

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>	9946 Norwich Drive, Saint Louis, MO 63137	<b>Order ID</b>	8320498	<b>Property ID</b>	33039642
<b>Inspection Date</b>	07/09/2022	<b>Date of Report</b>	07/12/2022		
<b>Loan Number</b>	47675	<b>APN</b>	11F-33-0831		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	St. Louis		

**Tracking IDs**

<b>Order Tracking ID</b>	07.08.22_BPO_Update	<b>Tracking ID 1</b>	07.08.22_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b> Located in the North Hills Gardens subdivision, the subject is a one-story property appearing to be in average condition and regular maintenance evident. Subject has average landscaping. Subject land value is \$1,500. There were no observable external influences.
<b>R. E. Taxes</b>	\$2,145	
<b>Assessed Value</b>	\$15,260	
<b>Zoning Classification</b>	SFR 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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject conforms to other properties in the area. Subject has good visible exterior condition. Located on residential neighborhood street with single- family properties that are average to good condition. Neighborhood has high volume of active properties that are a mixture of fair market, REO & short sale properties. Located within 1 miles from schools (elementary and private), library, recreational center, park, banking and health care services. Close to shopping, restaurants and other local businesses/amenities. Also in close proximity to Interstate 270, HWY 367 (Lewis and Clark Blvd), Chamb...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$21,000 High: \$183,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

Subject conforms to other properties in the area. Subject has good visible exterior condition. Located on residential neighborhood street with single-family properties that are average to good condition. Neighborhood has high volume of active properties that are a mixture of fair market, REO & short sale properties. Located within 1 miles from schools (elementary and private), library, recreational center, park, banking and health care services. Close to shopping, restaurants and other local businesses/amenities. Also in close proximity to Interstate 270, HWY 367 (Lewis and Clark Blvd), Chambers Road and other major roadways. Data show that median values are approx \$83,900; Neighborhood is comprised of approx 45% homeowners, 40% rental properties and 15% vacancy rate.

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	9946 Norwich Drive	1221 Danville Dr	2206 Hollis Dr	9860 Edgefield Dr
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63137	63137	63136	63136
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 <sup>1</sup>	0.82 <sup>1</sup>	0.81 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$125,000	\$115,000	\$79,000
List Price \$	--	\$125,000	\$115,000	\$89,900
Original List Date		06/16/2022	05/13/2022	04/21/2022
DOM · Cumulative DOM	-- · --	5 · 26	6 · 60	81 · 82
Age (# of years)	67	69	68	67
Condition	Average	Good	Good	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	1,213	1,054	1,135	1,014
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 1 · 1	3 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	20%	0%	20%	10%
Basement Sq. Ft.	1,213	1,054	1,135	1,014
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.18 acres	0.15 acres	0.25 acres
Other	Porch; patio; fence	Porch; patio; fence	Porch; patio; fence	Porch; patio; fence

\* 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** Similar in style, type, size and located within 1/3 mile from the subject. Per MLS, property features some wood flooring, carpeting, ceramic tile and a full unfinished basement. LC1 is inf in living area and superior in condition.

**Listing 2** Similar in style, type, size and located within 1 mile from the subject. Per MLS, property features some wood flooring, carpeting, ceramic tile and a full partially finished walk-up basement. LC2 is inf in living area, garage style/ stalls and lot size & sup in condition.

**Listing 3** Similar in style, type, size and located within 1 mile from the subject. Per MLS, property features some wood flooring, ceramic tile and a full basement. LC3 is inf in living area.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	9946 Norwich Drive	9941 Fonda Dr	1220 Ensley Dr	1244 Forest Home Ct
<b>City, State</b>	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
<b>Zip Code</b>	63137	63137	63137	63137
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.14 <sup>1</sup>	0.26 <sup>1</sup>	0.36 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$120,000	\$120,000	\$85,000
<b>List Price \$</b>	--	\$112,000	\$115,000	\$85,000
<b>Sale Price \$</b>	--	\$105,000	\$119,300	\$79,000
<b>Type of Financing</b>	--	Fha	Conventional	Cash
<b>Date of Sale</b>	--	01/21/2022	10/01/2021	02/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	121 · 118	13 · 72	92 · 181
<b>Age (# of years)</b>	67	70	66	69
<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 ; Residential	Neutral ; Residential	Neutral ; 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>	1,213	1,205	950	1,287
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	20%	10%	20%	0%
<b>Basement Sq. Ft.</b>	1213	1,205	950	1,287
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.23 acres	0.21 acres	0.17 acres	0.17 acres
<b>Other</b>	Porch; patio; fence	Porch; patio; fence	Porch; patio; fence	Porch; patio; fence
<b>Net Adjustment</b>	--	-\$1,240	-\$2,940	+\$300
<b>Adjusted Price</b>	--	\$103,760	\$116,360	\$79,300

\* Sold 3 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** Similar in style, type, size and located within 1/4 mile from the subject. Per MLS, property features some wood flooring, carpeting, ceramic tile and a full basement. SC1 adj: -\$1,500 sup garage stalls, +\$100 inf lot size, +\$160 inf living area.
- Sold 2** Similar in style, type, size and located within 1/3 mile from the subject. Per MLS, property features some wood flooring, carpeting, ceramic tile and a full partially finished basement. SC2 adj: -\$10,000 sup condition, +\$5,260 inf living area, +300 inf lot size, +\$1,500 inf garage stalls.
- Sold 3** Similar in style, type, size and located within 1/2 mile from the subject. Per MLS, property features some wood flooring, carpeting, laminate flooring, carpeting and an unfinished poured concrete basement. SC3 adj: -\$1,480 sup living area, +\$300 inf lot size, +\$1,500 inf garage stalls.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The last time the subject property was listed was on 01/29/2010 (MLS#10005086) for \$55K; this listing sold on 08/31/2010 at 136 DOM. The transfer of title occurred via a Warranty Deed. However, the subject last sold in a non MLS after foreclosure transaction on or about 01/19/2022 for \$55,732. The transfer of title occurred via a Trustee's Deed (Foreclosure).			
<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>	1						
<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>
--	--	--	--	Sold	01/19/2022	\$55,732	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$105,000	\$105,000
<b>Sales Price</b>	\$95,000	\$95,000
<b>30 Day Price</b>	\$85,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>A full review of pertinent MLS data has been conducted. The listings and solds used in this report are properties in the subject's immediate marketplace and include similar room counts, GLA totals and amenities. The value as of today is \$95K. The typical marketing time is 83 days. Search criteria were extended to 1 mile from the subject and closed sales date goes back 9 months. Primary reliance placed on comps that are in close proximity and similar condition as the subject. As-is value based on current market trend data, condition (based on exterior observation) and neighborhood amenities. Data indicate that the avg sold values are approx \$91,200; avg active values are approx \$94,100; avg property age is 68 years old. The subject's marketability is reflected by all of the comparables provided. However, Sale #3 is the most applicable as it shares the most similar setting, design and overall condition.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The current report is showing a large variance in as-is conclusions with the most current duplicate . The large variance appears to be due to comp subject's proximity. The current report provides more proximate comps that better support the as-is conclusion in its immediate area.



### Subject Photos



Front



Front



Address Verification



Side



Side



Side



## Subject Photos



Back



Street



Street



Street



Street

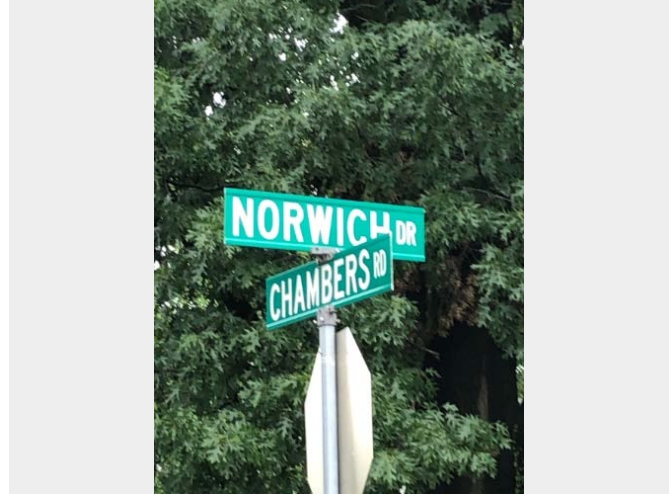


Street

## Subject Photos



Street



Other



## Listing Photos

**L1** 1221 Danville Dr  
Saint Louis, MO 63137



Front

**L2** 2206 Hollis Dr  
Saint Louis, MO 63136



Front

**L3** 9860 Edgefield Dr  
Saint Louis, MO 63136



Front

## Sales Photos

**S1** 9941 Fonda Dr  
Saint Louis, MO 63137



Front

**S2** 1220 Ensley Dr  
Saint Louis, MO 63137



Front

**S3** 1244 Forest Home Ct  
Saint Louis, MO 63137



Front

### ClearMaps Addendum

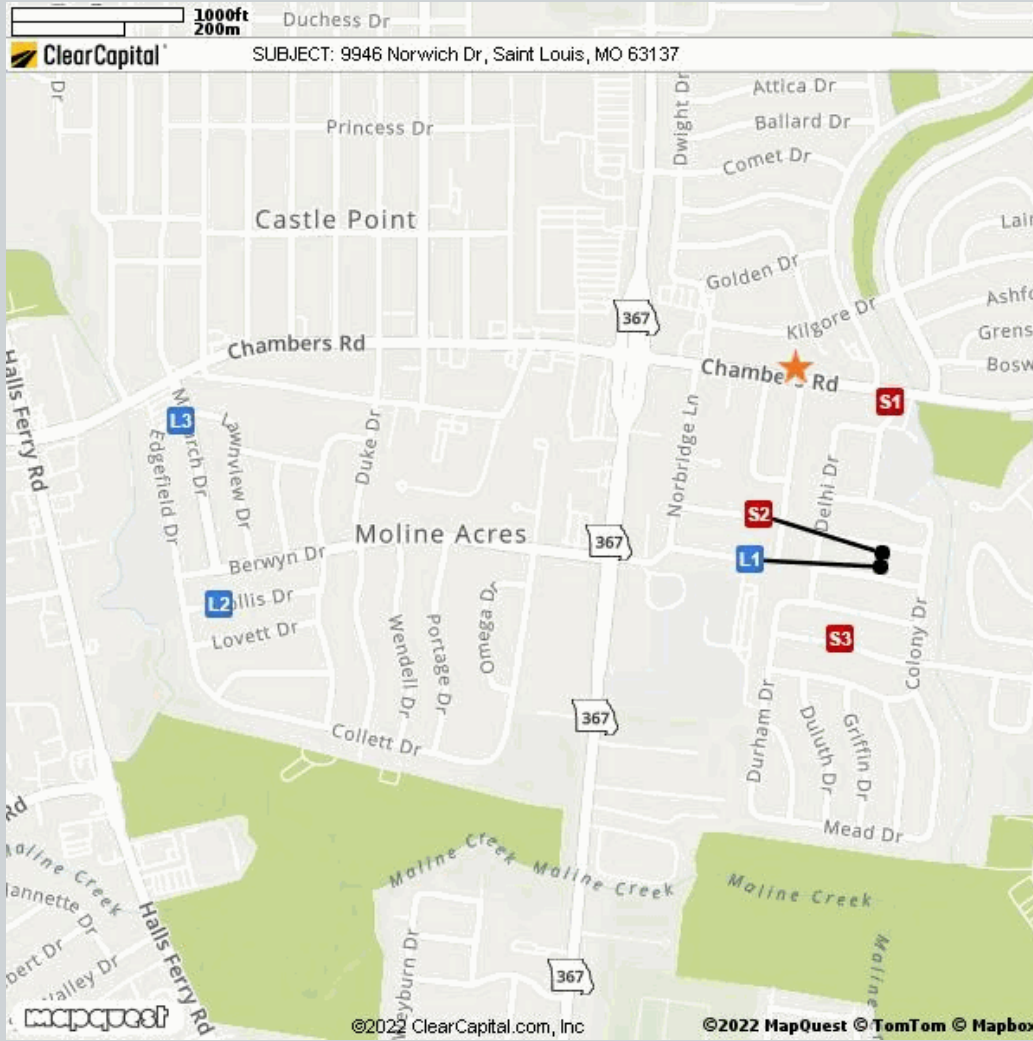
**Address** ★ 9946 Norwich Drive, Saint Louis, MO 63137

**Loan Number** 47675

**Suggested List** \$105,000

**Suggested Repaired** \$105,000

**Sale** \$95,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9946 Norwich Drive, Saint Louis, MO 63137	--	Parcel Match
L1 Listing 1	1221 Danville Dr, Saint Louis, MO 63137	0.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2206 Hollis Dr, Saint Louis, MO 63136	0.82 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9860 Edgefield Dr, Saint Louis, MO 63136	0.81 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9941 Fonda Dr, Saint Louis, MO 63137	0.14 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1220 Ensley Dr, Saint Louis, MO 63137	0.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1244 Forest Home Ct, Saint Louis, MO 63137	0.36 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>	Square Watson	<b>Company/Brokerage</b>	Mega Squared, LLC
<b>License No</b>	2010023198	<b>Address</b>	4839 Kossuth Ave St. Louis MO 63115
<b>License Expiration</b>	06/30/2024	<b>License State</b>	MO
<b>Phone</b>	3142833929	<b>Email</b>	SquareTexan@aol.com
<b>Broker Distance to Subject</b>	4.99 miles	<b>Date Signed</b>	07/11/2022

*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.**