

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	4217 Mercier Street, Kansas City, MO 64111	Order ID	7406744	Property ID	30582516
Inspection Date	07/01/2021	Date of Report	07/01/2021		
Loan Number	45348	APN	30330250700000000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs

Order Tracking ID	0701BPO_Citi	Tracking ID 1	0701BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JEREMIAH MURPHY	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	\$2,886	
Assessed Value	\$34,770	
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: \$350,000 High: \$490,000	
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	4217 Mercier Street	3400 W Coleman Road	4417 Genessee Street	632 W 39th Terrace
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64111	64111	64111	64111
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	1.01 ¹	0.35 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$475,000	\$379,900
List Price \$	--	\$450,000	\$450,000	\$379,900
Original List Date		06/30/2021	06/11/2021	05/14/2021
DOM · Cumulative DOM	-- · --	1 · 1	20 · 20	3 · 48
Age (# of years)	112	97	116	111
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	3 Stories Conventional	3 Stories Conventional	3 Stories Conventional	3 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,513	2,542	2,035	2,363
Bdrm · Bths · ½ Bths	4 · 1	3 · 3 · 2	3 · 2 · 1	3 · 1 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.23 acres	0.11 acres	0.16 acres
Other	none	MLS#2328929	MLS#2325735	MLS#2318786

* 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.

Current Listings - Cont.

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

- Listing 1** There's a storybook feeling as you enter the wrought iron gate and stroll the brick laid pathway through the front yard up to the house. A true colonial, built in 1924, with pilasters framing the front door topped by a triangular pediment, side gabled roof line & a symmetrical facade. Exposed stone interior walls, stainless steel KitchenAid appliances, stained glass windows, and a non-conforming bedroom in the basement. Two sizable bedrooms are located on the upper level, both with private bathrooms. The primary ensuite bath runs the length of the house with a wall of windows to gaze out while relaxing in the oversized whirlpool tub or extra large glass-enclosed shower. You will have all the privacy you need with a wooded reserve bordering the property. This stunning home sits on a corner lot with an extremely rare, attached, 2 car garage, facing north. The backyard is truly an oasis with multiple spaces to entertain. A pergola covered patio sits right off of the back of the house. Through the treed backyard, a stone paver patio with a fire pit awaits friends and family on a chilly fall evening. Guests can escape the glow of the fire pit and spread out on the adjacent platform deck. The 100+ year old Coleman Highlands subdivision sits atop a bluff in the heart of downtown Kansas City, just minutes from The Country Club Plaza, KU Medical Center, Westport, Union Station & more.
- Listing 2** Beautiful renovation, remarkable location. One of the most comprehensive renovations in the neighborhood to date. Two story addition adding a generous mud/laundry room and half bathroom to the first floor and a second floor master bathroom to die for. All new siding, windows, roof, porch, electrical, plumbing, bathrooms, kitchen...everything! minutes from everything, plaza, KU med, downtown, several parks. Family friendly block, one way street with very little traffic. Detached garage, fenced in back yard. You really won't want to miss thing one!
- Listing 3** Remodeled 2.5 story house in midtown with exceptional location to Westport, Plaza and highway access! Incredible updates have been made in the last two years including remodeled kitchen with all new stainless steel appliances, cabinets, lighting and quartz countertops, full bathroom remodel and extension, and a BRAND NEW roof fully replaced March '21. Ultimate outdoor entertaining is accomplished on spacious front porch with swing or around back with refinished backyard - green space and landscaping added, brick patio and string lighting.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4217 Mercier Street	3919 Clark Avenue	4052 Mcgee Street	3531 Genessee Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64111	64111	64111	64111
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.40 ¹	1.00 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$424,000	\$380,000
List Price \$	--	\$345,000	\$413,000	\$380,000
Sale Price \$	--	\$374,000	\$396,000	\$425,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/25/2021	03/10/2021	05/24/2021
DOM · Cumulative DOM	-- · --	2 · 35	60 · 61	2 · 34
Age (# of years)	112	111	116	116
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	3 Stories Conventional	3 Stories Conventional	3 Stories Conventional	3 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,513	2,328	2,449	2,326
Bdrm · Bths · ½ Bths	4 · 1	3 · 3 · 1	4 · 3 · 1	3 · 2 · 1
Total Room #	7	6	7	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.09 acres	0.16 acres	0.11 acres
Other	none	MLS#2305469	MLS#2257975	MLS#2316220
Net Adjustment	--	+\$1,500	-\$2,500	+\$1,500
Adjusted Price	--	\$375,500	\$393,500	\$426,500

* 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** 2/21 OPEN HOUSE CANCELLED - HOME IS PENDING. TEXT/CALL LISTING AGENT FOR MORE INFO. Stunning & spacious shirtwaist home that masterfully blends modern, tasteful updates with gorgeous original character. Located in Volker, one of Kansas City's most sought after neighborhoods, you'll love this home's combination of walkability and privacy. A gorgeous, recently renovated kitchen with a generous pantry and high-end appliances opens into a large dining room with exquisite original trim work. The second floor boasts a truly exceptional master suite with walk in closet, laundry, and a full master bathroom. An additional room off the kitchen and the partially finished space in the basement are perfect for a home office, home gym or workshop. The private driveway is a bonus in any midtown neighborhood. Don't miss your chance to see this amazing home!
- Sold 2** This one checks all the boxes! Historic charm with modern updates, open floor plan, new kitchen, marble countertops, high end appliances, pantry, wine bar, an entertainers dream! Refinished hardwood floors, lg. master bedroom w/charming bay window, master bath to die for, marble shower, incredible soaker tub. Laundry closet added in updated main bath. 3rd floor suite could generate income or be used as private suite. Home located just blocks from the Nelson, Westport, Plaza. Too much to say! Come claim your dream! New roof added 2019, new vinyl windows installed throughout in 2018, beautiful door and window added to pantry to link the home to the outdoors for entertaining or amazing quiet evenings. Laundry in the basement as well as new laundry closet added to 2nd floor bathroom. Follow Covid Guidelines.
- Sold 3** MULTIPLE OFFERS, PLEASE SUBMIT HIGHEST AND BEST BY 8PM 4/21/21 Character and updates collide in this beautiful charmer in the heart of KC! This home features an open concept remodeled kitchen and bathrooms, hardwood floors, butlers pantry, new paint throughout, tons of space, sunroom off the master bedroom, lots of natural light and so much more! Brand newly finished 3rd floor would be ideal for a bedroom, office or playroom. The large front porch, patio, and yard w/ firepit will be perfect for entertaining. Located close to shops, dining and highway access. Don't miss this gem!

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	\$399,000	\$399,000
Sales Price	\$394,000	\$394,000
30 Day Price	\$384,000	--
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

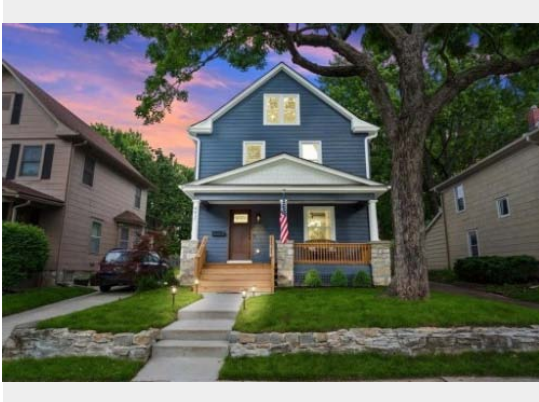
Listing Photos

L1 3400 W Coleman Road
Kansas City, MO 64111



Front

L2 4417 Genessee Street
Kansas City, MO 64111



Front

L3 632 W 39th Terrace
Kansas City, MO 64111



Front

Sales Photos

S1 3919 Clark Avenue
Kansas City, MO 64111



Front

S2 4052 McGee Street
Kansas City, MO 64111



Front

S3 3531 Genessee Street
Kansas City, MO 64111



Front

ClearMaps Addendum

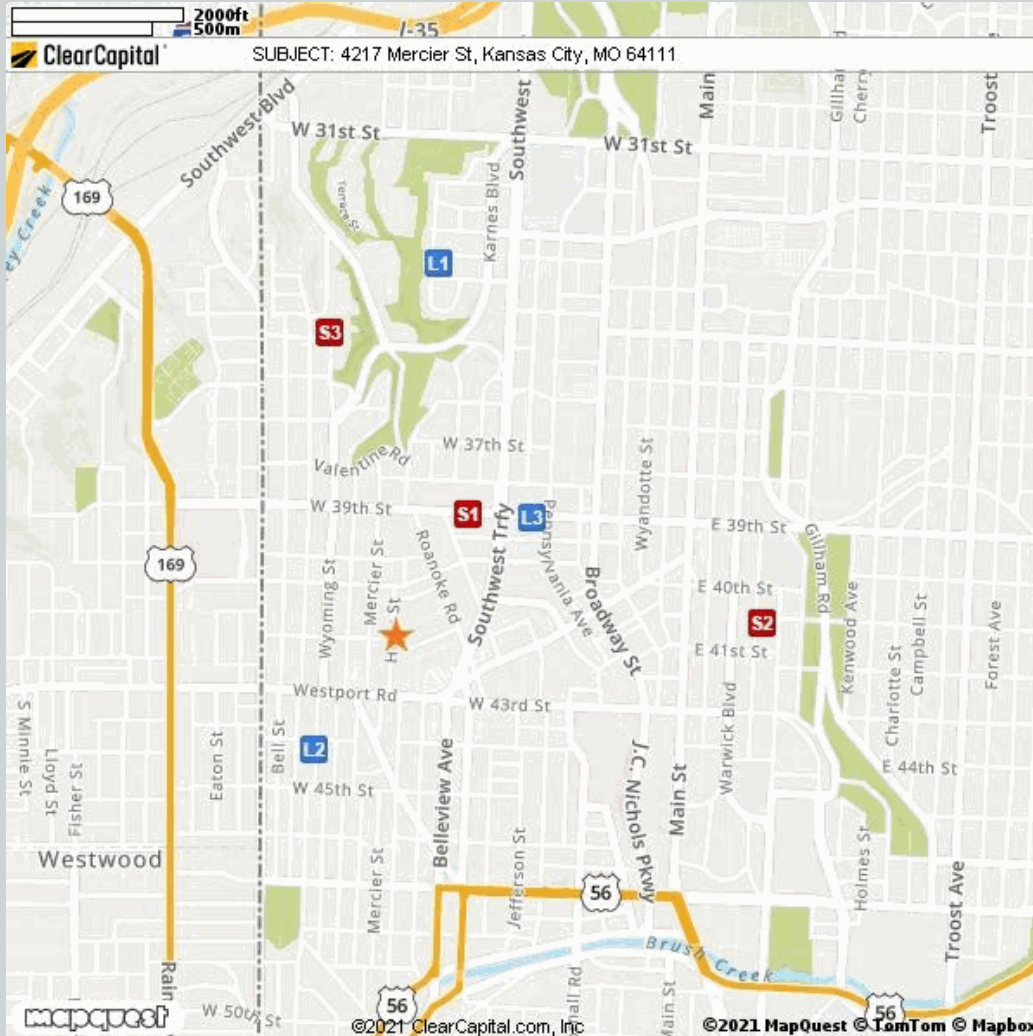
Address ★ 4217 Mercier Street, Kansas City, MO 64111

Loan Number 45348

Suggested List \$399,000

Suggested Repaired \$399,000

Sale \$394,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4217 Mercier Street, Kansas City, MO 64111	--	Parcel Match
L1	3400 W Coleman Road, Kansas City, MO 64111	1.01 Miles ¹	Parcel Match
L2	4417 Genessee Street, Kansas City, MO 64111	0.35 Miles ¹	Parcel Match
L3	632 W 39th Terrace, Kansas City, MO 64111	0.51 Miles ¹	Parcel Match
S1	3919 Clark Avenue, Kansas City, MO 64111	0.40 Miles ¹	Parcel Match
S2	4052 Mcgee Street, Kansas City, MO 64111	1.00 Miles ¹	Parcel Match
S3	3531 Genessee Street, Kansas City, MO 64111	0.84 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	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	4.81 miles	Date Signed	07/01/2021

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.