

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	211 Pauline Drive, Saint Charles, MO 63301	Order ID	8644873	Property ID	33975212
Inspection Date	03/08/2023	Date of Report	03/10/2023		
Loan Number	47906	APN	5003441340000930000000		
Borrower Name	Catamount Properties 2018 LLC	County	St. Charles		

Tracking IDs					
Order Tracking ID	03.06.23 BPO Citi-CS Update	Tracking ID 1	03.06.23 BPO Citi-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,217	The subject is in average condition with no major repairs noted at the time of inspection.	
Assessed Value	\$18,752		
Zoning Classification	SFD		
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	The subject is located in an area that consists of mostly of conventional style SFR homes of various ages, displaying general similarity in design, appeal and utility, with variations in size.	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$250,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	211 Pauline Drive	3403 Banner Place	320 Charlestowne Place	430 North Shore
City, State	Saint Charles, MO	Saint Charles, MO	Saint Charles, MO	Saint Charles, MO
Zip Code	63301	63301	63301	63301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.27 ¹	4.03 ¹	2.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$275,000	\$155,000
List Price \$	--	\$275,000	\$275,000	\$155,000
Original List Date		02/24/2023	02/23/2023	12/05/2022
DOM · Cumulative DOM	-- · --	3 · 14	4 · 15	92 · 95
Age (# of years)	61	14	3	68
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	874	1,024	1,298	1,056
Bdrm · Bths · ½ Bths	3 · 1	2 · 3	2 · 2 · 1	3 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	874	512	649	528
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.09 acres	0.15 acres	0.74 acres
Other	None	None	None	None

* Listing 3 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.

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

Listing 1 Fair market, same style, newer home, 2/3 floor plan, has garage, superior GLA.

Listing 2 Fair market, same style, newer home, 2/2.5 floor plan, has garage, superior GLA.

Listing 3 Fair market, same style, similar in year built, 3/1 floor plan, has no garage, superior GLA.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	211 Pauline Drive	2628 Ruth Ave	2014 Meadow Vue Dr	3314 North Mester St
City, State	Saint Charles, MO	Saint Charles, MO	Saint Charles, MO	Saint Charles, MO
Zip Code	63301	63301	63301	63301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	1.75 ¹	3.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$140,000	\$185,000	\$225,000
List Price \$	--	\$140,000	\$185,000	\$225,000
Sale Price \$	--	\$147,000	\$182,000	\$230,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/24/2022	05/25/2022	08/31/2022
DOM · Cumulative DOM	-- · --	7 · 38	0 · --	5 · 56
Age (# of years)	61	68	61	19
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	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	874	750	1,092	1,024
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 2 · 1
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	100%	0%
Basement Sq. Ft.	874	750	1,092	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.40 acres	0.41 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,700	-\$4,360	+\$17,520
Adjusted Price	--	\$155,700	\$177,640	\$247,520

* Sold 1 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** Fair market, same style, similar in year built, 2/1 floor plan, has no garage, similar GLA. 20 lot size, 5000 garage, 4000 bed, 2480 GLA, -2800 year built
- Sold 2** Fair market, same style, similar in year built, 3/1 floor plan, has garage, superior GLA. -4360 GLA
- Sold 3** Fair market, same style, newer home, 2/2.5 floor plan, has garage, superior GLA. 720 lot size, 2000 basement, 4000 bed, -2000 full bath, -1000 half bath, -3000 GLA, 16800 year built

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Link Realty, LLC	N/A					
Listing Agent Name	Jeff Hill						
Listing Agent Phone	816-716-7712						
# 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
03/03/2023	\$200,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$186,000	\$186,000
Sales Price	\$156,000	\$156,000
30 Day Price	\$136,000	--
Comments Regarding Pricing Strategy		
<p>Ranch style properties are not dominant in the area. Most properties in the area are newer homes. Sold #1 holds the most weight because it has similar condition, style, GLA, age and located in the same market area as the subject. Search for comparable market sales and listings was focused on the home's immediate market area, providing comps that reside within direct competition to the subject. All comps offered feature an interior size that remains within 20% of the home's interior size, and offer a maturity that remains within +/-30 years of the subject in age. Comp selection was focused on providing FMV transactions, while also offering recent market sales. The subject should be valued with recent market sales, offering a consistent and accurate market value for the home. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with a variance in GLA, lotsize, age, style, expand proximity guidelines and slightly outside the allowable price threshold. It brackets the subject well in regards to size, style and condition. Sale date criteria was expanded over 6 months in date to attain comparable sales which have sold within a 12 month time frame.</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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 3403 Banner Place
Saint Charles, MO 63301



Front

L2 320 Charlestowne Place
Saint Charles, MO 63301



Front

L3 430 North Shore
Saint Charles, MO 63301



Front

Sales Photos

S1 2628 Ruth Ave
Saint Charles, MO 63301



Front

S2 2014 Meadow Vue Dr
Saint Charles, MO 63301



Front

S3 3314 North Mester St
Saint Charles, MO 63301



Front

ClearMaps Addendum

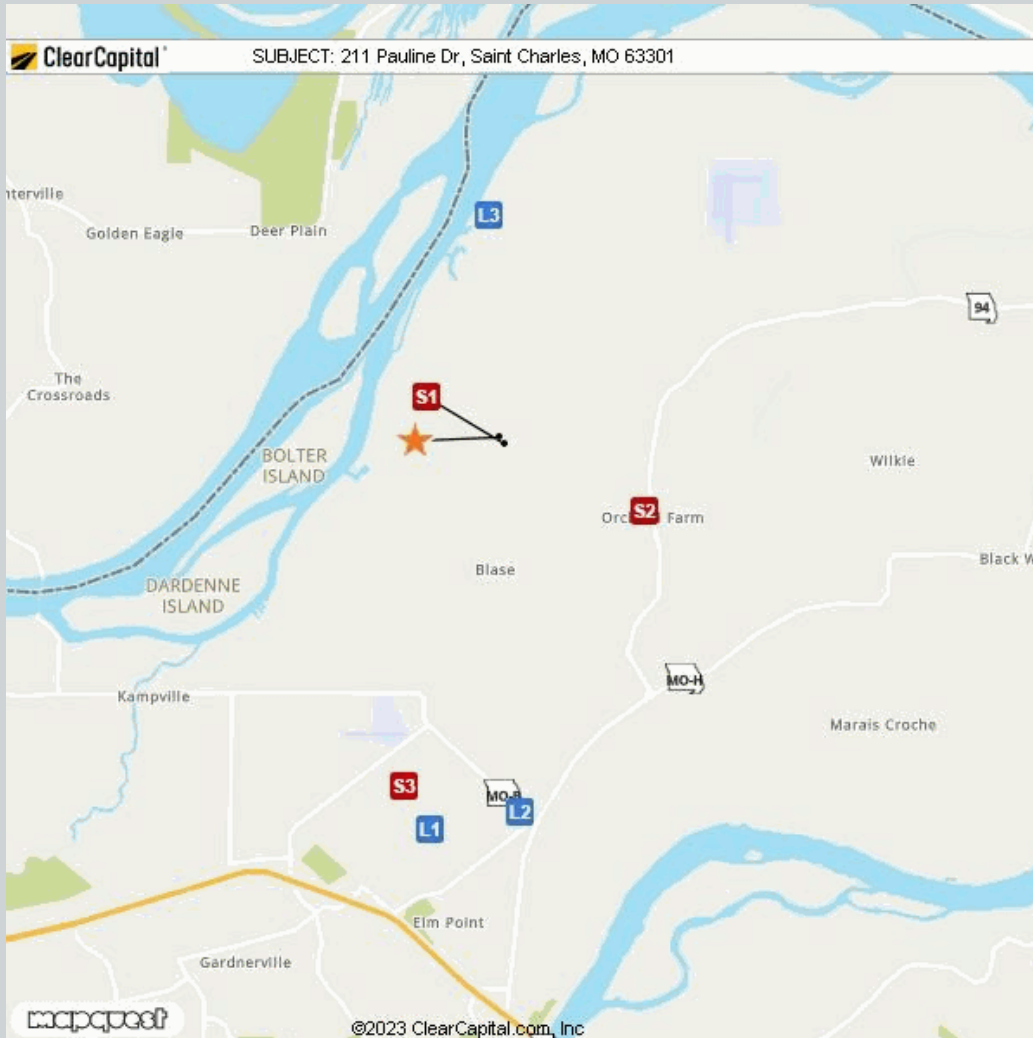
Address ★ 211 Pauline Drive, Saint Charles, MO 63301

Loan Number 47906

Suggested List \$186,000

Suggested Repaired \$186,000

Sale \$156,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	211 Pauline Drive, Saint Charles, MO 63301	--	Parcel Match
L1 Listing 1	3403 Banner Place, Saint Charles, MO 63301	4.27 Miles ¹	Parcel Match
L2 Listing 2	320 Charlestowne Place, Saint Charles, MO 63301	4.03 Miles ¹	Parcel Match
L3 Listing 3	430 North Shore, Saint Charles, MO 63301	2.35 Miles ¹	Parcel Match
S1 Sold 1	2628 Ruth Ave, Saint Charles, MO 63301	0.09 Miles ¹	Parcel Match
S2 Sold 2	2014 Meadow Vue Dr, Saint Charles, MO 63301	1.75 Miles ¹	Parcel Match
S3 Sold 3	3314 North Mester St, Saint Charles, MO 63301	3.88 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.

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

Broker Name	ELLIS DAVIS	Company/Brokerage	DAVIS ENTERPRISES & REALTY
License No	2020028593	Address	12388 Tributary Dr Maryland Heights MO 63043
License Expiration	09/30/2024	License State	MO
Phone	3144883719	Email	davisenterprisesrealty@gmail.com
Broker Distance to Subject	12.51 miles	Date Signed	03/09/2023

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.