

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>	2623 E 29th Street, Kansas City, MO 64128	<b>Order ID</b>	7358824	<b>Property ID</b>	30474854
<b>Inspection Date</b>	06/13/2021	<b>Date of Report</b>	06/13/2021		
<b>Loan Number</b>	45298	<b>APN</b>	28920151000000000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jackson		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0611BPO_Citi	<b>Tracking ID 1</b>	0611BPO_Citi		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	LAMAR SHARP	<b>Condition Comments</b> 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>	\$620	
<b>Assessed Value</b>	\$7,464	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Duplex	
<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 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: \$60,000 High: \$180,000	
<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>	2623 E 29th Street	3318 - 3320 Cleveland Avenue	3233 Park Avenue	3410-3412 E 35th Street
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64128	64128	64109	64128
<b>Datasource</b>	Public Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	0.82 <sup>1</sup>	0.46 <sup>1</sup>	0.82 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	\$	\$144,950	\$149,000	\$149,900
<b>List Price \$</b>	--	\$144,950	\$149,000	\$149,900
<b>Original List Date</b>		05/28/2021	05/20/2021	05/18/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 16	4 · 24	2 · 26
<b>Age (# of years)</b>	97	95	110	80
<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>	2 Stories Duplex	2 Stories Duplex	2 Stories Duplex	2 Stories Duplex
<b># Units</b>	2	2	2	2
<b>Living Sq. Feet</b>	2,352	2,480	2,332	2,280
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	10	9	9	10
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	0	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	.12 acres	.12 acres	.08 acres
<b>Other</b>	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.

## Current Listings - Cont.

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

- Listing 1** GREAT INVESTMENT OPPORTUNITY TO OWN A RENT READY UPPER AND LOWER DUPLEX! UPPER APARTMENT IS A 2 BEDROOM, 1 BATH. LOWER APARTMENT IS A 3 BEDROOM, 1 BATH. BOTH HAVE FORMAL DINING ROOMS AND COVERED PORCH AREAS. LONG DRIVEWAY WITH PARKING PAD AT REAR AND ADDITIONAL PARKING SPACE OUT FRONT. NEW ITEMS INCLUDE PAINT THROUGHOUT, COUNTER TOPS, FLOORING, SOME CABINETS, BACK-SPLASHES, HARDWARE, ETC. SELLER HAD THE UPPER APT RENTED AT \$950 AND THE LOWER APT RENTED AT \$978 PER MONTH. GROSS INCOME IS BASED ON BOTH UNITS BEING OCCUPIED. FULL BASEMENT FOR STORAGE AND HAS COMMON AREA LAUNDRY HOOKUPS. EASY HIGHWAY ACCESS AND CLOSE TO ALL SORTS OF SHOPPING, DINING AND ENTERTAINMENT.
- Listing 2** Perfect for the investor who is looking for a Duplex on Park Avenue. The two units, one on the first floor and the other on the second, feature two bedrooms and 1 bathroom. Off street parking. Newer carpet and paint. Schedule a showing to see the potential in this home built in 1910!
- Listing 3** Hard to find duplex in the midtown area of Kansas City Missouri. Great investment Opportunity or live on one side, and rent the other. Both units are currently occupied and rents for \$700/month and \$650/month. Walk to restaurants, shopping and streetcar. Great location!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2623 E 29th Street	2921 Bales Avenue	2221 Brooklyn Avenue	2204 Monroe Avenue
<b>City, State</b>	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
<b>Zip Code</b>	64128	64128	64127	64127
<b>Datasource</b>	Public Records	Tax Records	Tax Records	Tax Records
<b>Miles to Subj.</b>	--	0.51 <sup>1</sup>	0.90 <sup>1</sup>	1.07 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	--	\$122,500	\$129,000	\$132,000
<b>List Price \$</b>	--	\$122,500	\$129,000	\$132,000
<b>Sale Price \$</b>	--	\$112,000	\$118,000	\$120,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/08/2021	04/23/2021	04/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 31	123 · 334	8 · 29
<b>Age (# of years)</b>	97	97	100	60
<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>	2 Stories Duplex	2 Stories Duplex	2 Stories Duplex	2 Stories Duplex
<b># Units</b>	2	2	2	2
<b>Living Sq. Feet</b>	2,352	2,476	2,154	1,728
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	10	10	10	10
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	0	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	.11 acres	.13 acres	.18 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	-\$1,000	+\$2,000	+\$6,000
<b>Adjusted Price</b>	--	\$111,000	\$120,000	\$126,000

\* Sold 1 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** Calling all investors-incredible positive cash flow here. 2 very large units in this rare find. Over 1200 square feet per unit. 2 bedroom, 1 bath each. Great area. Only multi unit in the immediate area. Seperate utilities/meters. Off street parking with shared drive. Updated and rented. Top unit \$700 bottom unit \$750.00. Showings only from 2-6 PM. Upper unit has newborn and will be in the unit. PLEASE ADHERE TO COVID PROTOCOLS. Photos taken prior to occupancy by renters. Property Management in place. BACK ON MARKET\_NO FAULT OF SELLER
- Sold 2** Duplex has 2 bedroom unit on first level; upstairs has 2 levels, with 3rd bedroom and laundry on upper floor. Walking distance to (unarguably) Missouri's best high school, Lincoln Prep Academy, and (arguably) Kansas City's best barbecue, Arthur Bryant's. Tour the upstairs unit with the video link above. Rents are \$825 upstairs and \$725 downstairs, for total of \$1,550. Leases run to 7/31/2021 upstairs and 9/30/2021 downstairs. Original sales price in MLS reflects price of 5-property package for which this property was the lead address. It has been listed at \$129,000 since separated from the package.
- Sold 3** Fully rehabbed both sides duplex - everything is new! Roof, water heaters, electrical, appliances, carpet, paint, fixtures, kitchen and bath. Very low cap ex for years to come. Voucher tenants have already signed leases at \$980 and \$1010 per month. Landlord will pay all utilities as part of lease. Location is close to I70. Each side is 2 bed/1 bath w off street parking in rear and in unit laundry. A great solid buy that will give the smart investor cash flow and appreciation.

## 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>	\$120,000	\$120,000
<b>Sales Price</b>	\$111,000	\$111,000
<b>30 Day Price</b>	\$105,000	--
<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 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 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** 3318 - 3320 Cleveland Avenue  
Kansas City, MO 64128



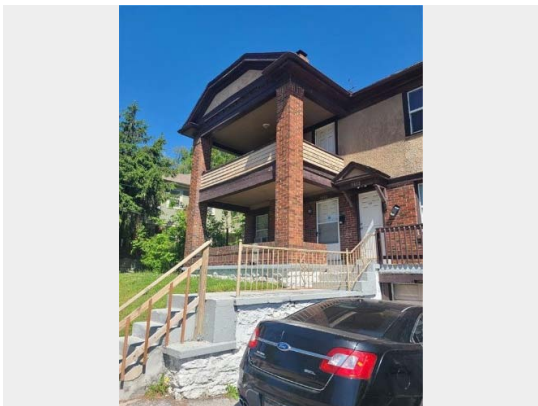
Front

**L2** 3233 Park Avenue  
Kansas City, MO 64109



Front

**L3** 3410-3412 E 35th Street  
Kansas City, MO 64128



Front

## Sales Photos

**S1** 2921 Bales Avenue  
Kansas City, MO 64128



Front

**S2** 2221 Brooklyn Avenue  
Kansas City, MO 64127



Front

**S3** 2204 Monroe Avenue  
Kansas City, MO 64127



Front

### ClearMaps Addendum

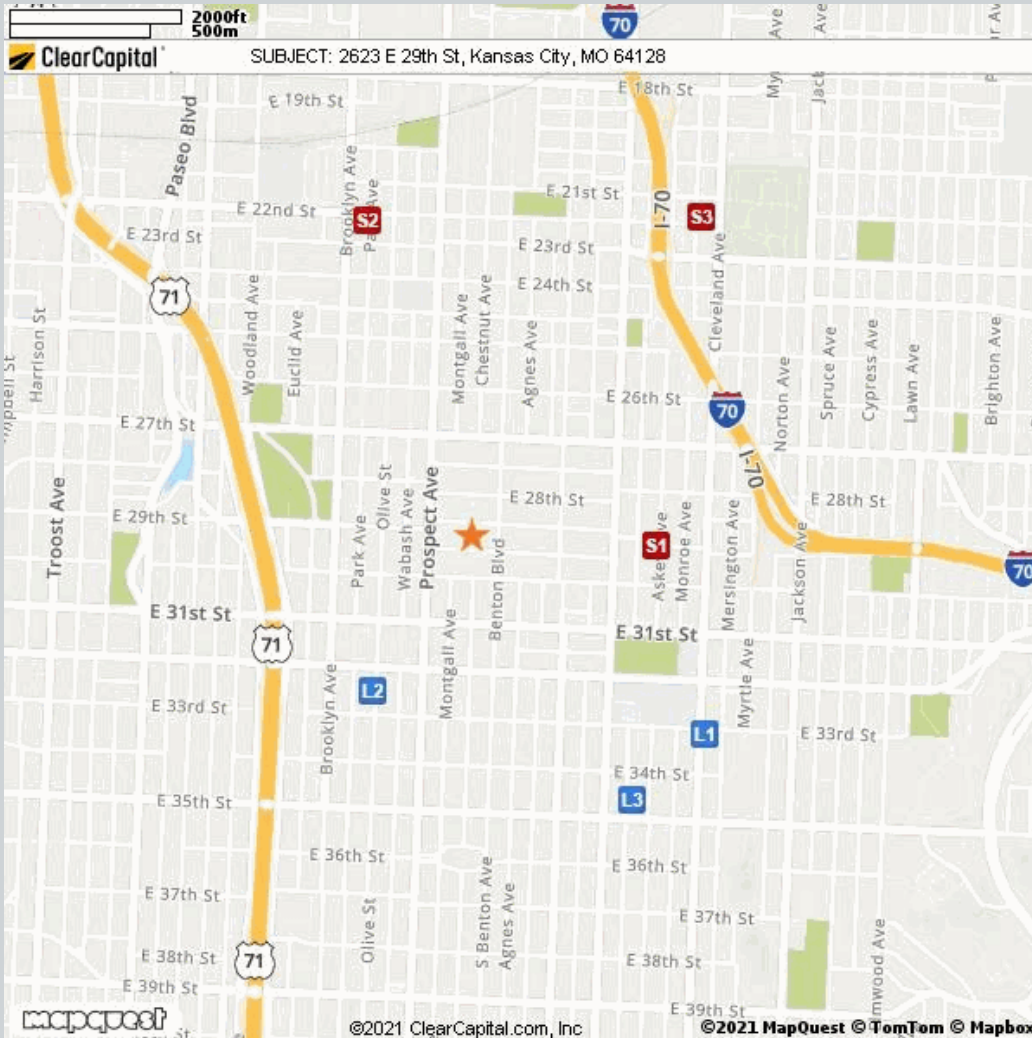
**Address** ★ 2623 E 29th Street, Kansas City, MO 64128

**Loan Number** 45298

**Suggested List** \$120,000

**Suggested Repaired** \$120,000

**Sale** \$111,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	2623 E 29th Street, Kansas City, MO 64128	--	Parcel Match
L1	Listing 1	3318 - 3320 Cleveland Avenue, Kansas City, MO 64128	0.82 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	3233 Park Avenue, Kansas City, MO 64128	0.46 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	3410-3412 E 35th Street, Kansas City, MO 64128	0.82 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	2921 Bales Avenue, Kansas City, MO 64128	0.51 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	2221 Brooklyn Avenue, Kansas City, MO 64128	0.90 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	2204 Monroe Avenue, Kansas City, MO 64128	1.07 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>	6.64 miles	<b>Date Signed</b>	06/13/2021

*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.