

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>	10230 Briar Drive, Shawnee Mission, KS 66207	<b>Order ID</b>	7251478	<b>Property ID</b>	30023064
<b>Inspection Date</b>	04/23/2021	<b>Date of Report</b>	04/23/2021		
<b>Loan Number</b>	43769	<b>APN</b>	NP48400004-0018		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Johnson		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0422BPO	<b>Tracking ID 1</b>	0422BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Hollenbeck John G	<b>Condition Comments</b> The subject is a SFR Colonial style home in average condition. All maintenance appears to be up to date and no repairs are necessary based on the exterior inspection.
<b>R. E. Taxes</b>	\$3,276	
<b>Assessed Value</b>	\$279,200	
<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 appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject. There was no functional or economic obsolescence observed.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$305,000 High: \$410,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10230 Briar Drive	8827 Nall Avenue	5021 W 100th Terrace	6300 W 101st Place
City, State	Shawnee Mission, KS	Overland Park, KS	Overland Park, KS	Overland Park, KS
Zip Code	66207	66207	66207	66212
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.83 <sup>1</sup>	0.23 <sup>1</sup>	0.81 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,900	\$385,000	\$390,000
List Price \$	--	\$349,900	\$385,000	\$390,000
Original List Date		03/26/2021	03/30/2021	04/14/2021
DOM · Cumulative DOM	-- · --	28 · 28	24 · 24	9 · 9
Age (# of years)	55	52	58	56
Condition	Average	Average	Average	Good
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 Colonial	2 Stories Colonial	1.5 Stories Split entry	1.5 Stories Split entry
# Units	1	1	1	1
Living Sq. Feet	2,304	1,884	2,059	1,857
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	8	8	9	8
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%	100%	100%	100%
Basement Sq. Ft.	1,152	942	200	945
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.3 acres	0.27 acres	0.28 acres
Other	None	None	None	None

\* 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.

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

**Listing 1** FMV Property. This property is inferior in GLA and similar in bed/bath count to the subject. Adjustments=> GLA= \$8400, Total= \$8400, Net Adjusted Value= \$358300

**Listing 2** FMV Property. This property is inferior in GLA and superior in bath count to the subject. Adjustments=> Bath= \$-2000, GLA= \$4900, Total= \$2900, Net Adjusted Value= \$387900

**Listing 3** FMV Property. This property is inferior in GLA and similar in bed/bath count to the subject. Adjustments=> Condition= \$-3750, GLA= \$8940, Total= \$5190, Net Adjusted Value= \$395190

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	10230 Briar Drive	10001 Roe Avenue	10010 El Monte Street	5437 W 100th Street
<b>City, State</b>	Shawnee Mission, KS	Overland Park, KS	Overland Park, KS	Overland Park, KS
<b>Zip Code</b>	66207	66207	66207	66207
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.41 <sup>1</sup>	0.45 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$369,950	\$325,000	\$389,900
<b>List Price \$</b>	--	\$369,950	\$365,000	\$389,900
<b>Sale Price \$</b>	--	\$364,000	\$370,000	\$389,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/10/2020	02/01/2021	08/26/2020
<b>DOM · Cumulative DOM</b>	-- · --	60 · 60	53 · 53	28 · 28
<b>Age (# of years)</b>	55	49	63	60
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories Colonial	1 Story Ranch	1 Story Ranch	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,304	1,915	2,194	1,999
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	3 · 2	4 · 2 · 1
<b>Total Room #</b>	8	8	6	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	100%	100%	100%
<b>Basement Sq. Ft.</b>	1152	900	1,245	745
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	0.25 acres	0.38 acres	0.27 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$6,780	+\$6,920	+\$2,350
<b>Adjusted Price</b>	--	\$370,780	\$376,920	\$392,250

\* 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** FMV Property. This property is inferior in GLA and similar in condition to the subject. Adjustments=> Bath= \$-2000, Half Bath= \$1000, GLA= \$7780, Total= \$6780, Net Adjusted Value= \$370780
- Sold 2** FMV Property. This property is inferior in GLA and bed/bath count to the subject. Adjustments=> Bed= \$4000, Half Bath= \$1000, GLA= \$2200, Lot= \$-280, Total= \$6920, Net Adjusted Value= \$376920
- Sold 3** FMV Property. This property is inferior in GLA and superior in condition to the subject. Adjustments=> Condition= \$-3750, GLA= \$6100, Total= \$2350, Net Adjusted Value= \$392250

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No Recent Sale/Listing information Noted in Tax Record.			
<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>	\$392,000	\$392,000
<b>Sales Price</b>	\$382,000	\$382,000
<b>30 Day Price</b>	\$372,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Within 1 mile, 20% GLA +/-, Year built 20 +/- and 12 months back, there were limited comparables available in the subject neighborhood. Therefore it was necessary to exceed the style, closed date, bed/bath count and lot size guidelines. In order to use proximate comparable, it was necessary to use comparable having variance in condition. Most of the similar comparable in the subject neighborhood is renovated or having updates, Due to limited availability of similar conditions comparable, I was forced to use compared with some minor upgrades. Sale #1 and Sale #3 exceeds 6 months on date of sale but used due to stable market conditions. Due to the limited availability of recently sold comps within 1 mile proximity, it was necessary to use comps that exceeds 120 days pending date. Subject is located near commercial building, park and busy main roads. This will not affect the market ability of the subject. In delivering final valuation, most weight has been placed on CS2 and LC2 as they are most similar to subject condition and overall structure.</p>		

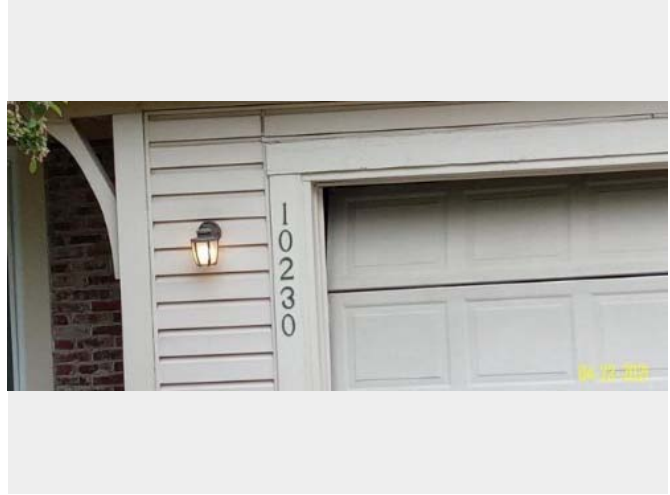
## Clear Capital Quality Assurance Comments Addendum

**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



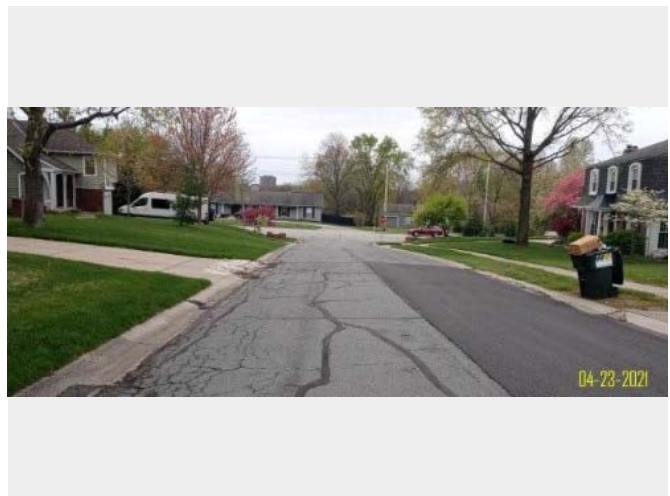
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 8827 Nall Avenue  
Overland Park, KS 66207



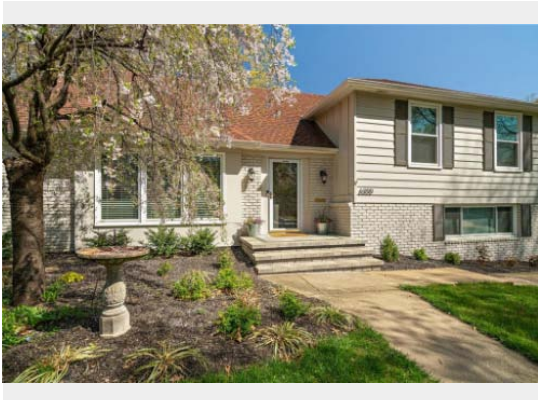
Front

**L2** 5021 W 100th Terrace  
Overland Park, KS 66207



Front

**L3** 6300 W 101st Place  
Overland Park, KS 66212



Front

## Sales Photos

**S1** 10001 Roe Avenue  
Overland Park, KS 66207



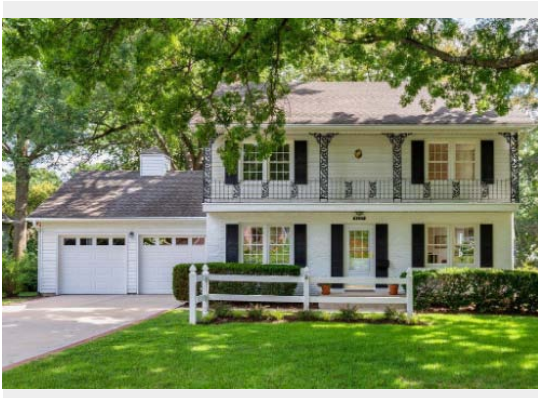
Front

**S2** 10010 El Monte Street  
Overland Park, KS 66207



Front

**S3** 5437 W 100th Street  
Overland Park, KS 66207



Front

## ClearMaps Addendum

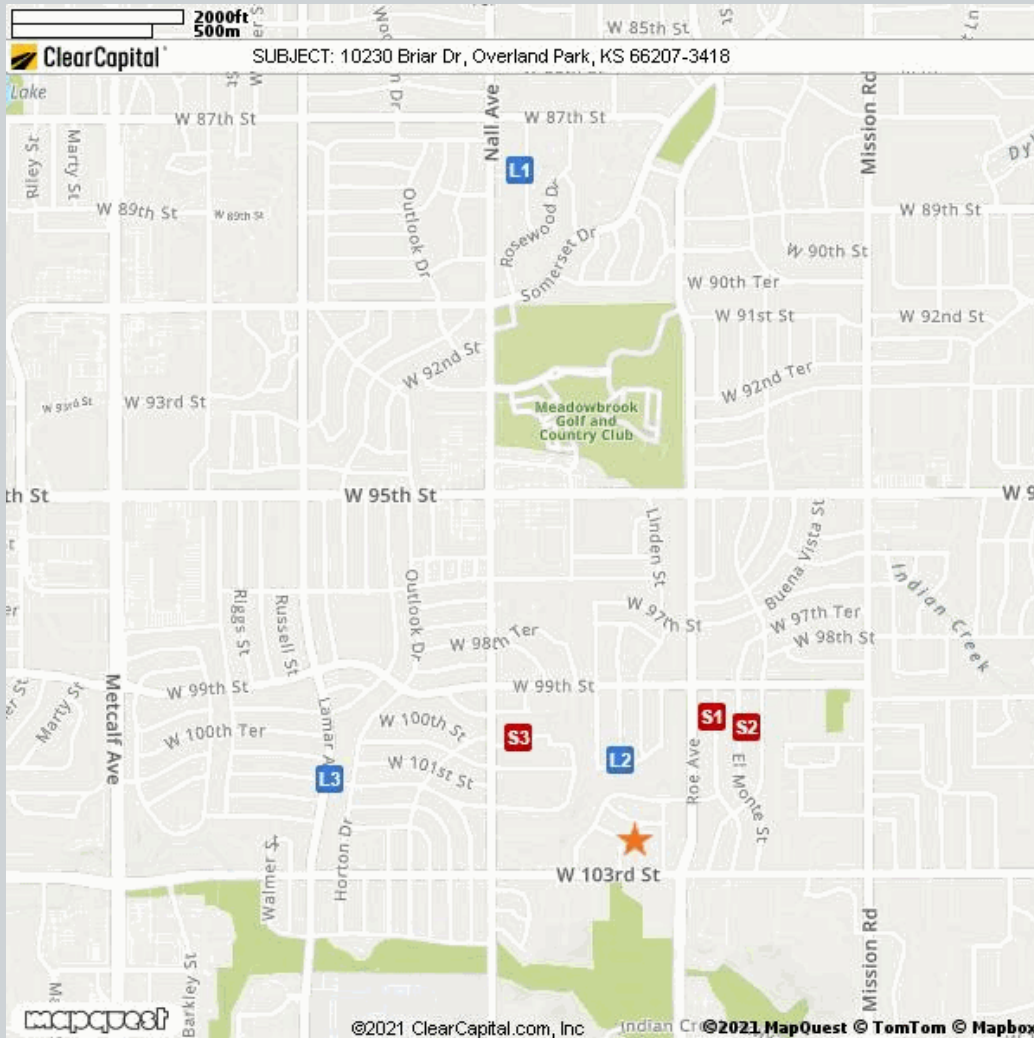
**Address** ★ 10230 Briar Drive, Shawnee Mission, KS 66207

**Loan Number** 43769

**Suggested List** \$392,000

**Suggested Repaired** \$392,000

**Sale** \$382,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10230 Briar Drive, Shawnee Mission, KS 66207	--	Parcel Match
L1 Listing 1	8827 Nall Avenue, Overland Park, KS 66207	1.83 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5021 W 100th Terrace, Overland Park, KS 66207	0.23 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6300 W 101st Place, Overland Park, KS 66212	0.81 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10001 Roe Avenue, Overland Park, KS 66207	0.41 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10010 El Monte Street, Overland Park, KS 66207	0.45 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5437 W 100th Street, Overland Park, KS 66207	0.41 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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.

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.

**Photo Instructions**

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

## Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

## Broker Information

<b>Broker Name</b>	Lawrence Myer (KS)	<b>Company/Brokerage</b>	Inner City Realty LLC
<b>License No</b>	00042489	<b>Address</b>	7221 W 79th St Overland Park KS 66204
<b>License Expiration</b>	01/01/2022	<b>License State</b>	KS
<b>Phone</b>	7739007227	<b>Email</b>	lmyerinnercity.ks@gmail.com
<b>Broker Distance to Subject</b>	3.30 miles	<b>Date Signed</b>	04/23/2021

*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.**