

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>	10433 Lackland Road, Saint Louis, MO 63114	<b>Order ID</b>	8501269	<b>Property ID</b>	33514696
<b>Inspection Date</b>	11/03/2022	<b>Date of Report</b>	11/04/2022		
<b>Loan Number</b>	47013	<b>APN</b>	15M610115		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	St. Louis		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.02.22 CS_Citi Update	<b>Tracking ID 1</b>	11.02.22 CS_Citi Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,331	<p>**There was no address on the subject. I have uploaded the street sign and verified the home using Google maps.** In addition, the uploaded MLS sheet shows the same photo of this home. 10433 Lackland Rd is a one story, framed, bungalow style, sfr. The home is on a main road in the subdivision and is less than 50 yards from a 4 way lighted intersection. The home is on a street that is a mix of commercial and residential homes. I observed no required repairs from the exterior inspection. This is an exterior inspection, this home was recently listed without MLS photos but describes as, " Investor Opportunity &amp;/or Handyman Special!! Seller is offering to Wholesale this property for a limited time period prior to rehab." This would indicate the home is below average condition and in need of updates and repairs. As this is an exterior report, I can not speculate on the repairs needed. During comp selection, I focused on homes in dated condition.</p>	
<b>Assessed Value</b>	\$13,950		
<b>Zoning Classification</b>	Residential 43R-3		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>Please see the attached neighborhood profile for detailed neighborhood information. I've also attached a market report with market trends in the neighborhood. The neighborhood was driven by fair market sales. Supply and demand appear in balance. The neighborhood is 50% owner occupied, 40% rentals and 10% vacant. The median DOM is 7. The home is on a main road in the subdivision and is less than 50 yards from a 4 way lighted intersection. The home is on a street that is a mix of commercial and residential homes. The subject is across the street from a commercial property.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$28,000 High: \$280,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10433 Lackland Road	2312 Wismer Ave	3530 Dix Ave	10875 Lee Lane
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Ann, MO
Zip Code	63114	63114	63114	63074
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 <sup>1</sup>	2.17 <sup>1</sup>	2.12 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$69,000	\$99,500	\$87,500
List Price \$	--	\$69,000	\$89,900	\$87,500
Original List Date		10/20/2022	06/08/2022	10/12/2022
DOM · Cumulative DOM	-- · --	15 · 15	149 · 149	1 · 23
Age (# of years)	80	97	99	70
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	792	941	888	752
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1 · 1	2 · 1
Total Room #	4	5	5	4
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	792	784	720	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	.23 acres	.14 acres	.16 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** I adjusted the comp for inferior garage (+4000), superior gla (-3427), superior non main road/ commercial location (-5000), inferior age (+1700)

**Listing 2** I adjusted the comp for superior appeal/ brick home (-10,000), inferior garage (+4000), superior bath count (-4000), superior non main road/ commercial location (-5000), inferior age (+1900)

**Listing 3** I adjusted the comp for superior appeal/ brick home (-10,000), inferior garage (+4000), inferior slab basement (+15,000), superior non main road/ commercial location (-5000), superior age (-1000)

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	10433 Lackland Road	2156 Lackland	2017 Huntington Ave	10425 Driver Ave
<b>City, State</b>	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
<b>Zip Code</b>	63114	63114	63114	63114
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.90 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$75,000	\$79,900	\$100,000
<b>List Price \$</b>	--	\$75,000	\$79,900	\$100,000
<b>Sale Price \$</b>	--	\$73,000	\$81,000	\$100,000
<b>Type of Financing</b>	--	Cash	Cash	Conventional
<b>Date of Sale</b>	--	02/12/2022	04/07/2022	06/22/2022
<b>DOM · Cumulative DOM</b>	-- · --	2 · 23	3 · 30	0 · 0
<b>Age (# of years)</b>	80	81	67	79
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Adverse ; Other	Adverse ; Other	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	792	750	864	920
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	4	4	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Detached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	792	750	864	920
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.19 acres	.18 acres	.14 acres	.18 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$15,000	-\$5,300	-\$7,944
<b>Adjusted Price</b>	--	\$58,000	\$75,700	\$92,056

\* Sold 2 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.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** | adjusted the comp for superior appeal/ brick home (-10,000), superior non main road/ commercial location (-5000)

**Sold 2** | adjusted the comp for inferior garage style (+1000), superior non main road/ commercial location (-5000), superior age (-1300)

**Sold 3** | adjusted the comp for superior gla (-2944), superior non main road/ commercial location (-5000)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Please see the uploaded MLS sheet.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
01/07/2022	\$94,900	01/28/2022	\$84,900	Cancelled	02/11/2022	\$84,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$79,000	\$79,000
<b>Sales Price</b>	\$76,000	\$76,000
<b>30 Day Price</b>	\$71,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>I used the attached tax records for the subject's characteristics. In order to find similar comps I searched the MLS and tax records. I started with a .35 mile radius in the same zip code. I used a gla range of 634-950 sq. ft. (20%) I used an age range of 56-104 years (30%) I looked at all one story homes that have sold in the last 6 months. The search produced 9 sales that ranged from 100,000-169,500. I used the sale that was in dated condition. I had to look out 1 mile to have additional sales that were in need of updating. I used the same search to look for similar active listings. I found 7 listings in a 1 mile radius that ranged from 44,900-169,900. The home at the bottom of the range was gutted and was not considered. I used the comp that was in dated condition and had to expand the radius to have additional list comps at the low end of C4 condition. this home was recently listed without MLS photos but describes as, " Investor Opportunity &amp;/or Handyman Special!!! Seller is offering to Wholesale this property for a limited time period prior to rehab." This would indicate the home is below average condition and in need of updates and repairs. As this is an exterior report, I can not speculate on the repairs needed. During comp selection, I focused on homes in dated condition. Value is based on these types of comps. I strongly recommend an interior inspection to help determine what tier this home belongs in. In the absence of an interior inspection, I valued the property in dated condition. I placed the subject and all comps used in "average" condition as this is an exterior report.</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



Front



Front



Address Verification



Side



Street

## Subject Photos



Street

## Listing Photos

**L1** 2312 Wismer Ave  
Saint Louis, MO 63114



Front

**L2** 3530 Dix Ave  
Saint Louis, MO 63114



Front

**L3** 10875 Lee Lane  
Saint Ann, MO 63074



Front



## Sales Photos

**S1** 2156 Lackland  
Saint Louis, MO 63114



Front

**S2** 2017 Huntington Ave  
Saint Louis, MO 63114



Front

**S3** 10425 Driver Ave  
Saint Louis, MO 63114



Front

### ClearMaps Addendum

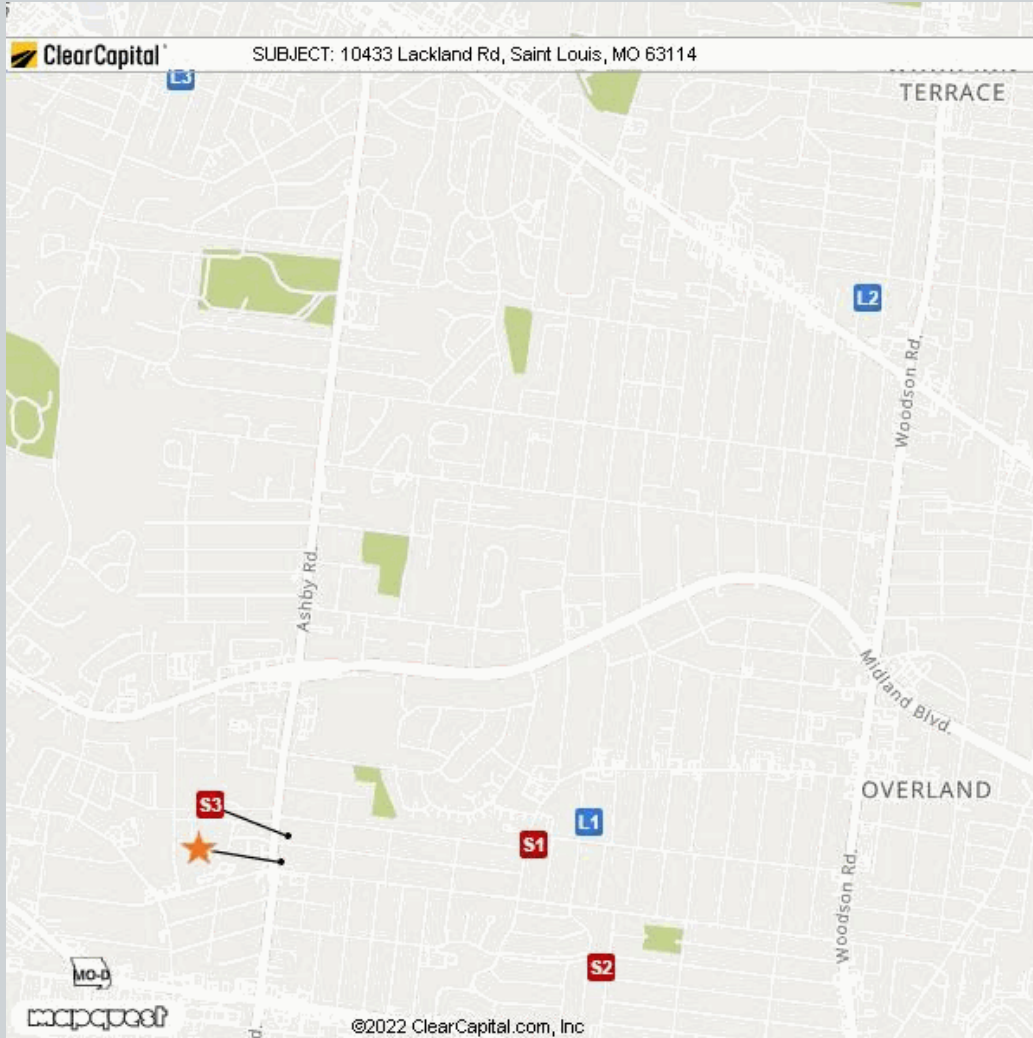
**Address** ★ 10433 Lackland Road, Saint Louis, MO 63114

**Loan Number** 47013

**Suggested List** \$79,000

**Suggested Repaired** \$79,000

**Sale** \$76,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10433 Lackland Road, Saint Louis, MO 63114	--	Parcel Match
L1 Listing 1	2312 Wismer Ave, Saint Louis, MO 63114	0.83 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3530 Dix Ave, Saint Louis, MO 63114	2.17 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10875 Lee Lane, Saint Ann, MO 63074	2.12 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2156 Lackland, Saint Louis, MO 63114	0.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2017 Huntington Ave, Saint Louis, MO 63114	0.90 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	10425 Driver Ave, Saint Louis, MO 63114	0.07 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>	Phillip Jones	<b>Company/Brokerage</b>	Wood Realty
<b>License No</b>	2002027650	<b>Address</b>	4110 Concordia ave Saint Louis MO 63116
<b>License Expiration</b>	09/30/2024	<b>License State</b>	MO
<b>Phone</b>	3144841653	<b>Email</b>	philjones7989@gmail.com
<b>Broker Distance to Subject</b>	10.85 miles	<b>Date Signed</b>	11/04/2022

*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.**