

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>	3602 Nw Blue Jacket Drive, Lees Summit, MISSOURI 64064	<b>Order ID</b>	7400361	<b>Property ID</b>	30567414
<b>Inspection Date</b>	06/30/2021	<b>Date of Report</b>	07/01/2021		
<b>Loan Number</b>	45349	<b>APN</b>	43920051900000000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jackson		

Tracking IDs					
<b>Order Tracking ID</b>	0629BPO_Citi	<b>Tracking ID 1</b>	0629BPO_Citi		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	JANE F BARDWELL	<b>Condition Comments</b> The subject property appears to be in average condition for the area. There were no repairs noticed at the time of the inspection
<b>R. E. Taxes</b>	\$3,254	
<b>Assessed Value</b>	\$39,111	
<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>	Lakeview	
<b>Association Fees</b>	\$145 / Month (Pool,Tennis,Other: Lake access)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject property is located in Lakewood subdivision close to shopping, schools and highway access
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$250000 High: \$549500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3602 Nw Blue Jacket Drive	3804 Nw Lake Dr	417 Ne Colonial Ct	3728 Ne Stanton St
<b>City, State</b>	Lees Summit, MISSOURI	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO
<b>Zip Code</b>	64064	64064	64064	64064
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.29 <sup>1</sup>	0.59 <sup>1</sup>	0.80 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$295,000	\$235,000	\$297,000
<b>List Price \$</b>	--	\$295,000	\$235,000	\$297,000
<b>Original List Date</b>		05/10/2021	06/02/2021	06/24/2021
<b>DOM · Cumulative DOM</b>	-- · --	51 · 52	28 · 29	6 · 7
<b>Age (# of years)</b>	46	44	46	41
<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 Conventional	Split Traditional	1 Story Traditional	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,211	2,095	2,240	1,762
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2	4 · 3	4 · 2 · 1
<b>Total Room #</b>	9	8	9	9
<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%	0%	0%	0%
<b>Basement Sq. Ft.</b>	400	400	400	400
<b>Pool/Spa</b>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.25 acres	0.27 acres	0.27 acres	0.21 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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 home, with lots of space. Perfect for entertaining with indoor and outdoor space on main level. Home offers 4 bedrooms, 2 full baths, 2 car garage and bonus loft area for home office or kids schoolwork area. Main floor has large updated kitchen, family room, formal living room and formal dining room. Great master suite with double closets, double vanities and private outdoor balcony to enjoy your morning coffee. Unfinished basement would be great extra living space if needed, there is already a fireplace. Enjoy all that Lakewood has to offer, boating, pools, fishing, golf, tennis, volleyball, pickle ball and much more. Enjoy the summer in a lake community.
- Listing 2** This home has tons to offer! Main floor features 3 bedrooms, 2 full baths, huge living room with vaulted ceiling and fireplace, large galley kitchen with lots cabinet and counter space, formal dining room with plenty of space for home office and enclosed sunny porch. Finished basement, corner lot with privacy fence and pool that has colossal deck.
- Listing 3** This beautiful home in Woods Chapel Acres awaits you~ Stop in and walk through this large 4 bedroom 2.5 bath home that has been well taken care of by its current homeowners. You will find nothing out of place. Vaulted ceiling, open living room with fireplace will be the focus of the house. This space opens to the kitchen so everyone can be engaged. This home has been updated with granite countertops, stainless steel appliances, new doors, fresh paint, newer roof & gutters & covers, patio and light fixtures. There is plenty of space for entertaining, from the formal dining room to the eat in kitchen, or hang out on the new outdoor patio. There will be plenty of room for everyone. Three bedrooms located on second level, and the fourth bedroom in the loft. Non-conforming 5th in the lower level but not the basement. This location is so convenient with easy access to highways, restaurants, shopping and neighborhood is excellent. Make an appointment, take a tour and bring an offer to make this home yours!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3602 Nw Blue Jacket Drive	3616 Nw Blue Jacket Dr	202 Nw Redwood Ct	3500 Nw Lake Dr
<b>City, State</b>	Lees Summit, MISSOURI	Lees Summit, MO	Lees Summit, MO	Lees Summit, MO
<b>Zip Code</b>	64064	64064	64064	64064
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.09 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$285,000	\$309,900	\$385,000
<b>List Price \$</b>	--	\$285,000	\$309,900	\$385,000
<b>Sale Price \$</b>	--	\$285,000	\$307,000	\$371,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	01/21/2021	11/10/2020	04/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	31 · 31	39 · 39	56 · 56
<b>Age (# of years)</b>	46	47	42	35
<b>Condition</b>	Average	Average	Good	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 ; Water	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Conventional	1 Story Contemporary	Split Contemporary	1.5 Stories 1.5 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,211	1,876	2,305	2,100
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 2 · 1	4 · 3
<b>Total Room #</b>	9	7	9	9
<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%	0%	100%	100%
<b>Basement Sq. Ft.</b>	400	400	400	500
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.25 acres	0.28 acres	0.27 acres	0.40 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$9,000	-\$12,650	-\$5,000
<b>Adjusted Price</b>	--	\$294,000	\$294,350	\$366,000

\* 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** This lake front home is in the Lakewood Sub-division. The house has a tiled entryway which leads into a large vaulted great room with a fireplace and access to the deck. The kitchen and dining areas are also tiled. The unfinished walk-out basement has an additional fireplace. The double car garage is also on the lower level. This house needs updating and is being sold "In Its Present Condition." Buyer can have an inspection, but seller will not do any possible repairs. made \$9000 adjustment for square footage
- Sold 2** BEAUTIFULLY REMODELED LAKEWOOD HOME! This 4 bed, 2.5 bath home has a ton of space & is a very short walk from the lake! Located on a quiet cul de sac, the home has all new exterior paint, windows, garage doors, landscaping, and a freshly poured back patio. The interior has all new: paint, doors, flooring, lighting, & all the bathrooms are completely remodeled. The kitchen comes with all new cabinets, granite countertops, subway tile backsplash, & stainless steel appliances, & a pantry for extra storage! The home backs up to a great shared space and is just a short walk to the lake! the adjustment for 12650 was sellers concessions and condition
- Sold 3** The living is easy in this impressive, Beautifully maintained home inside and out! Welcome to Lakewood! Fully updated home! Large kitchen with HUGE island, custom cabinets, pantry and cook-top. Updated flooring throughout. Granite counters in kitchen and all baths. Nestled on a cozy quiet street in Lakewood, this 4 bedroom, 3 bath home is ideally positioned to enjoy all of the amenities this coveted neighborhood has to offer! Walking trails, tennis courts, lakes, play areas, & so much more! With it's warm sense of community, & only moments to shopping, eateries, and entertainment, this home provides all you need! made \$5000 adjustment for age difference

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				the subject property has never been listed on the MLS			
<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>	\$300,000	\$300,000
<b>Sales Price</b>	\$300,000	\$300,000
<b>30 Day Price</b>	\$285,000	--
<b>Comments Regarding Pricing Strategy</b>		
I used the most comparable homes available within 1 mile of the subject property		

## 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



## Listing Photos

**L1** 3804 NW Lake Dr  
Lees Summit, MO 64064



Front

**L2** 417 NE Colonial Ct  
Lees Summit, MO 64064



Front

**L3** 3728 NE Stanton St  
Lees Summit, MO 64064



Front



## Sales Photos

**S1** 3616 NW Blue Jacket Dr  
Lees Summit, MO 64064



Front

**S2** 202 NW Redwood Ct  
Lees Summit, MO 64064



Front

**S3** 3500 NW Lake Dr  
Lees Summit, MO 64064



Front

## ClearMaps Addendum

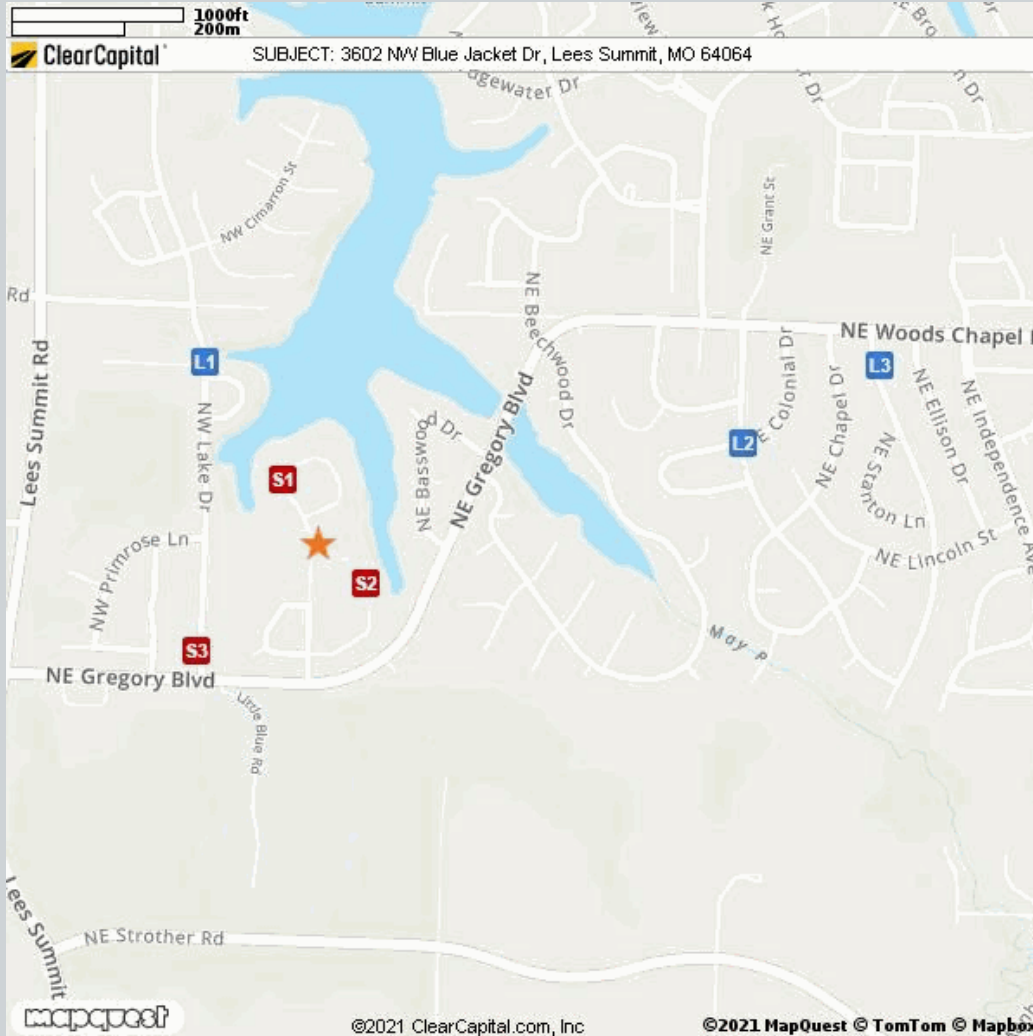
**Address** ★ 3602 Nw Blue Jacket Drive, Lees Summit, MISSOURI 64064

**Loan Number** 45349

**Suggested List** \$300,000

**Suggested Repaired** \$300,000

**Sale** \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3602 Nw Blue Jacket Drive, Lees Summit, Missouri 64064	--	Parcel Match
L1 Listing 1	3804 Nw Lake Dr, Lees Summit, MO 64064	0.29 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	417 Ne Colonial Ct, Lees Summit, MO 64064	0.59 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3728 Ne Stanton St, Lees Summit, MO 64064	0.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3616 Nw Blue Jacket Dr, Lees Summit, MO 64064	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	202 Nw Redwood Ct, Lees Summit, MO 64064	0.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3500 Nw Lake Dr, Lees Summit, MO 64064	0.20 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.

\*\*\* 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

<b>Broker Name</b>	Shellie Piepmeier	<b>Company/Brokerage</b>	JS Home Sales
<b>License No</b>	2010020306	<b>Address</b>	2505 NW London Dr Blue Springs MO 64015
<b>License Expiration</b>	06/30/2022	<b>License State</b>	MO
<b>Phone</b>	8165591305	<b>Email</b>	jshomesaleskc@gmail.com
<b>Broker Distance to Subject</b>	5.62 miles	<b>Date Signed</b>	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.**