

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	920 Nw South Shore Drive, Kansas City, MO 64151	Order ID	7570523	Property ID	31006918
Inspection Date	09/09/2021	Date of Report	09/09/2021		
Loan Number	43771	APN	194018400004008000		
Borrower Name	Catamount Properties 2018 LLC	County	Platte		

Tracking IDs					
Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,422	The subject has been update with siding and new widows. The subject has a comps shingle roof with live left on it. The Subject is located in Lake Waukomis an area that allows fishing, swimming and boating. The HOA is \$200 a year and the subject is located on second tier.	
Assessed Value	\$30,925		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Lake Waukomis HOA		
Association Fees	\$200 / Year (Landscaping,Other: Lake)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Lake Waukoms is a lake community that offers paved streets, city water and sewer. The Area is located in the Park Hill School District. The Subject is located near the I29 highway but this does not have a negative impact on the subject	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$900,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	920 Nw South Shore Drive	620 Nw North Shore Drive	109 Nw North Shore Drive	3329 Nw Edgewater Trail,
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64151	64151	64151	64151
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.57 ¹	2.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$308,000	\$379,000	\$179,000
List Price \$	--	\$308,000	\$379,000	\$179,000
Original List Date		08/25/2021	02/24/2021	07/12/2021
DOM · Cumulative DOM	-- · --	5 · 15	197 · 197	59 · 59
Age (# of years)	60	54	59	79
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Waterfront	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Water	Beneficial ; Residential
Style/Design	Other Side/Side	Split Split Entry	Other Front/Back	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,070	1,236	1,129	1,316
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2 · 1	3 · 2 · 1	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	48%	50%	48%	0%
Basement Sq. Ft.	1,070	1,236	1,129	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.17 acres	.16 acres	.28 acres
Other	Siding	Board, Batten, Brick Trim	Vinyl Siding	Frame, Stone Veneer

* Listing 1 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.

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

Listing 1 Split Entry with a finished basement and a 2 cars attached garage The listing offers a porch, covered patio, fireplace and Board/Batten, Brick Trim exterior. The listing went into pending on 9/2/2021 The listing is located in Lake Waukomis.

Listing 2 Split entry with a finished basement and a 2 cars attached garage. The listing offers a screened in patio, water front, fireplace and vinyl siding. Original pricing \$450000.

Listing 3 1.5 story with a crawl space and a 1 car detached garage. The listing offers a lake view, fireplace, deck, patio, and frame/stone exterior. Houston Lake is smaller than Lake Waukomis.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	920 Nw South Shore Drive	412 Nw North Shore Drive	974 Nw South Shore Drive	892 Nw South Shore Drive
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64151	64151	64151	64151
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.09 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$295,000	\$225,000
List Price \$	--	\$225,000	\$295,000	\$225,000
Sale Price \$	--	\$242,000	\$320,000	\$225,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/14/2021	05/17/2021	02/24/2021
DOM · Cumulative DOM	-- · --	1 · 35	1 · 31	1 · 41
Age (# of years)	60	59	59	59
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	Other Side/Side	Split Side/Side	1 Story Raised Ranch	Split Side/Side
# Units	1	1	1	1
Living Sq. Feet	1,070	1,085	1,100	1,020
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	48%	60%	90%	50%
Basement Sq. Ft.	1070	543	576	1,020
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.14 acres	.21 acres	.20 acres
Other	Siding	Frame	Frame	Wood
Net Adjustment	--	-\$2,400	-\$4,250	-\$750
Adjusted Price	--	\$239,600	\$315,750	\$224,250

* 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** Side/Side with a finished basement and a 1 car attached garage. The listing offers a porch, patio, fence, and frame exterior. The listing sold Conventional with 0 in seller concessions. The Listing is located in the same lake community as the subject.
- Sold 2** Raised Ranch with a finished basement and a 2 cars attached garage. The listing offers a porch, patio, fence, 2 fireplaces, and frame exterior. The listing sold conventional with 0 in concessions. The listing is located in the same lake community as the Subject.
- Sold 3** Side/Side with a finished basement and a 1 car attached gargage. The listing offers a porch, deck, fireplace and wood siding exterior. The listing sold conventional with no concessions. The listing is located in the same lake community as the Subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The Subject was listed on 2/10/2021 for 225000. The Subject was sold on 3/9/2021 for \$202000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/10/2021	\$225,000	--	--	Sold	03/09/2021	\$202,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$239,000	\$239,000
Sales Price	\$239,000	\$239,000
30 Day Price	\$239,000	--
Comments Regarding Pricing Strategy		
<p>The Valuation was based on a current market analysis using Heartland MLS. The comps used in this report reflects the current market value of the Subject. There is a shortage of active comps, in order to finished this report the price margin is larger than normal. It was important to keep all comps in a lake community. The Subject has been updated on the outside with exterior paint, and new windows. The view from these Lake Waukomis comps combine woods, residential homes and a small view of the lake. Active comp 3 had to be used in order to complete this report. All comps on Lake Waukomis are close in age and sq ft. The Subject has a good curb appeal.</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

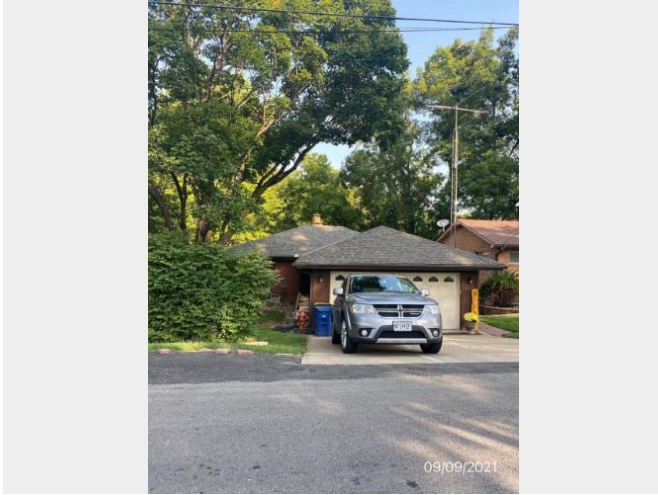


Street



Street

Subject Photos



Other

Listing Photos

L1 620 NW North Shore Drive
Kansas City, MO 64151



Front

L2 109 NW North Shore Drive
Kansas City, MO 64151



Front

L3 3329 NW Edgewater Trail,
Kansas City, MO 64151



Front

Sales Photos

S1 412 NW North Shore Drive
Kansas City, MO 64151



Front

S2 974 NW South Shore Drive
Kansas City, MO 64151



Front

S3 892 NW South Shore Drive
Kansas City, MO 64151



Front

ClearMaps Addendum

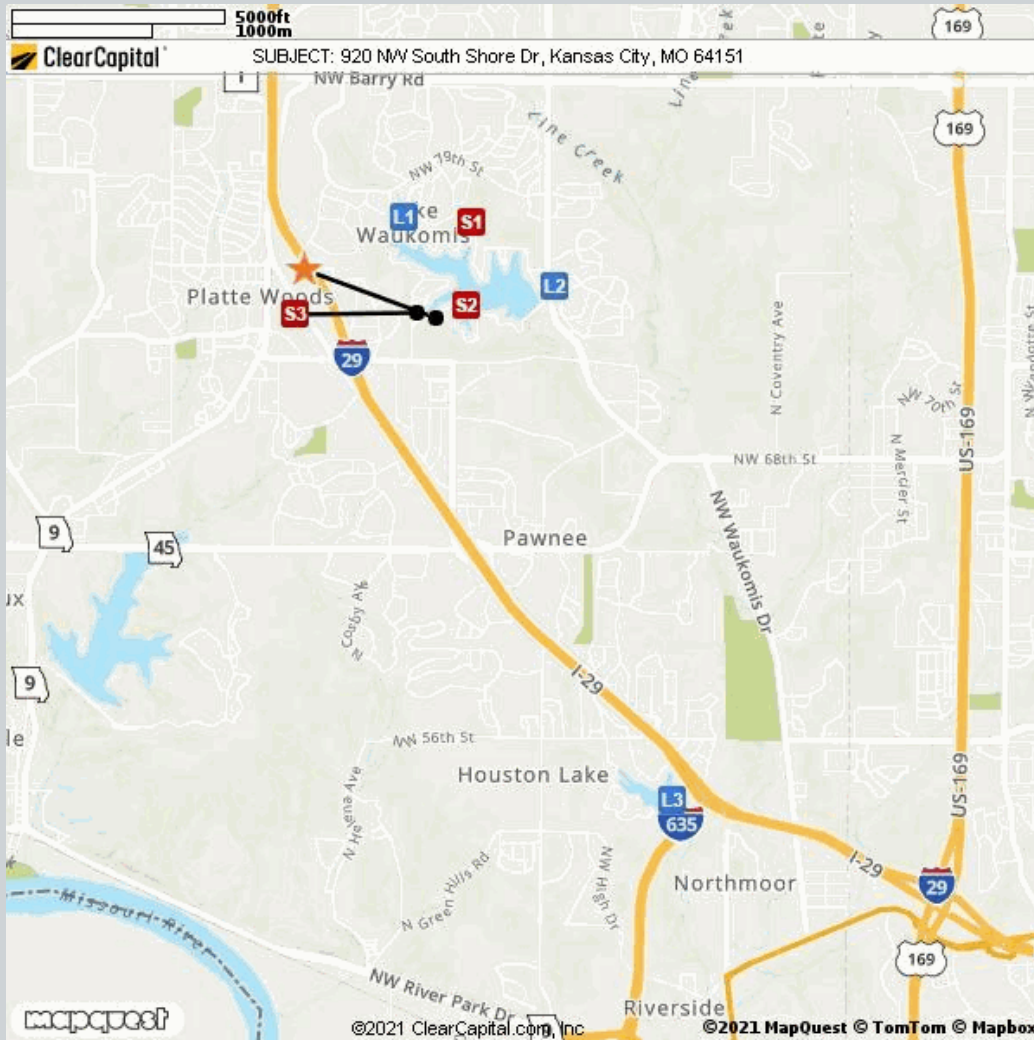
Address ★ 920 Nw South Shore Drive, Kansas City, MO 64151

Loan Number 43771

Suggested List \$239,000

Suggested Repaired \$239,000

Sale \$239,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	920 Nw South Shore Drive, Kansas City, MO 64151	--	Parcel Match
L1 Listing 1	620 Nw North Shore Drive, Kansas City, MO 64151	0.52 Miles ¹	Parcel Match
L2 Listing 2	109 Nw North Shore Drive, Kansas City, MO 64151	0.57 Miles ¹	Parcel Match
L3 Listing 3	3329 Nw Edgewater Trail,, Kansas City, MO 64151	2.89 Miles ¹	Parcel Match
S1 Sold 1	412 Nw North Shore Drive, Kansas City, MO 64151	0.45 Miles ¹	Parcel Match
S2 Sold 2	974 Nw South Shore Drive, Kansas City, MO 64151	0.09 Miles ¹	Parcel Match
S3 Sold 3	892 Nw South Shore Drive, Kansas City, MO 64151	0.11 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Helen Moulder	Company/Brokerage	Remax Innovations
License No	1999049298	Address	1029 E 21Ave North Kansas City MO 64116
License Expiration	06/30/2022	License State	MO
Phone	8168380460	Email	jmoulder@rmxkc.com
Broker Distance to Subject	6.84 miles	Date Signed	09/09/2021

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.