

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>	432 Brooktree Drive, Ballwin, MO 63011	<b>Order ID</b>	7901117	<b>Property ID</b>	31990355
<b>Inspection Date</b>	01/18/2022	<b>Date of Report</b>	01/19/2022		
<b>Loan Number</b>	47659	<b>APN</b>	21R-52-0401		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	St. Louis		

### Tracking IDs

<b>Order Tracking ID</b>	01.18.22	<b>Tracking ID 1</b>	01.18.22
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Colleen Lenhart	<b>Condition Comments</b> The subject appears to be in average condition with no obvious signs of damage or deferred maintenance. There was a dumpster in the subject's driveway at the time of inspection.
<b>R. E. Taxes</b>	\$3,793	
<b>Assessed Value</b>	\$280,500	
<b>Zoning Classification</b>	R-2	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(The subject appears to have a lockbox on the front door.)		
<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> The subject is located in an established neighborhood that is near schools, shopping and other amenities. The area is not REO driven.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$210,000 High: \$1,410,000	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	432 Brooktree Drive	420 Iron Lantern	423 Iron Lantern	663 Henry
City, State	Ballwin, MO	Ballwin, MO	Ballwin, MO	Manchester, MO
Zip Code	63011	63011	63011	63011
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 <sup>1</sup>	0.20 <sup>1</sup>	0.95 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$298,450	\$342,900
List Price \$	--	\$295,000	\$298,450	\$342,900
Original List Date		01/18/2022	01/14/2022	12/17/2021
DOM · Cumulative DOM	-- · --	1 · 1	5 · 5	33 · 33
Age (# of years)	57	57	57	52
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,881	1,701	1,725	1,875
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	8	7	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	50%	85%
Basement Sq. Ft.	1,881	1,701	1,725	1,875
Pool/Spa	--	--	--	--
Lot Size	.3083 acres	.401 acres	.293 acres	.271 acres
Other	--	--	--	--

\* Listing 3 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** This ranch is smaller than the subject and it has 1 less bedroom. The front is brick and the basement offers a recreation room and den.

**Listing 2** This ranch is smaller than the subject and it has 1 less bedroom and a brick and vinyl front. The basement offers a recreation room and full bathroom.

**Listing 3** This ranch is similar in size to the subject and it has the same number of bedrooms and bathrooms. The front is brick and vinyl and the walk-out basement offers a recreation room and den. The interior has some updates and it sits on a main road.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	432 Brooktree Drive	101 Calico	573 Highland Ridge	425 Iron Lantern
<b>City, State</b>	Ballwin, MO	Ballwin, MO	Ballwin, MO	Ballwin, MO
<b>Zip Code</b>	63011	63011	63011	63011
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.17 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$279,900	\$349,000	\$375,000
<b>List Price \$</b>	--	\$279,900	\$349,000	\$364,900
<b>Sale Price \$</b>	--	\$279,900	\$355,000	\$355,000
<b>Type of Financing</b>	--	Conventional	Cash	Unknown
<b>Date of Sale</b>	--	08/16/2021	11/15/2021	08/27/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 40	35 · 34	14 · 44
<b>Age (# of years)</b>	57	56	56	56
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,881	1,746	1,887	1,801
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	7	8	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	No	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	55%
<b>Basement Sq. Ft.</b>	1881	--	1,887	1,801
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.3083 acres	.303 acres	.2771 acres	.277 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$12,700	\$0	-\$8,400
<b>Adjusted Price</b>	--	\$292,600	\$355,000	\$346,600

\* 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.

### Recent Sales - Cont.

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

- Sold 1** This ranch is smaller than the subject and it has 1 less bedroom. The front is brick and vinyl and the house doesn't have a basement. The interior is updated. The price is adjusted for the GLA (\$2,700) and no basement (\$10,000).
- Sold 2** This ranch is similar in size to the subject and it has the same number of bedrooms and bathrooms. The front is brick and the basement offers a full bathroom.
- Sold 3** This ranch is smaller than the subject and it has the same number of bedrooms and bathrooms. The front is brick and vinyl and the basement offers a recreation room and den. The price is adjusted for the GLA (\$1,600) and the basement finish (-\$10,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				According to the tax records, the subject last sold in 1999, but there is no sales price information.			
<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>	\$344,900	\$344,900
<b>Sales Price</b>	\$342,000	\$342,000
<b>30 Day Price</b>	\$342,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject is valued in line with comparable properties in the area. The comp search included properties within 1 mile of the subject, 10 years of its age and within 20% of its GLA. There are no list comps available within 1 mile that are larger than the subject. It wasn't possible to only include comps that sold in the last 3 months.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.95 miles and the sold comps closed within the last 5 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.

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



Street



Other

## Listing Photos

**L1** 420 Iron Lantern  
Ballwin, MO 63011



Front

**L2** 423 Iron Lantern  
Ballwin, MO 63011



Front

**L3** 663 Henry  
Manchester, MO 63011



Front



## Sales Photos

**S1** 101 Calico  
Ballwin, MO 63011



Front

**S2** 573 Highland Ridge  
Ballwin, MO 63011



Front

**S3** 425 Iron Lantern  
Ballwin, MO 63011



Front

### ClearMaps Addendum

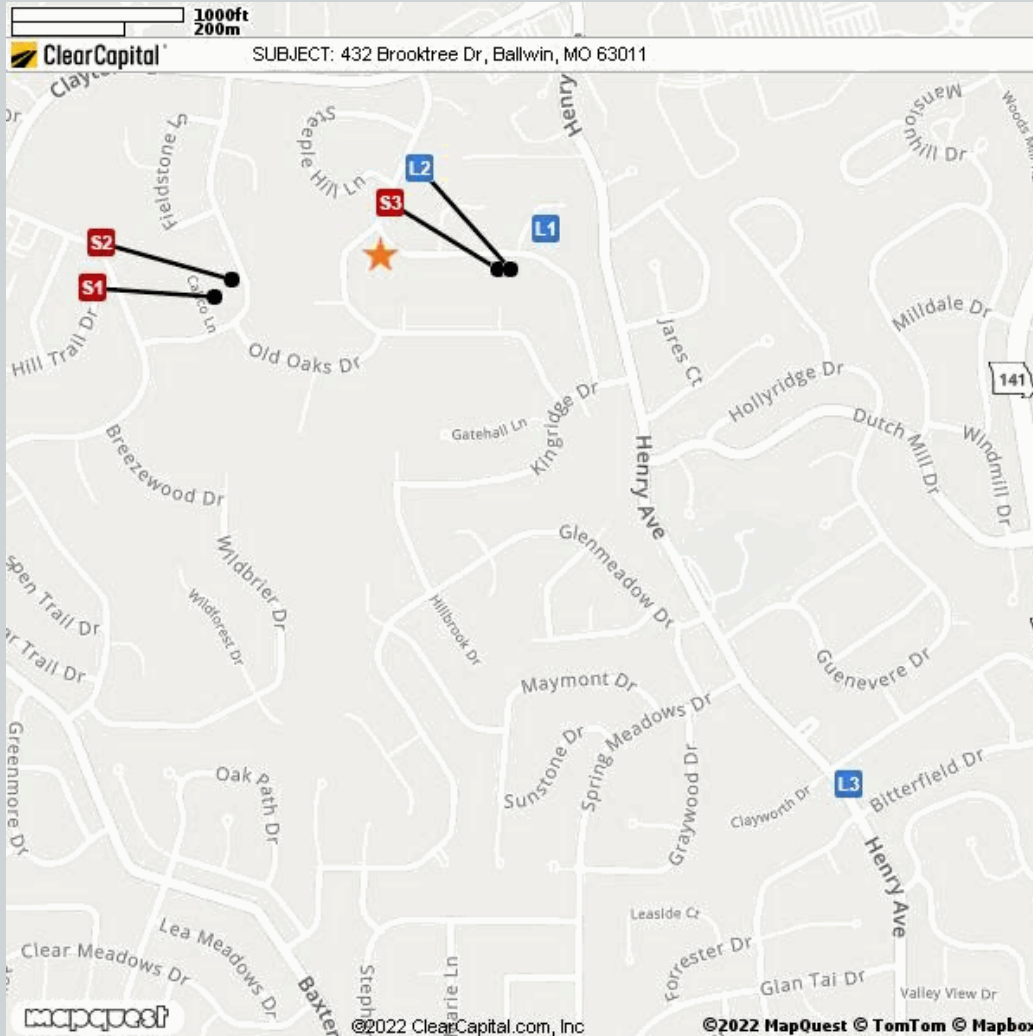
**Address** ★ 432 Brooktree Drive, Ballwin, MO 63011

**Loan Number** 47659

**Suggested List** \$344,900

**Suggested Repaired** \$344,900

**Sale** \$342,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	432 Brooktree Drive, Ballwin, MO 63011	--	Parcel Match
L1 Listing 1	420 Iron Lantern, Ballwin, MO 63011	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	423 Iron Lantern, Ballwin, MO 63011	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	663 Henry, Ballwin, MO 63011	0.95 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	101 Calico, Ballwin, MO 63011	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	573 Highland Ridge, Ballwin, MO 63011	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	425 Iron Lantern, Ballwin, MO 63011	0.19 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>	Lisa Hoffmann	<b>Company/Brokerage</b>	Coldwell Banker Gundaker
<b>License No</b>	2001019880	<b>Address</b>	1042 Dutch Mill Drive Ballwin MO 63011
<b>License Expiration</b>	09/30/2022	<b>License State</b>	MO
<b>Phone</b>	3147240856	<b>Email</b>	lisabposmo@gmail.com
<b>Broker Distance to Subject</b>	1.37 miles	<b>Date Signed</b>	01/19/2022

*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:**

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