

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>         | 3221 Chippewa Street, Saint Louis, MO 63118 | <b>Order ID</b>       | 8917160                 | <b>Property ID</b> | 34568026 |
| <b>Inspection Date</b> | 09/11/2023                                  | <b>Date of Report</b> | 09/14/2023              |                    |          |
| <b>Loan Number</b>     | 48773                                       | <b>APN</b>            | 16190003600             |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC               | <b>County</b>         | Saint Louis City (City) |                    |          |

|                          |                      |                      |                      |  |  |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| <b>Tracking IDs</b>      |                      |                      |                      |  |  |
| <b>Order Tracking ID</b> | 09.07 Citi-CS Update | <b>Tracking ID 1</b> | 09.07 Citi-CS Update |  |  |
| <b>Tracking ID 2</b>     | --                   | <b>Tracking ID 3</b> | --                   |  |  |

| General Conditions                    |                               | Condition Comments  |
|---------------------------------------|-------------------------------|---|
| <b>Owner</b>                          | CATAMOUNT PROPERTIES 2018 LLC | <p>**There was no address on the subject. I have uploaded the street sign and verified the home using Google maps.** 3221 Chippewa St is a 1.5 story, brick, traditional style, sfr. The home is on a main road in the area. The street is a mix of commercial and residential properties. The subject is similar in style and conforms to some other homes in the neighborhood. I observed no required repairs from the exterior inspection. This home was listed as a handy man special in 2022. This is an exterior report. I valued the subject in average condition.</p> |
| <b>R. E. Taxes</b>                    | \$547                         |   |
| <b>Assessed Value</b>                 | \$6,280                       |   |
| <b>Zoning Classification</b>          | Residential F                 |   |
| <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               |                                     | Neighborhood Comments   |
|--|-------------------------------------|---|
| <b>Location Type</b>                     | Urban                               | <p>Please see the attached neighborhood profile for detailed neighborhood information. I've also attached a market report with market trends in the neighborhood. The neighborhood was driven by fair market sales. There is a shortage of active list comps in the current market. The neighborhood is 28% owner occupied, 50% rentals and 21% vacant. The median DOM is 43. The home is on a main road in the area. The street is a mix of commercial and residential properties. The subject is located in an urban area with schools and parks in the immediate area.</p> |
| <b>Local Economy</b>                     | Stable                              |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$27,500<br>High: \$274,900    |   |
| <b>Market for this type of property</b>  | Increased 2 % in the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <90                                 |   |

### Current Listings

|                               | Subject                 | Listing 1             | Listing 2             | Listing 3 *            |
|-------------------------------|-------------------------|-----------------------|-----------------------|------------------------|
| <b>Street Address</b>         | 3221 Chippewa Street    | 3623 Oregon Ave       | 4018 Pennsylvania Ave | 4029 Pennsylvania Ave  |
| <b>City, State</b>            | Saint Louis, MO         | Saint Louis, MO       | Saint Louis, MO       | Saint Louis, MO        |
| <b>Zip Code</b>               | 63118                   | 63118                 | 63118                 | 63118                  |
| <b>Datasource</b>             | Public Records          | MLS                   | MLS                   | MLS                    |
| <b>Miles to Subj.</b>         | --                      | 0.38 <sup>1</sup>     | 0.40 <sup>1</sup>     | 0.39 <sup>1</sup>      |
| <b>Property Type</b>          | SFR                     | SFR                   | SFR                   | SFR                    |
| <b>Original List Price \$</b> | \$                      | \$69,900              | \$75,000              | \$85,000               |
| <b>List Price \$</b>          | --                      | \$69,900              | \$70,000              | \$85,000               |
| <b>Original List Date</b>     |                         | 08/03/2023            | 07/07/2023            | 07/08/2023             |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 37 · 42               | 64 · 69               | 63 · 68                |
| <b>Age (# of years)</b>       | 132                     | 139                   | 99                    | 99                     |
| <b>Condition</b>              | Average                 | Average               | Average               | Average                |
| <b>Sales Type</b>             | --                      | Fair Market Value     | Fair Market Value     | Fair Market Value      |
| <b>Location</b>               | Adverse ; Busy Road     | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential  |
| <b>View</b>                   | Neutral ; City Street   | Neutral ; City Street | Neutral ; City Street | Neutral ; City Skyline |
| <b>Style/Design</b>           | 1.5 Stories traditional | 2 Stories traditional | 1 Story bungalow      | 1 Story bungalow       |
| <b># Units</b>                | 1                       | 1                     | 1                     | 1                      |
| <b>Living Sq. Feet</b>        | 878                     | 992                   | 850                   | 850                    |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 1                   | 2 · 1                 | 2 · 1 · 2             | 2 · 1                  |
| <b>Total Room #</b>           | 5                       | 6                     | 5                     | 5                      |
| <b>Garage (Style/Stalls)</b>  | Detached 2 Car(s)       | None                  | Detached 1 Car        | Detached 1 Car         |
| <b>Basement (Yes/No)</b>      | Yes                     | Yes                   | Yes                   | Yes                    |
| <b>Basement (% Fin)</b>       | 0%                      | 0%                    | 0%                    | 0%                     |
| <b>Basement Sq. Ft.</b>       | 585                     | 496                   | 850                   | 850                    |
| <b>Pool/Spa</b>               | --                      | --                    | --                    | --                     |
| <b>Lot Size</b>               | 0.09 acres              | .15 acres             | .09 acres             | .07 acres              |
| <b>Other</b>                  | --                      | --                    | --                    | --                     |

\* 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** I adjusted the comp for inferior garage (+5000), superior gla (-2850) I made no other adjustments to the comp. The other features were similar to the subject.

**Listing 2** I adjusted the comp for inferior garage size (+1000), superior age (-6600) The other features were similar to the subject.

**Listing 3** I adjusted the comp for inferior garage size (+1000), superior age (-6600) No other adjustments were required.

### Recent Sales

|                               | Subject                 | Sold 1                | Sold 2 *               | Sold 3                |
|-------------------------------|-------------------------|-----------------------|------------------------|-----------------------|
| <b>Street Address</b>         | 3221 Chippewa Street    | 3421 Dunnica Ave      | 3735 South Compton Ave | 3452 Dunnica Ave      |
| <b>City, State</b>            | Saint Louis, MO         | Saint Louis, MO       | Saint Louis, MO        | Saint Louis, MO       |
| <b>Zip Code</b>               | 63118                   | 63118                 | 63118                  | 63118                 |
| <b>Datasource</b>             | Public Records          | MLS                   | MLS                    | MLS                   |
| <b>Miles to Subj.</b>         | --                      | 0.14 <sup>1</sup>     | 0.04 <sup>1</sup>      | 0.21 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                     | SFR                   | SFR                    | SFR                   |
| <b>Original List Price \$</b> | --                      | \$65,000              | \$79,900               | \$79,900              |
| <b>List Price \$</b>          | --                      | \$65,000              | \$79,900               | \$79,900              |
| <b>Sale Price \$</b>          | --                      | \$59,000              | \$79,800               | \$80,000              |
| <b>Type of Financing</b>      | --                      | Conventional          | Fha                    | Conventional          |
| <b>Date of Sale</b>           | --                      | 06/20/2023            | 09/28/2022             | 08/03/2023            |
| <b>DOM · Cumulative DOM</b>   | -- · --                 | 30 · 47               | 65 · 67                | 6 · 49                |
| <b>Age (# of years)</b>       | 132                     | 101                   | 120                    | 117                   |
| <b>Condition</b>              | Average                 | Average               | Average                | Good                  |
| <b>Sales Type</b>             | --                      | Fair Market Value     | Fair Market Value      | Fair Market Value     |
| <b>Location</b>               | Adverse ; Busy Road     | Neutral ; Residential | Neutral ; Residential  | Neutral ; Residential |
| <b>View</b>                   | Neutral ; City Street   | Neutral ; City Street | Neutral ; City Street  | Neutral ; City Street |
| <b>Style/Design</b>           | 1.5 Stories traditional | 1 Story bungalow      | 1 Story bungalow       | 1 Story bungalow      |
| <b># Units</b>                | 1                       | 1                     | 1                      | 1                     |
| <b>Living Sq. Feet</b>        | 878                     | 866                   | 971                    | 741                   |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 1                   | 1 · 1                 | 2 · 1                  | 1 · 1                 |
| <b>Total Room #</b>           | 5                       | 4                     | 6                      | 4                     |
| <b>Garage (Style/Stalls)</b>  | Detached 2 Car(s)       | None                  | Detached 1 Car         | None                  |
| <b>Basement (Yes/No)</b>      | Yes                     | Yes                   | Yes                    | Yes                   |
| <b>Basement (% Fin)</b>       | 0%                      | 10%                   | 0%                     | 0%                    |
| <b>Basement Sq. Ft.</b>       | 585                     | 866                   | 971                    | 741                   |
| <b>Pool/Spa</b>               | --                      | --                    | --                     | --                    |
| <b>Lot Size</b>               | 0.09 acres              | .07 acres             | .07 acres              | .08 acres             |
| <b>Other</b>                  | --                      | --                    | --                     | --                    |
| <b>Net Adjustment</b>         | --                      | +\$3,800              | -\$3,725               | +\$3,425              |
| <b>Adjusted Price</b>         | --                      | \$62,800              | \$76,075               | \$83,425              |

\* 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** I adjusted the comp for inferior bed count (+8000), superior bath in LL (-3000), inferior garage (+5000), superior age (-6200) Looking for a well priced home to call your own or a property to add to your rental portfolio? Take a look at this 1 bed / 2 bath brick bungalow in Dutchtown. A little sweat equity would go a long way to add instant value. Original features include wood floors, stained glass windows and fireplace. Formal living room & dining room. 1 full bathroom on the main floor and 1 in the basement. Spacious kitchen and pass-through bedroom. Sizable back yard with fencing and 1 car parking pad. New roof within the past 3 yrs. Home to be sold AS IS. Why rent when you can own for less!
- Sold 2** I adjusted the comp for inferior garage size (+1000), superior gla (-2325), superior age (-2400) The other features were similar to the subject. Don't miss this 1 bedroom 1 bathroom home with over 950 square feet!! Home features spacious kitchen with separate dining area, hardwood floors, one car garage, and large level lot! This home is waiting for your finishing touches!! HUD acquired property. All purchasers welcome to bid. Open to all purchasers without preference after bid deadline. Property being sold as is. All utilities are turned OFF. Please use discretion when showing and bring a flashlight.
- Sold 3** I adjusted the comp for inferior bed count (+8000), inferior garage (+5000), superior updated bath (-6000), superior updated flooring (-4000), inferior gla (+3425), superior age (-3000) Why rent when you can buy? Affordable bungalow with lots of updates. The property boasts beautiful hardwood floors, updated bathroom, 2 bedrooms, 1 bath, 6 panel doors, newer paint, newer water heater, window unit, partially finished walk-out lower level with a nice size bedroom. It has been approved in the past as the 2nd bedroom. Nice leveled, fenced yard. Move in or rent it out! Great for starter home! House to be sold as-is. Seller will not provide any inspection or repair including occupancy permit.

## Subject Sales & Listing History

|  |                            |                                 |                         |               |                    |                     |               |
|--|----------------------------|---------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       | <b>Listing History Comments</b> |                         |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            | No recent sales history.        |                         |               |                    |                     |               |
| <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

|   | As Is Price | Repaired Price |
|---|-------------|----------------|
| <b>Suggested List Price</b>   | \$77,000    | \$77,000       |
| <b>Sales Price</b>  | \$75,000    | \$75,000       |
| <b>30 Day Price</b>   | \$68,000    | --             |
| <b>Comments Regarding Pricing Strategy</b>  |             |                |
| <p>I used the attached tax records for the subject's characteristics. In order to find similar comps I searched the MLS and tax records. I started with a .35 mile radius in the same zip code. I used a gla range of 702-1054 sq. ft. (20%) I used an age range of 72-172 years (30%) I looked at all style homes that have sold in the last 6 months. The search produced 5 sales that ranged from 59,000-125,000. I used the two non renovated sales and looked back 12 months to have a 3rd sale in average condition. **Proximity and condition were a high priority in comp selection** I used the same search to look for similar active listings. I found 7 listings in a .5 mile radius that ranged from 69,900-179,500.</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.

The current valuation is coming in higher in value than the most recent duplicate. From the current photos, the subject appears to be in Average condition. The prior report has valued in line with comps in below Average condition. Additionally, the current report has provided 3 sold comps, all of which within 0.20 miles of the subject.

## Subject Photos



Front



Address Verification



Side



Side



Street



## Listing Photos

**L1** 3623 Oregon Ave  
Saint Louis, MO 63118



Front

**L2** 4018 Pennsylvania Ave  
Saint Louis, MO 63118



Front

**L3** 4029 Pennsylvania Ave  
Saint Louis, MO 63118



Front



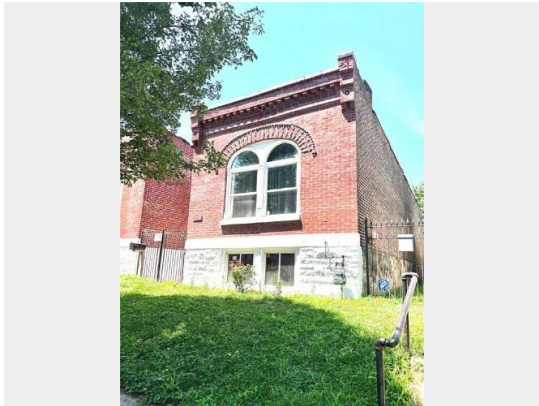
## Sales Photos

**S1** 3421 Dunnica Ave  
Saint Louis, MO 63118



Front

**S2** 3735 South Compton Ave  
Saint Louis, MO 63118



Front

**S3** 3452 Dunnica Ave  
Saint Louis, MO 63118



Front

### ClearMaps Addendum

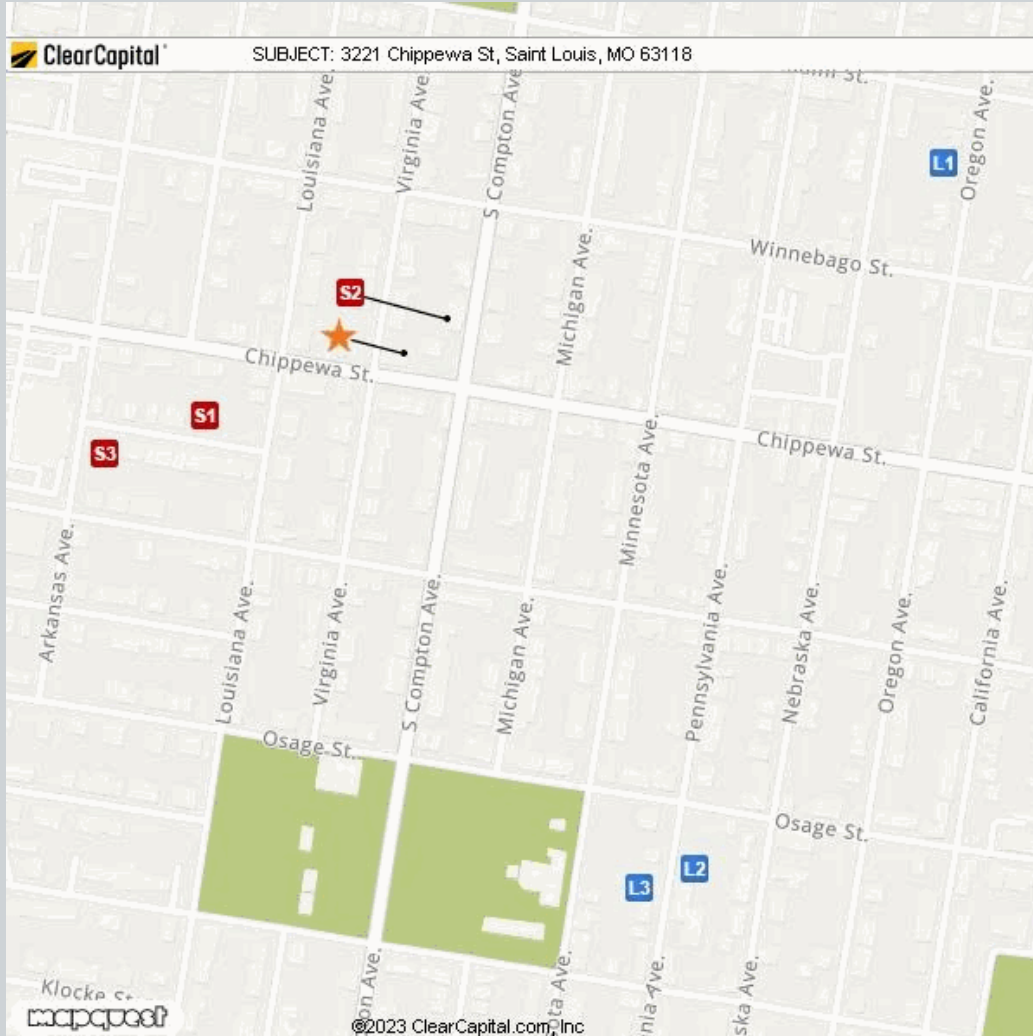
**Address** ★ 3221 Chippewa Street, Saint Louis, MO 63118

**Loan Number** 48773

**Suggested List** \$77,000

**Suggested Repaired** \$77,000

**Sale** \$75,000



| Comparable   | Address                                       | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 3221 Chippewa Street, Saint Louis, MO 63118   | --                      | Parcel Match     |
| L1 Listing 1 | 3623 Oregon Ave, Saint Louis, MO 63118        | 0.38 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 4018 Pennsylvania Ave, Saint Louis, MO 63118  | 0.40 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 4029 Pennsylvania Ave, Saint Louis, MO 63118  | 0.39 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 3421 Dunnica Ave, Saint Louis, MO 63118       | 0.14 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 3735 South Compton Ave, Saint Louis, MO 63118 | 0.04 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 3452 Dunnica Ave, Saint Louis, MO 63118       | 0.21 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>                | Phillip Jones | <b>Company/Brokerage</b> | Wood Brothers Realty                    |
| <b>License No</b>                 | 2002027650    | <b>Address</b>           | 4110 concordia ave saint louis MO 63116 |
| <b>License Expiration</b>         | 09/30/2024    | <b>License State</b>     | MO                                      |
| <b>Phone</b>                      | 3144841653    | <b>Email</b>             | philjones7989@gmail.com                 |
| <b>Broker Distance to Subject</b> | 1.86 miles    | <b>Date Signed</b>       | 09/13/2023                              |

*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.**