

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	4029 Ohio Avenue, Saint Louis, MO 63118	Order ID	8096484	Property ID	32474554
Inspection Date	04/01/2022	Date of Report	04/03/2022		
Loan Number	49092	APN	26050001100		
Borrower Name	Catamount Properties 2018 LLC	County	Saint Louis City (City)		

Tracking IDs

Order Tracking ID	04.01.22 BPO	Tracking ID 1	04.01.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ARTHUR HERNANDEZ	Condition Comments 4029 Ohio Ave is a one story, brick, bungalow style, sfr. The age of the subject is superior to most homes in the area. The subject has a view of a city school. The door was boarded up. This appears to be for security reasons as this home was foreclosed on in February of this year. I placed the subject in C4 condition and focused on non updated homes during comp selection. I strongly recommend an interior inspection due to the vacancy of the property. I did add a cost to replace the front door as it was not visible.
R. E. Taxes	\$455	
Assessed Value	\$5,170	
Zoning Classification	Residential B	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The door is boarded up)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments 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 28. The subject is located less than 2 blocks from a main road and commercial/ employment centers. The subject has a view of a city school.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$35,000 High: \$198,000	
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	4029 Ohio Avenue	4647 Minnesota Ave	4031 Nebraska Ave	3432 Tennessee Ave
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63118	63111	63118	63118
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.25 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$91,900	\$69,900	\$63,000
List Price \$	--	\$91,900	\$69,900	\$63,000
Original List Date		03/04/2022	03/23/2022	03/19/2022
DOM · Cumulative DOM	-- · --	29 · 30	2 · 11	13 · 15
Age (# of years)	62	62	58	61
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 ; Other	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	777	808	798	814
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Detached 1 Car	None	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	777	808	798	814
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	.09 acres	.07 acres	.08 acres
Other	--	--	--	--

* Listing 2 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 I adjusted the comp for inferior garage (+3000) 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 (+3000) The other features were similar to the subject.

Listing 3 I adjusted the comp for inferior garage (+3000) I made no other adjustments to the comp. Location and view were similar to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4029 Ohio Avenue	3720 Nebraska Ave	4027 Ohio Ave	4108 East Iowa Ave
City, State	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63118	63118	63118	63118
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.01 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$70,000	\$69,900	\$55,000
List Price \$	--	\$65,000	\$69,900	\$55,000
Sale Price \$	--	\$60,000	\$72,500	\$55,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	10/21/2021	09/09/2021	11/12/2021
DOM · Cumulative DOM	-- · --	40 · 71	29 · 35	2 · 23
Age (# of years)	62	62	62	62
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 ; Other	Neutral ; City Street	Neutral ; Other	Neutral ; City Street
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	777	760	784	759
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	777	760	784	759
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	.07 acres	.07 acres	.07 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,000	+\$3,000	-\$3,000
Adjusted Price	--	\$63,000	\$75,500	\$52,000

* 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 I adjusted the comp for inferior garage (+3000) The other features were similar to the subject.

Sold 2 I adjusted the comp for inferior garage (+3000) I made no other adjustments to the comp. The other features were similar to the subject.

Sold 3 This sale is in dated condition and would be a good indicator of value if the subject is distressed on the interior/ I adjusted the comp for superior bed count (-3000) No other adjustments were required.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent sales history.			
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	\$72,000	\$73,000
Sales Price	\$69,000	\$70,000
30 Day Price	\$69,000	--
Comments Regarding Pricing Strategy		
<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 622-932 sq. ft. (20%) I used an age range of 42-82 years (30%) I looked at all one story homes that have sold in the last 6 months. The search produced 4 sales that ranged from 55,000- 108,000. I used 2 non updated sales in the same subdivision. I looked back 12 months and found the home next door to the subject sold for 72,500. **Proximity and condition were a high priority in comp selection** I used the same search to look for similar active listings. I found 2 listings in a .5 mile radius that ranged from 69,900-90,000. I used the non updated comp and had to expand the radius to have additional listings in C4 condition. Value is a fair market value. Value is based on the subject being in C4/ average/ non updated condition. **There is a higher tier of values for renovated homes in the area.** I relied heavily on sold comp 2 for value. This home was in C4 condition and is next door to the subject. Sold comp 2 has a similar tax rate. The subject has a tax rate of \$455 annually. Sold comp 2 has an annual tax rate of \$425. I strongly recommend an interior inspection due to the vacancy of the property. In the absence of an interior inspection, I valued this property in average condition.</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



Other

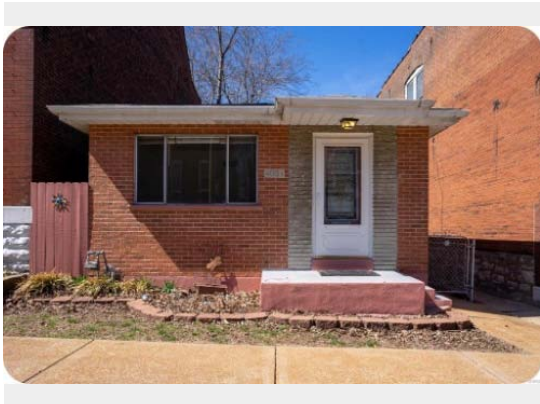
Listing Photos

L1 4647 Minnesota Ave
Saint Louis, MO 63111



Front

L2 4031 Nebraska Ave
Saint Louis, MO 63118



Front

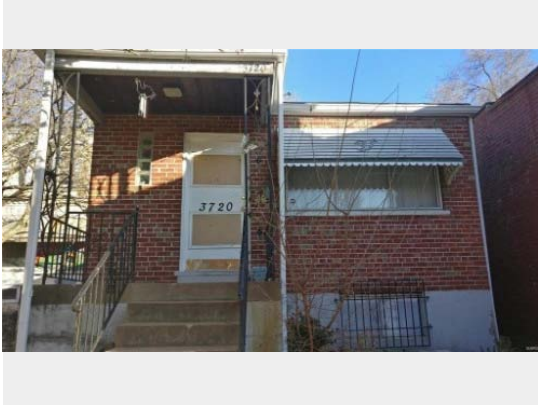
L3 3432 Tennessee Ave
Saint Louis, MO 63118



Front

Sales Photos

S1 3720 Nebraska Ave
Saint Louis, MO 63118



Front

S2 4027 Ohio Ave
Saint Louis, MO 63118



Front

S3 4108 East Iowa Ave
Saint Louis, MO 63118



Front

ClearMaps Addendum

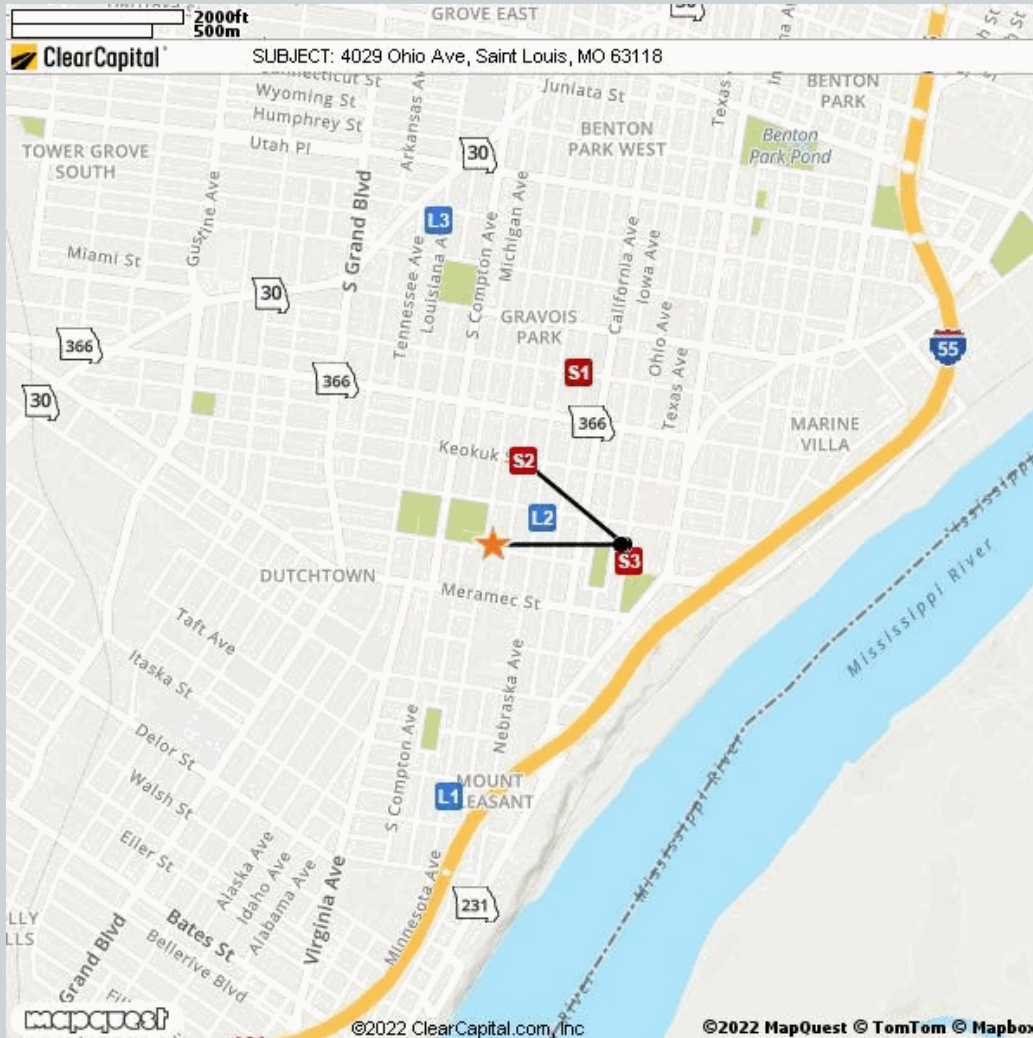
Address ★ 4029 Ohio Avenue, Saint Louis, MO 63118

Loan Number 49092

Suggested List \$72,000

Suggested Repaired \$73,000

Sale \$69,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4029 Ohio Avenue, Saint Louis, MO 63118	--	Parcel Match
L1 Listing 1	4647 Minnesota Ave, Saint Louis, MO 63111	0.87 Miles ¹	Parcel Match
L2 Listing 2	4031 Nebraska Ave, Saint Louis, MO 63118	0.25 Miles ¹	Parcel Match
L3 Listing 3	3432 Tennessee Ave, Saint Louis, MO 63118	0.98 Miles ¹	Parcel Match
S1 Sold 1	3720 Nebraska Ave, Saint Louis, MO 63118	0.45 Miles ¹	Parcel Match
S2 Sold 2	4027 Ohio Ave, Saint Louis, MO 63118	0.01 Miles ¹	Parcel Match
S3 Sold 3	4108 East Iowa Ave, Saint Louis, MO 63118	0.09 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	Phillip Jones	Company/Brokerage	Wood Realty
License No	2002027650	Address	4110 Concordia ave Saint Louis MO 63116
License Expiration	09/30/2022	License State	MO
Phone	3144841653	Email	philjones7989@gmail.com
Broker Distance to Subject	2.11 miles	Date Signed	04/02/2022

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.