

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	35808 E Pink Hill Road, Oak Grove, MISSOURI 64075	Order ID	8444660	Property ID	33346605
Inspection Date	09/27/2022	Date of Report	09/28/2022		
Loan Number	49087	APN	21-900-03-30-00-0-00-000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	09.26.22 BPO	Tracking ID 1	09.26.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,757	<p>The subject is a single family detached raised ranch style home located in rural Oak Grove, MO. The home is in average condition with no repairs or hazards noted during the inspection. The home conforms to the area in property type and exterior building materials. The home is located near single family homes, commercial properties, schools, main roads and highways which is typical in this market with all comparable homes located near similar properties. There is no visible address, home verified with attached tax records and old MLS sale.</p>	
Assessed Value	\$38,001		
Zoning Classification	Residential Improved		
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	Rural	Neighborhood Comments	
Local Economy	Stable	<p>The home is located in rural Oak Grove, MO. The market area is seeing price increases per local data. The home is located near single family homes, commercial properties, schools, main roads and highways which is typical in this market area with all comparable homes located near similar properties.</p>	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$1,300,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	35808 E Pink Hill Road	2201 N Holly Road	408 Chestnut Street	1318 Sw Ryan Raod
City, State	Oak Grove, MISSOURI	Buckner, MO	Napoleon, MO	Grain Valley, MO
Zip Code	64075	64016	64074	64029
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.05 ¹	7.13 ¹	5.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$320,000	\$395,000
List Price \$	--	\$389,000	\$320,000	\$395,000
Original List Date		08/16/2022	07/21/2022	08/25/2022
DOM · Cumulative DOM	-- · --	43 · 43	69 · 69	2 · 34
Age (# of years)	45	62	70	25
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 Raised Ranch	1.5 Stories 1.5 Story	1 Story Ranch	Split split
# Units	1	1	1	1
Living Sq. Feet	1,471	1,874	2,040	1,563
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	4 · 2	4 · 2 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Carport 1 Car	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	0%	0%	53%
Basement Sq. Ft.	1,414	722	2,040	1,538
Pool/Spa	--	--	--	--
Lot Size	4.2 acres	13.67 acres	1.77 acres	1.6 acres
Other	Fence, Outbuilding	Fence, Outbuilding	None	Shed

* 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 Superior in above grade GLA, bed count and lot size. Inferior in garage count and lack of finished basement area.

Listing 2 Superior in above grade GLA and bed count. Inferior in garage count, lot size and unfinished basement.

Listing 3 Similar in above grade GLA, condition, market location and partial finished basement. Superior in bed count, bath count and garage count.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	35808 E Pink Hill Road	34911 E Pink Hill Road	3304 S Outer Belt Road	3875 Johnston Lane
City, State	Oak Grove, MISSOURI	Grain Valley, MO	Oak Grove, MO	Bates City, MO
Zip Code	64075	64029	64075	64011
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	1.77 ¹	6.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$300,000	\$365,000
List Price \$	--	\$350,000	\$300,000	\$365,000
Sale Price \$	--	\$350,000	\$330,000	\$360,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/06/2022	06/30/2022	09/13/2022
DOM · Cumulative DOM	-- · --	7 · 83	1 · 47	2 · 28
Age (# of years)	45	30	65	27
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 Raised Ranch	1 Story Ranch	1 Story Ranch	1 Story Raised Ranch
# Units	1	1	1	1
Living Sq. Feet	1,471	1,548	1,651	1,523
Bdrm · Bths · ½ Bths	3 · 2	2 · 3	3 · 1	3 · 3
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	50%	70%	0%	66%
Basement Sq. Ft.	1414	1,548	--	1,523
Pool/Spa	--	--	--	--
Lot Size	4.2 acres	2.44 acres	4.81 acres	3 acres
Other	Fence, Outbuilding	Fence	Fence, 2 outbuilding	Fence
Net Adjustment	--	+\$7,240	+\$2,570	+\$2,160
Adjusted Price	--	\$357,240	\$332,570	\$362,160

* Sold 3 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** Adjusted -1500 for year built, -1540 for GLA, +2000 for bed count, -2000 for bath count, -2000 for finished basement, +5280 for lot size and +5000 for outbuilding. Similar in above grade GLA, condition and garage count.
- Sold 2** Sold over list due to multiple offers. Adjusted -5000 for seller concessions, +2000 for year built, -3600 for GLA, +2000 for bath count, +4000 for garage count/type, +10000 for lack of basement, -1830 for lot size and -5000 for outbuilding. Similar in above grade GLA, condition and bed count.
- Sold 3** Adjusted -1800 for year built, -1040 for GLA, -2000 for bath count, -1600 for finished basement, +3600 for lot size and +5000 for outbuilding. Similar in bed count, above grade GLA, condition and market location.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold on MLS on 6/11/2012 for \$215000				
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	\$363,000	\$363,000
Sales Price	\$362,000	\$362,000
30 Day Price	\$352,000	--
Comments Regarding Pricing Strategy		
<p>The search guidelines of lot size, above grade GLA and style were to be expanded due to limited comparable homes in the market with recent activity. All styles used compete with no adjustment needed in this area. The adjusted sold comparable homes are the best indicator of value as many of the active homes are currently overpriced and may see further price reductions.</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

Listing Photos

L1 2201 N Holly Road
Buckner, MO 64016



Front

L2 408 Chestnut Street
Napoleon, MO 64074



Front

L3 1318 SW Ryan Raod
Grain Valley, MO 64029



Front

Sales Photos

S1 34911 E Pink Hill Road
Grain Valley, MO 64029



Front

S2 3304 S Outer Belt Road
Oak Grove, MO 64075



Front

S3 3875 Johnston Lane
Bates City, MO 64011



Front

ClearMaps Addendum

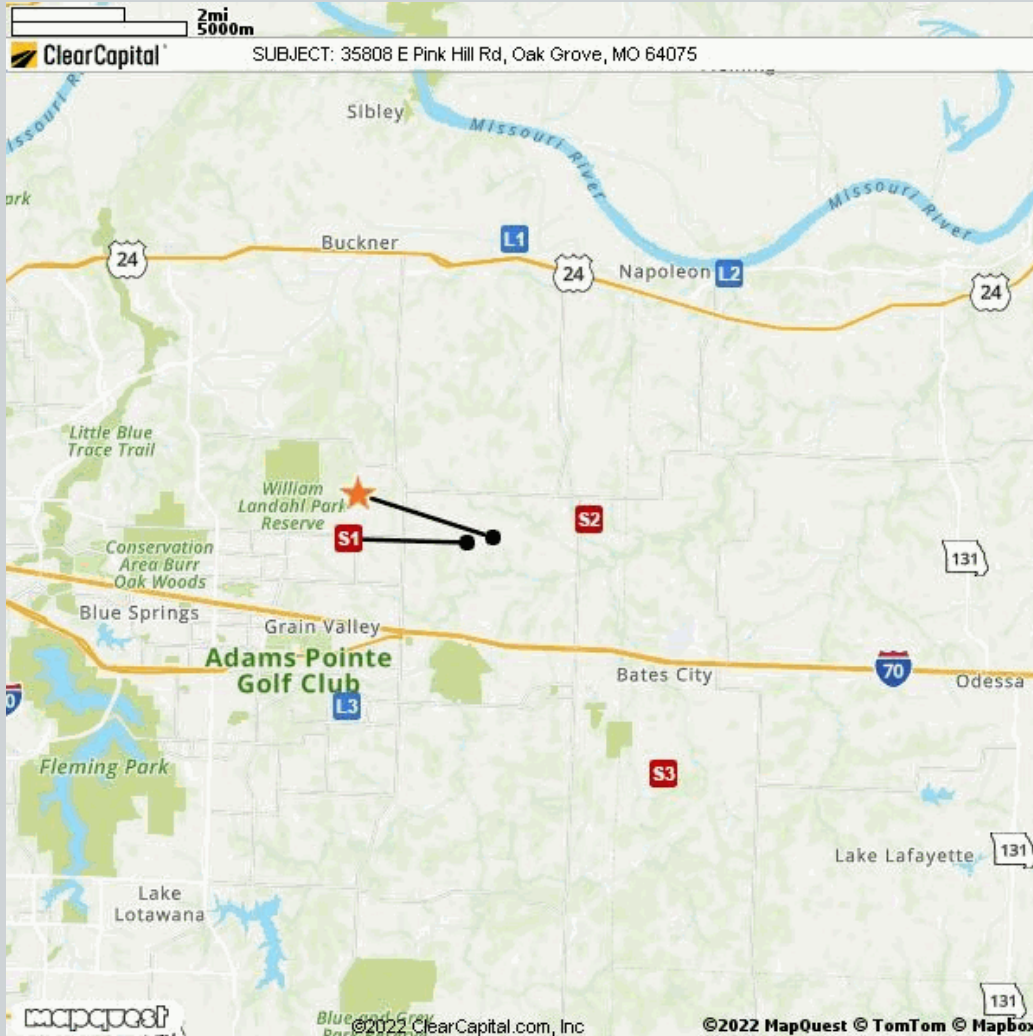
Address ★ 35808 E Pink Hill Road, Oak Grove, MISSOURI 64075

Loan Number 49087

Suggested List \$363,000

Suggested Repaired \$363,000

Sale \$362,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	35808 E Pink Hill Road, Oak Grove, Missouri 64075	--	Parcel Match
L1 Listing 1	2201 N Holly Road, Buckner, MO 64016	6.05 Miles ¹	Parcel Match
L2 Listing 2	408 Chestnut Street, Napoleon, MO 64074	7.13 Miles ¹	Parcel Match
L3 Listing 3	1318 Sw Ryan Raod, Grain Valley, MO 64029	5.17 Miles ¹	Parcel Match
S1 Sold 1	34911 E Pink Hill Road, Grain Valley, MO 64029	0.55 Miles ¹	Parcel Match
S2 Sold 2	3304 S Outer Belt Road, Oak Grove, MO 64075	1.77 Miles ¹	Parcel Match
S3 Sold 3	3875 Johnston Lane, Bates City, MO 64011	6.30 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	Ryan Attebery	Company/Brokerage	Orenda Real Estate Services
License No	2014040983	Address	804 S Mohican Drive Independence MO 64056
License Expiration	09/30/2024	License State	MO
Phone	8162804076	Email	reo@orendarealestate.com
Broker Distance to Subject	10.60 miles	Date Signed	09/28/2022

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.