

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	1700 Fairmount Drive, Florissant, MISSOURI 63033	Order ID	8036084	Property ID	32319321
Inspection Date	03/10/2022	Date of Report	03/10/2022		
Loan Number	48743	APN	07H120891		
Borrower Name	Catamount Properties 2018 LLC	County	St. Louis		

Tracking IDs					
Order Tracking ID	03.10.22_BPO	Tracking ID 1	03.10.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CARLA M BUFORD	Condition Comments Subject appears to be in average condition. Subject conforms to homes in the area. A positive external feature is that subject is located on a street low in traffic. A negative external feature is that homes are densely populated which limits privacy.
R. E. Taxes	\$2,139	
Assessed Value	\$24,800	
Zoning Classification	Residential 24R4	
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 Area is a mix of REO and fair market. However, many of the REO homes are being renovated. Therefore, many homes in area are at least in average condition. This helps keep prices of homes in area stable. There are amenities in area like access to public transportation, stores and restaurants. The school district is Ferguson- Florissant..
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$108750 High: \$227500	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1700 Fairmount Drive	1515 Hialeah	1320 Hialeah Place	3620 Dwyer
City, State	Florissant, MISSOURI	Florissant, MO	Florissant, MO	Florissant, MO
Zip Code	63033	63033	63033	63033
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.60 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$189,900	\$189,900	\$202,000
List Price \$	--	\$189,900	\$189,900	\$198,000
Original List Date		03/08/2022	03/09/2022	09/22/2021
DOM · Cumulative DOM	-- · --	2 · 2	1 · 1	144 · 169
Age (# of years)	63	65	65	58
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/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,567	1,630	1,271	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	9	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	50%	50%
Basement Sq. Ft.	1,344	1,230	949	1,400
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	.24 acres	.17 acres	.34 acres
Other	none	MLS#22013515	MLS#22008158	MLS#21067989

* 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 Comp is similar in GLA, lot, and age. Comp has the same parking, beds and baths. Comp shares subject's market.

Listing 2 Comp is inferior in GLA. Comp is similar in lot and age. Comp has the same beds, baths, and parking.

Listing 3 Pending 02/13/2022, Comp is superior in parking and lot. Comp is similar in age. Comp has the same beds and baths.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1700 Fairmount Drive	1975 Pyrenees Dr	3770 Estates Dr	3 Brindle
City, State	Florissant, MISSOURI	Florissant, MO	Florissant, MO	Florissant, MO
Zip Code	63033	63033	63033	63033
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.73 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,000	\$189,900	\$185,000
List Price \$	--	\$209,000	\$189,900	\$185,000
Sale Price \$	--	\$194,000	\$195,000	\$196,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/30/2021	11/30/2021	11/30/2021
DOM · Cumulative DOM	-- · --	75 · 78	46 · 47	15 · 47
Age (# of years)	63	56	57	60
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/Rambler	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,567	1,374	1,411	1,717
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2 · 1	4 · 2 · 1
Total Room #	7	7	6	9
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	50%	50%
Basement Sq. Ft.	1344	1,374	650	1,504
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	.23 acres	.25 acres	.24 acres
Other	none	MLS#21072203	MLS#21073728	MLS#21072568
Net Adjustment	--	+\$160	+\$320	-\$6,400
Adjusted Price	--	\$194,160	\$195,320	\$189,600

* Sold 2 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** Comp is superior in beds and inferior in GLA. Comp is similar in lot. Adjusted -700 for age, 3860 for GLA, -2000 for baths, -500 for parking, -500 for lot.
- Sold 2** Comp is superior in baths. Comp has the same beds. Adjusted -600 for age, 3120 for GLA, -1000 for baths, -500 for parking, -700 for lot.
- Sold 3** Comp is superior in GLA, beds, and baths. Adjusted -300 for age, -3000 for GLA, -1000 for beds, -1000 for baths, -500 for parking, -600 for lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject's tax card showed the last recording date of 05/14/2008 for \$127,000.			
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	\$199,000	\$199,000
Sales Price	\$194,000	\$194,000
30 Day Price	\$189,000	--
Comments Regarding Pricing Strategy		
Greatest weight was given to the sold comps as they represent most current selling trends of comps located in subject's direct area in subject's condition with similar property characteristics as the subject.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1515 Hialeah
Florissant, MO 63033



Front

L2 1320 Hialeah Place
Florissant, MO 63033



Front

L3 3620 Dwyer
Florissant, MO 63033



Front

Sales Photos

S1 1975 Pyrenees Dr
Florissant, MO 63033



Front

S2 3770 Estates Dr
Florissant, MO 63033



Front

S3 3 Brindle
Florissant, MO 63033



Front

ClearMaps Addendum

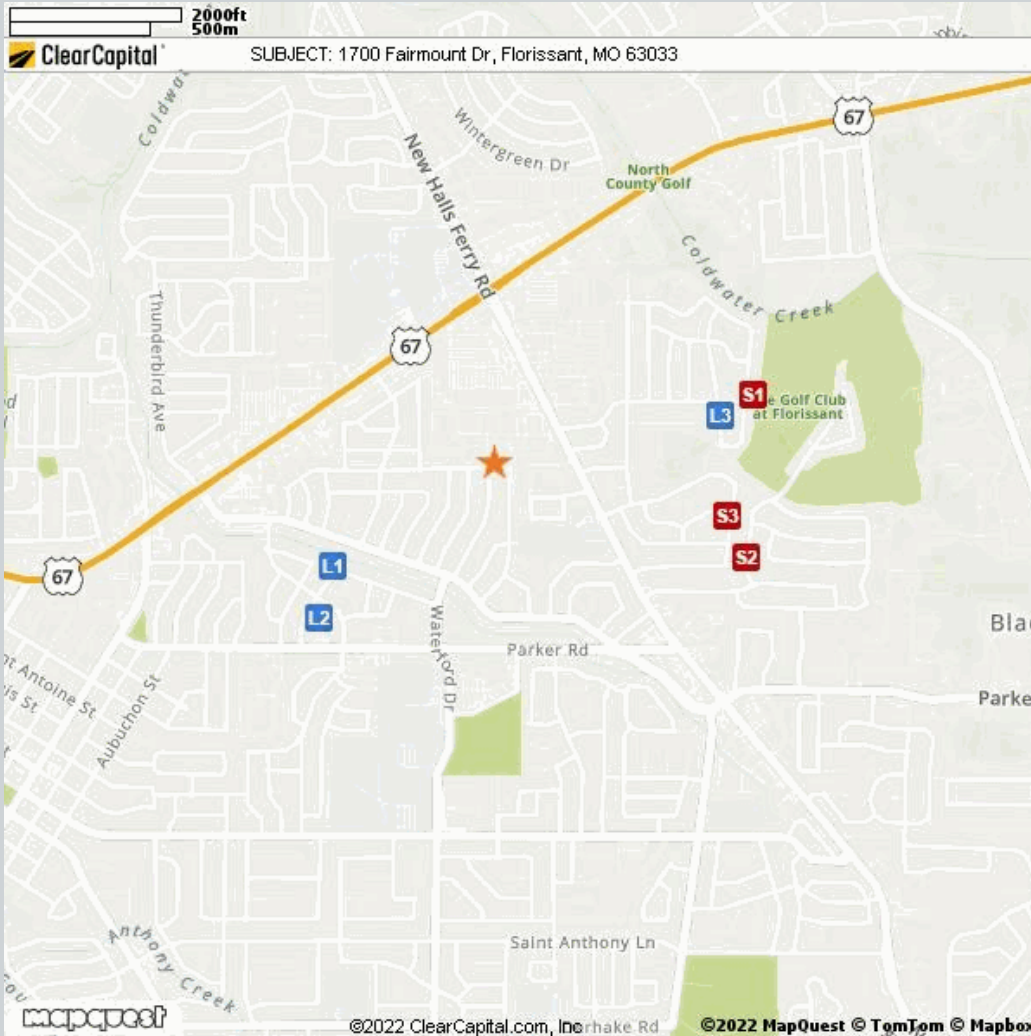
Address ★ 1700 Fairmount Drive, Florissant, MISSOURI 63033

Loan Number 48743

Suggested List \$199,000

Suggested Repaired \$199,000

Sale \$194,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1700 Fairmount Drive, Florissant, Missouri 63033	--	Parcel Match
L1 Listing 1	1515 Hialeah, Florissant, MO 63033	0.49 Miles ¹	Parcel Match
L2 Listing 2	1320 Hialeah Place, Florissant, MO 63033	0.60 Miles ¹	Parcel Match
L3 Listing 3	3620 Dwyer, Florissant, MO 63033	0.64 Miles ¹	Parcel Match
S1 Sold 1	1975 Pyrenees Dr, Florissant, MO 63033	0.74 Miles ¹	Parcel Match
S2 Sold 2	3770 Estates Dr, Florissant, MO 63033	0.73 Miles ¹	Parcel Match
S3 Sold 3	3 Brindle, Florissant, MO 63033	0.65 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	Julia Roberts	Company/Brokerage	Opulence Way Realty
License No	2010041236	Address	7328 Esterbrook Dr. Saint Louis MO 63136
License Expiration	06/30/2022	License State	MO
Phone	3145879788	Email	jr.prettywoman@gmail.com
Broker Distance to Subject	6.10 miles	Date Signed	03/10/2022

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.