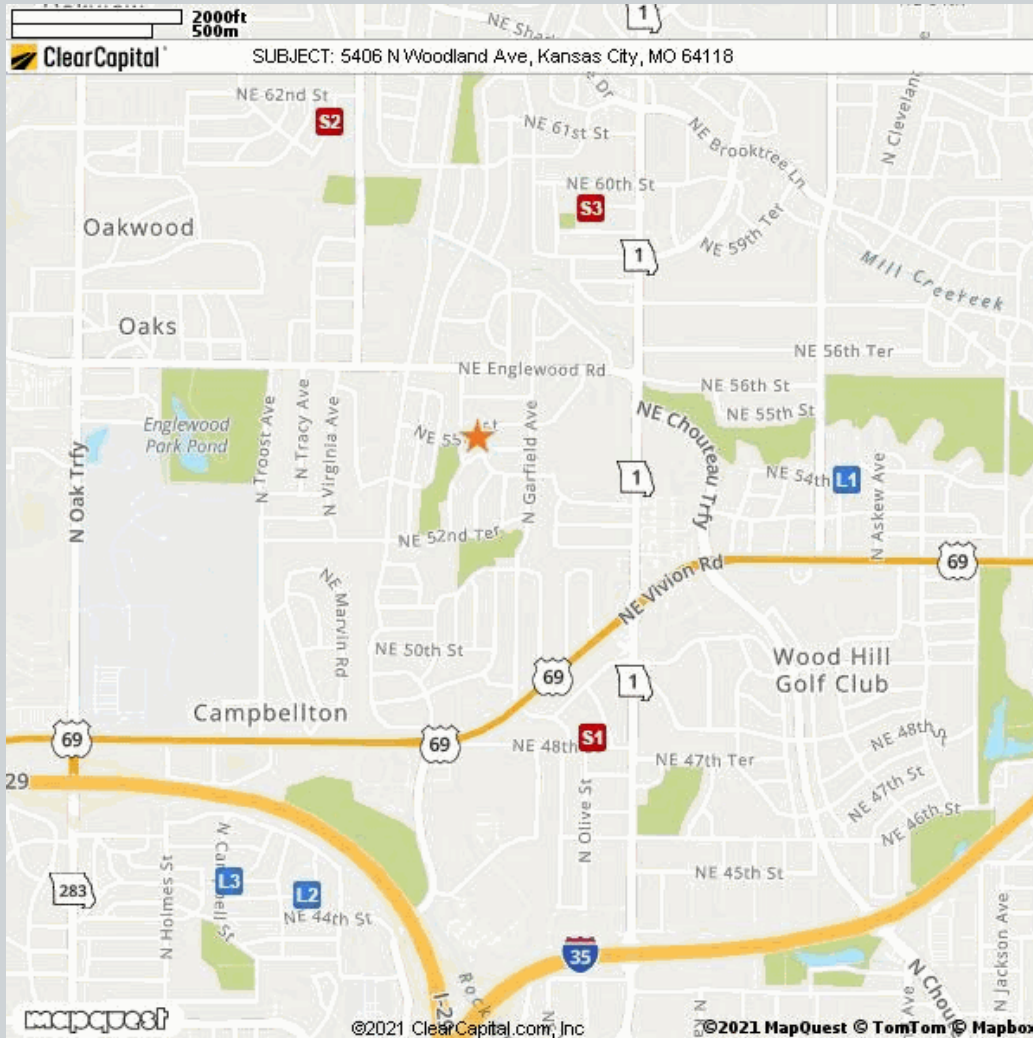
**Address** ★ 5406 N Woodland Avenue, Kansas City, MO 64118

**Loan Number** 43241

**Suggested List** \$132,000

**Suggested Repaired** \$132,000

**Sale** \$128,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5406 N Woodland Avenue, Kansas City, MO 64118	--	Parcel Match
L1 Listing 1	5322 Bales Avenue N, Kansas City, MO 64119	1.01 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1208 44th Street Ne, Kansas City, MO 64116	1.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4410 Campbell Street N, Kansas City, MO 64116	1.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2323 48th Street Ne, Kansas City, MO 64118	0.85 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6104 Virginia Avenue N, Kansas City, MO 64118	0.93 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2306 59th Street Ne, Kansas City, MO 64118	0.70 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>	14.64 miles	<b>Date Signed</b>	03/28/2021

*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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