

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	501 Bitterfield Drive, Ballwin, MO 63011	Order ID	8017254	Property ID	32276724
Inspection Date	03/03/2022	Date of Report	03/03/2022		
Loan Number	48631	APN	22R-64-0575		
Borrower Name	Catamount Properties 2018 LLC	County	St. Louis		

Tracking IDs

Order Tracking ID	03.02.22 - 03.03.22 BPO	Tracking ID 1	03.02.22 - 03.03.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Thomas Ashton	Condition Comments	
R. E. Taxes	\$3,255	The subject's siding needs to be replaced due to damage on the front and sides. The rest of the exterior appears to be in average condition. average condition.	
Assessed Value	\$240,400		
Zoning Classification	R-2		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(The subject appears to be secure.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$15,000		
HOA	Unknown		
Association Fees	\$120 / Year (Other: Entrance sign, common ground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	The subject is located in an established neighborhood that is near schools, shopping and other amenities. The area is not REO driven.	
Sales Prices in this Neighborhood	Low: \$183,000 High: \$885,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	501 Bitterfield Drive	923 Dutch Mill	663 Henry	510 Marie Lane
City, State	Ballwin, MO	Ballwin, MO	Manchester, MO	Manchester, MO
Zip Code	63011	63011	63011	63011
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.17 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$342,900	\$315,000
List Price \$	--	\$325,000	\$334,900	\$315,000
Original List Date		03/02/2022	12/17/2021	01/28/2022
DOM · Cumulative DOM	-- · --	1 · 1	63 · 76	3 · 34
Age (# of years)	53	55	54	50
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	Split Split Level	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,120	2,092	1,875	1,646
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	8	10	7
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)	100%	0%	80%	30%
Basement Sq. Ft.	880	2,092	1,875	1,646
Pool/Spa	--	--	--	--
Lot Size	.3053 acres	.339 acres	.271 acres	.321 acres
Other	--	--	Sunroom	Sunroom

* Listing 1 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 This ranch is similar in size to the subject and it has an extra bedroom. The front is brick and vinyl and the basement is unfinished.

Listing 2 This ranch is smaller than the subject and it has an extra bedroom. The front is brick and vinyl and the walk-out basement offers a recreation room and den. The house has a sunroom.

Listing 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 office. The house has a sunroom and some updates.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	501 Bitterfield Drive	643 Henry	703 Bitterfield	510 Lalor
City, State	Ballwin, MO	Manchester, MO	Ballwin, MO	Manchester, MO
Zip Code	63011	63011	63011	63011
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.20 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$280,000	\$325,000
List Price \$	--	\$205,000	\$280,000	\$325,000
Sale Price \$	--	\$240,000	\$265,000	\$275,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	10/19/2021	01/26/2022	11/02/2021
DOM · Cumulative DOM	-- · --	4 · 23	5 · 18	3 · 26
Age (# of years)	53	51	54	53
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	Split Split Level	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,120	1,998	1,713	2,249
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	7	7	8
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)	100%	50%	0%	0%
Basement Sq. Ft.	880	1,998	1,713	2,249
Pool/Spa	--	--	--	--
Lot Size	.3053 acres	.269 acres	.383 acres	.262 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,756	+\$12,463	+\$2,797
Adjusted Price	--	\$242,756	\$277,463	\$277,797

* 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** This ranch is smaller than the subject and it has the same number of bedrooms and bathrooms. The front is brick and stucco and the walk-out basement offers a recreation room, 2 bedrooms and a full bathroom. The price is adjusted for the GLA (\$2,440) and the lot size (\$316).
- Sold 2** This ranch is smaller than the subject and it has an extra bedroom. The front is brick and frame and the basement offers a half bathroom. The price is adjusted for the GLA (\$8,140), no basement finish (\$5,000) and the lot size (-\$677).
- Sold 3** This ranch is larger than the subject and it has an extra bedroom. The front is brick and the basement is unfinished. The house was sold "as is" and has an updated kitchen and bathrooms. The price is adjusted for the GLA (-\$2,580), no basement finish (\$5,000), and the lot size (\$377).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		According to the MLS, the subject last sold in 2007 for \$266,000.					
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	\$264,900	\$279,900
Sales Price	\$260,000	\$274,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>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. It was necessary to exceed the GLA guideline to locate 6 comps and there are no list comps available that are larger than the subject. There are no split foyer-style comps available. It wasn't possible to only include comps that sold in the last 3 months. The 30 and 90- 120 day values are the same, because houses in this area are averaging less than 30 dom.</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



Street



Other



Other

Listing Photos

L1 923 Dutch Mill
Ballwin, MO 63011



Front

L2 663 Henry
Manchester, MO 63011



Front

L3 510 Marie Lane
Manchester, MO 63011



Front

Sales Photos

S1 643 Henry
Manchester, MO 63011



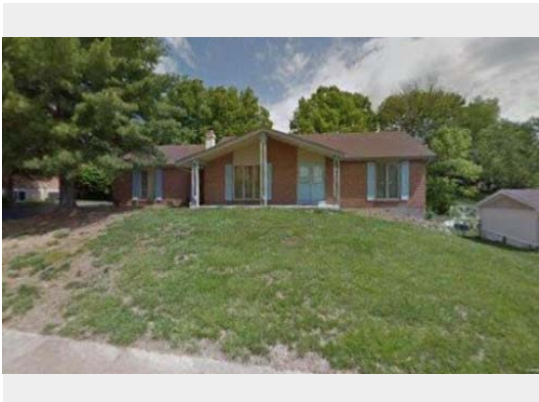
Front

S2 703 Bitterfield
Ballwin, MO 63011



Front

S3 510 Lalor
Manchester, MO 63011



Front

ClearMaps Addendum

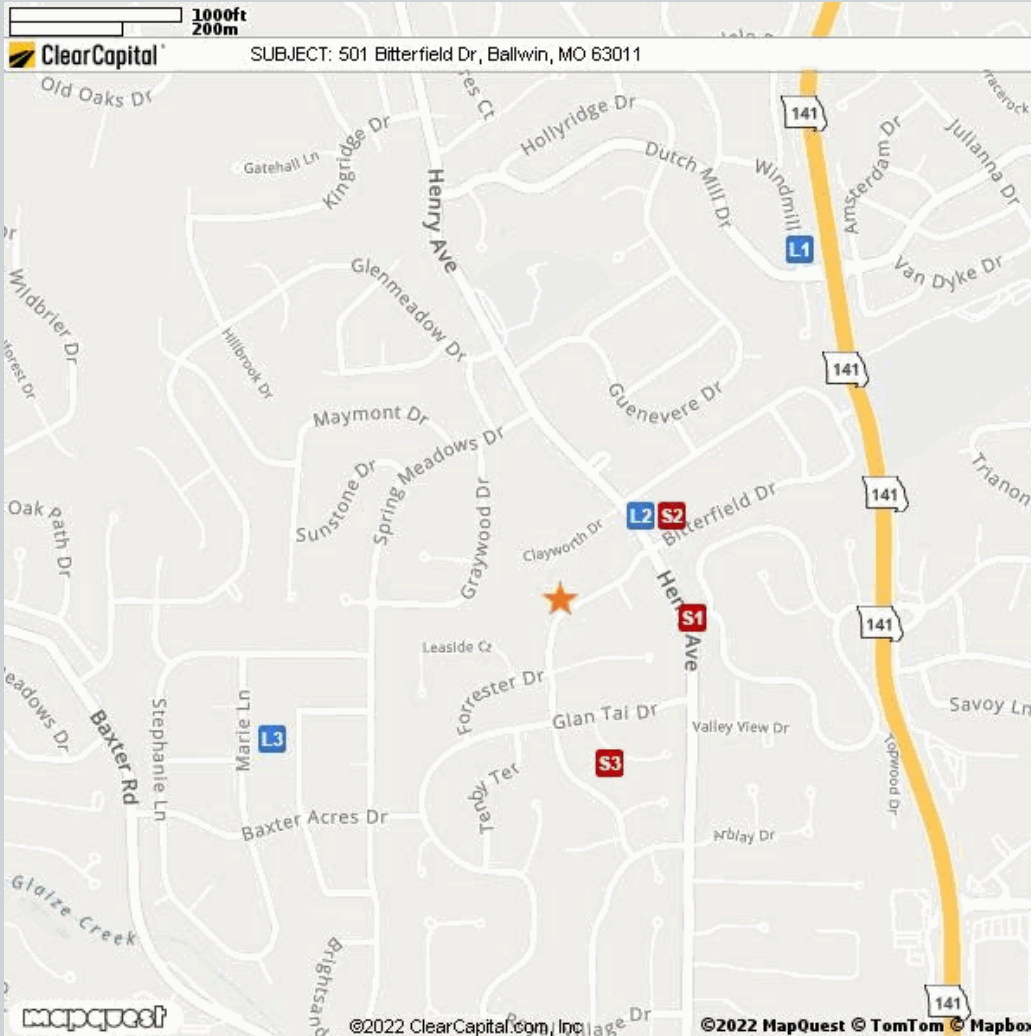
Address ★ 501 Bitterfield Drive, Ballwin, MO 63011

Loan Number 48631

Suggested List \$264,900

Suggested Repaired \$279,900

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	501 Bitterfield Drive, Ballwin, MO 63011	--	Parcel Match
L1 Listing 1	923 Dutch Mill, Ballwin, MO 63011	0.58 Miles ¹	Parcel Match
L2 Listing 2	663 Henry, Ballwin, MO 63011	0.17 Miles ¹	Parcel Match
L3 Listing 3	510 Marie Lane, Ballwin, MO 63011	0.42 Miles ¹	Parcel Match
S1 Sold 1	643 Henry, Ballwin, MO 63011	0.19 Miles ¹	Parcel Match
S2 Sold 2	703 Bitterfield, Ballwin, MO 63011	0.20 Miles ¹	Parcel Match
S3 Sold 3	510 Lalor, Ballwin, MO 63011	0.23 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	Lisa Hoffmann	Company/Brokerage	Coldwell Banker Gundaker
License No	2001019880	Address	1042 Dutch Mill Drive Ballwin MO 63011
License Expiration	09/30/2022	License State	MO
Phone	3147240856	Email	lisabposmo@gmail.com
Broker Distance to Subject	1.04 miles	Date Signed	03/03/2022

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.