

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	4219 Mercier Street, Kansas City, MO 64111	Order ID	7406744	Property ID	30582148
Inspection Date	07/01/2021	Date of Report	07/01/2021		
Loan Number	45350	APN	30330250800000000		
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	JERRY L MURPHY	Condition Comments	
R. E. Taxes	\$2,287	Subject property appears to be well maintained and conforms to the neighborhood, no obvious maintenance issues were observed at the time of the inspection.	
Assessed Value	\$27,550		
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	
Local Economy	Stable	Neighborhood is in average condition close to schools and shopping centers. subject property conforms to the neighborhood in age sqft and location.	
Sales Prices in this Neighborhood	Low: \$210,000 High: \$350,000		
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	4219 Mercier Street	4141 Holly Street	4422 Fairmount Avenue	4127 Bell 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.	--	0.11 ¹	0.30 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$339,900	\$325,000
List Price \$	--	\$295,000	\$299,999	\$315,000
Original List Date		06/01/2021	05/01/2021	06/02/2021
DOM · Cumulative DOM	-- · --	30 · 30	61 · 61	29 · 29
Age (# of years)	106	112	99	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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,577	1,544	1,595	1,562
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	None	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	0.16 acres	0.06 acres	0.1 acres
Other	none	MLS#2323161	MLS#2318893	MLS#2320278

* Listing 2 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** DARLING Circa 1909 home offering 3 beds, 2 full baths with fantastic gathering spaces, both inside and out. The expansive covered front porch spans the length of the home and is the perfect spot to chat with a friend. Enter into the foyer and notice rich hardwood floors found throughout the home, extensive wood trim elements, and soothing color palette cheerfully welcoming you in. The first floor flows easily for comfortable living and entertaining, and the living room showcases a charming decorative corner fireplace and archway leading to the dining room highlighting an enchanting bay window with cushioned seat offering extra seating or a space to relax in the southern exposure. The spacious kitchen showcases abundant cabinetry & counter space, full mosaic tile backsplash, French door refrigerator, gas & convection range, microwave & ceramic tile flooring. You'll also love the cute coffee bar station! Garden doors open to the light-filled sunroom with ceiling fan, laundry area & door leading to the deck. Currently, the owners are using this space as a spare bedroom and it would also make for a sunny first floor home office. The converted full bath with new shower is perfect for overnight guests. Ascend to the upper level with unique bedroom layouts. The master features hardwood floors, ceiling fan, make-up station or office nook, and even has room for exercise equipment. The full bath has decorative wainscoting and a shower over tub with tile surround. There are also two secondary bedrooms on the upper level, also with wood floors and ceiling fans. Outside, gather with family and friends on the newer 12x12 raised deck providing wonderful views of the grassy fenced yard with mature shade tree. Take the stairs to the yard below where adults, kids and pets alike will enjoy recreating in this beautiful space. You will also appreciate the included storage shed, double gate entry to the backyard, off-street parking, and central heating and air.
- Listing 2** West Plaza remodel from top to bottom. 2 beds and 2 full baths with a 3rd non conforming bedroom. Everything in this house is new. Can't beat this location. Just a few blocks from the Plaza. Come check it out!
- Listing 3** VOLKERS CIRCA 1905! Two blocks to KU Med and 39th Street area Fun! 3 bed, 2 bath, 3 story with living room & dining room plus updated kitchen with quartz counters, updated grey cabinets, and carrera marble backsplash. NEW Mitsubishi Electric multi-zone units (hyper heat model) which makes the home super efficient. Many SMART HOME features! Master suite has walk-in closet and sitting area. Optional 3rd story to finish for more space! Great outdoor living with deck, paver patio with arbor plus Wisteria for ambience, and fenced yard with a shed. Vinyl windows through most of home! All appliances stay! No more knob and tube wiring and upgraded to 200AMP! Oversized driveway bid in MLS supplements.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4219 Mercier Street	1320 W 42nd Street	3807 Wyoming Street	1401 Valentine Road
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.	--	0.10 ¹	0.49 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$260,000	\$299,500
List Price \$	--	\$265,000	\$300,000	\$299,500
Sale Price \$	--	\$270,000	\$300,000	\$300,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/27/2021	05/18/2021	03/04/2021
DOM · Cumulative DOM	-- · --	10 · 48	3 · 39	1 · 29
Age (# of years)	106	116	116	106
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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,577	1,382	1,522	1,679
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1 · 1	3 · 1	3 · 1 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.07 acres	0.17 acres	0.11 acres
Other	none	MLS#2255370	MLS#2310407	MLS#2303863
Net Adjustment	--	+\$4,000	+\$2,500	+\$1,000
Adjusted Price	--	\$274,000	\$302,500	\$301,000

* Sold 3 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** Gorgeous remodeled, corner, treed two story classic home in Westport! Charming large living area with sweeping staircase and classic moldings and retiled fireplace. Huge open kitchen with laundry closet and convenient, updated half bath. Three spacious bedrooms up with brand new beautiful updated to-the-studs full bath. So many updates including new attic insulation/plywood flooring, new covered gutters , electrical upgrades, sealed basement walls, many new windows and doors, all new interior paint, new HWH, ceiling fans and light fixtures and upgraded insulation throughout. Close to all KC has to offer! Hassle-free parking in residential permit parking zone just outside walk-out basement door ! Don't miss this one! All measurements approximate. Schools to be verified by buyer.
- Sold 2** Amazing location and opportunity - This 2-story home features 3 bedrooms and one large and newly renovated bath. Hardwood flooring and STUNNING original woodwork throughout. An amazing sun porch off the rear of the home opens out onto a large patio. Coveted off-street parking in your own private driveway! This home is easy walking distance to Artego pizza, Q39, Drunken Worm, Mo Brew, the Hi-Dive, Room 39, Meshuggah Bagels, Fric & Frac, D'Bronx, the list goes on and on! Just a few blocks from Volker Park and KU Med. Truly one of the best locations in all of KC!
- Sold 3** Finally HOME !!! Enjoy the Old World Charm featuring the original hardwoods, moldings, stained glass and great built ins throughout. The highly sought out Volker Neighborhood has restaurants, shops and bars all within walking distance. Right off of the cool and eclectic 39th Street Corridor. Only 5 minutes from Plaza, Westport and Downtown. Featuring 3 bedrooms plus extra room for office upstairs. Formal dining, large living room with extra room for entertaining, half bath off kitchen can be opened up to full bath if desired. Two car detached garage, home sits on corner lot with a park across the street. You will feel the love in this home as soon as you walk in. A true 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	\$310,000	\$310,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$290,000	--
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 3 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 4141 Holly Street
Kansas City, MO 64111



Front

L2 4422 Fairmount Avenue
Kansas City, MO 64111



Front

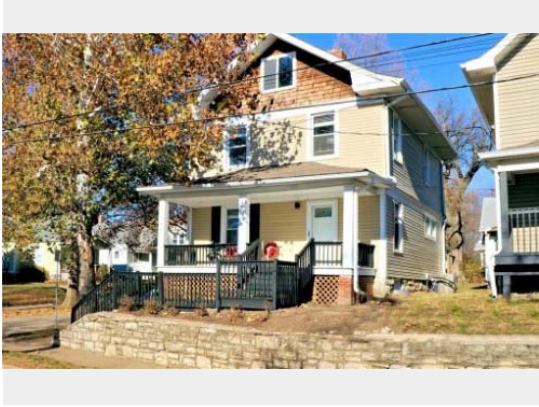
L3 4127 Bell Street
Kansas City, MO 64111



Front

Sales Photos

S1 1320 W 42nd Street
Kansas City, MO 64111



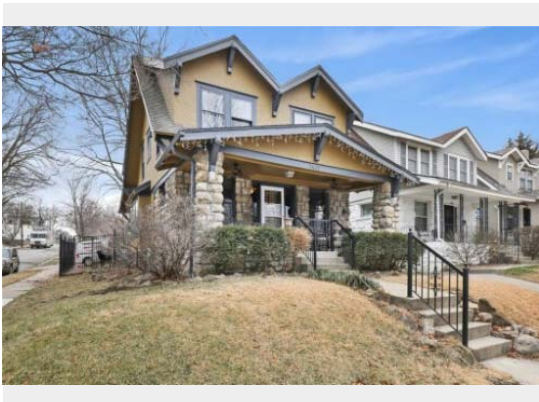
Front

S2 3807 Wyoming Street
Kansas City, MO 64111



Front

S3 1401 Valentine Road
Kansas City, MO 64111



Front

ClearMaps Addendum

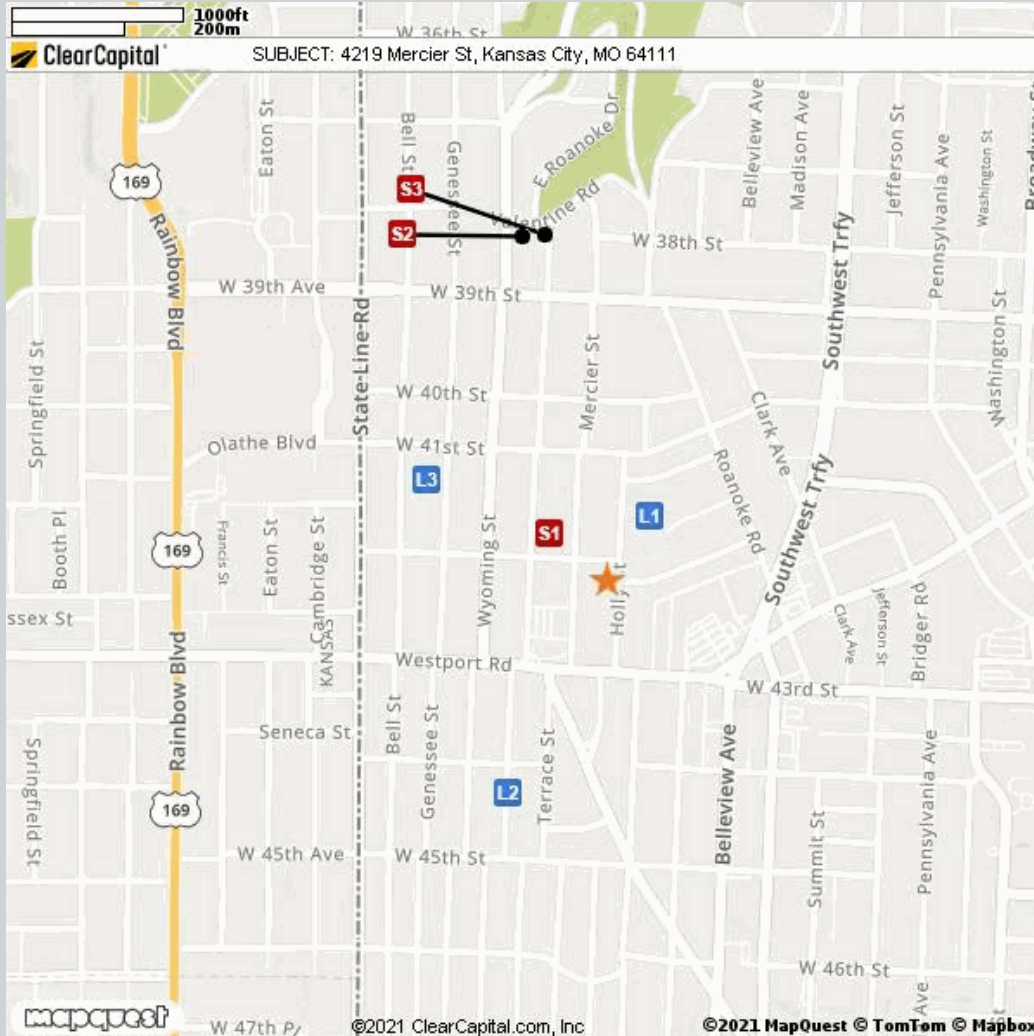
Address ★ 4219 Mercier Street, Kansas City, MO 64111

Loan Number 45350

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$300,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	4219 Mercier Street, Kansas City, MO 64111	--	Parcel Match
L1	Listing 1	4141 Holly Street, Kansas City, MO 64111	0.11 Miles ¹	Parcel Match
L2	Listing 2	4422 Fairmount Avenue, Kansas City, MO 64111	0.30 Miles ¹	Parcel Match
L3	Listing 3	4127 Bell Street, Kansas City, MO 64111	0.27 Miles ¹	Parcel Match
S1	Sold 1	1320 W 42nd Street, Kansas City, MO 64111	0.10 Miles ¹	Parcel Match
S2	Sold 2	3807 Wyoming Street, Kansas City, MO 64111	0.49 Miles ¹	Parcel Match
S3	Sold 3	1401 Valentine Road, Kansas City, MO 64111	0.49 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	4.80 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.