

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	962 Buckeye Drive, Saint Louis, MISSOURI 63135	Order ID	8103585	Property ID	32488229
Inspection Date	04/06/2022	Date of Report	04/07/2022		
Loan Number	49155	APN	10J-22-0983		
Borrower Name	Catamount Properties 2018 LLC	County	St. Louis		

Tracking IDs					
Order Tracking ID	04.05.22	Tracking ID 1	04.05.22		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	Scott Alvera W	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$1,268	
Assessed Value	\$15,770	
Zoning Classification	Residential	
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

		Neighborhood Comments
Location Type	Suburban	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$88,000 High: \$163,080	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	962 Buckeye Drive	16 Lakeview Dr	8465 Bayberry	6913 Berkridge Ct
City, State	Saint Louis, MISSOURI	Saint Louis, MO	Saint Louis, MO	Hazelwood, MO
Zip Code	63135	63135	63134	63042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.71 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$120,000	\$139,900	\$115,000
List Price \$	--	\$120,000	\$139,900	\$115,000
Original List Date		04/01/2022	02/14/2022	03/28/2022
DOM · Cumulative DOM	-- · --	3 · 6	49 · 52	7 · 10
Age (# of years)	68	84	67	64
Condition	Average	Average	Good	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	1.5 Stories Cape Cod	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,092	930	1,288	962
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 2	3 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	1,000	610	--	900
Pool/Spa	--	--	--	--
Lot Size	0.250 acres	0.15 acres	0.2 acres	0.21 acres
Other	None	None	None	None

* 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 Adjustments:;GLA:\$3240,Age:\$400,Lot:\$200,Total Adjustment:\$3840,Net Adjustment Value:\$123840 Property is inferior to the subject in square footage,similar in type and location.It appears similar to the subject in condition.

Listing 2 Adjustments:Condition:\$-2500,Bath:\$-2000,HBath:\$1000,GLA:\$-3920,Garage:\$2000,Carport:\$-1000,Total Adjustment:\$-6420,Net Adjustment Value:\$133480 Property is superior to the subject in square footage,similar in type and location.No adjustments necessary for lot size difference due to minimal land value in this area.

Listing 3 Adjustments:;HBath:\$1000,GLA:\$2600,Total Adjustment:\$3600,Net Adjustment Value:\$118600 Property is similar to the subject in square footage,type and location.property is same in view to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	962 Buckeye Drive	180 Brackleigh Lane	8119 Addington Dr	6806 Knoll Ave
City, State	Saint Louis, MISSOURI	Florissant, MO	Saint Louis, MO	Saint Louis, MO
Zip Code	63135	63031	63134	63134
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.28 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$125,000	\$109,000	\$135,900
List Price \$	--	\$118,000	\$109,000	\$135,900
Sale Price \$	--	\$110,000	\$117,500	\$135,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/27/2021	03/15/2022	12/09/2021
DOM · Cumulative DOM	-- · --	52 · 53	31 · 32	41 · 42
Age (# of years)	68	68	66	66
Condition	Average	Average	Average	Good
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,092	1,232	988	1,202
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	2 · 2	3 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	1000	--	900	1,000
Pool/Spa	--	--	--	--
Lot Size	0.250 acres	0.17 acres	0.21 acres	0.2 acres
Other	None	None	None	None
Net Adjustment	--	-\$1,640	+\$4,080	-\$3,700
Adjusted Price	--	\$108,360	\$121,580	\$132,200

* 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** Adjustments:HBath:\$1000,GLA:\$-2800,Lot:\$160,Total Adjustment:-1640,Net Adjustment Value:\$108360 Property is superior to the subject in square footage,similar in type and location.It appears similar to the subject in condition.
- Sold 2** Adjustments:Bed:\$3000,Bath:\$-2000,HBath:\$1000,GLA:\$2080,Total Adjustment:4080,Net Adjustment Value:\$121580 Property is similar to the subject in square footage,type and location.No adjustments necessary for lot size difference due to minimal land value in this area.
- Sold 3** Adjustments:Condition:\$-2500,Bath:\$-2000,HBath:\$1000,GLA:\$-2200,Garage:\$2000,Total Adjustment:-3700,Net Adjustment Value:\$132200 Property is superior to the subject in square footage,similar in type and location.property is same in view to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$125,000	\$125,000
Sales Price	\$119,500	\$119,500
30 Day Price	\$110,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a 3 bed, 1.5 bath SFR home in average condition. To locate comparable within 1 mile radius it was necessary to exceed the threshold for age variance of 10 years , GLA variance guideline of 15%, lot size variance guideline of 25% , bed/bath count, sub style variance in an effort to use the best available comparable from within the subject's market area. A comparable listing with superior condition (CS3, LC2) due to limited activity in the subject's area. CS1 and CS3 are dated sale (over 3 months) and used due to the lack of more recent comparable properties. Property located within close proximity to highway, RR tracks, parks, water bodies, commercial centres. Comparable shares values defining qualities with the subject in regard to age, GLA, location and condition so the subject location characteristics doesn't affect its marketability. In delivering final valuation, the most weight has been placed on CS2 and CL3 as they are most similar to subject conditions and overall structure.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate . The large variance appears to be due to comp proximity. 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

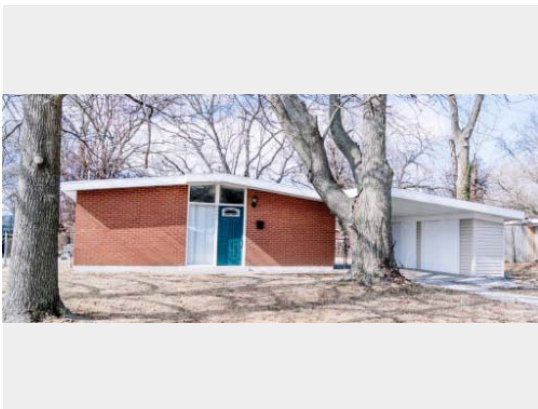
Listing Photos

L1 16 Lakeview Dr
Saint Louis, MO 63135



Front

L2 8465 Bayberry
Saint Louis, MO 63134



Front

L3 6913 Berkrige Ct
Hazelwood, MO 63042



Front

Sales Photos

S1 180 Brackleigh Lane
Florissant, MO 63031



Front

S2 8119 Addington Dr
Saint Louis, MO 63134



Front

S3 6806 Knoll Ave
Saint Louis, MO 63134



Front

ClearMaps Addendum

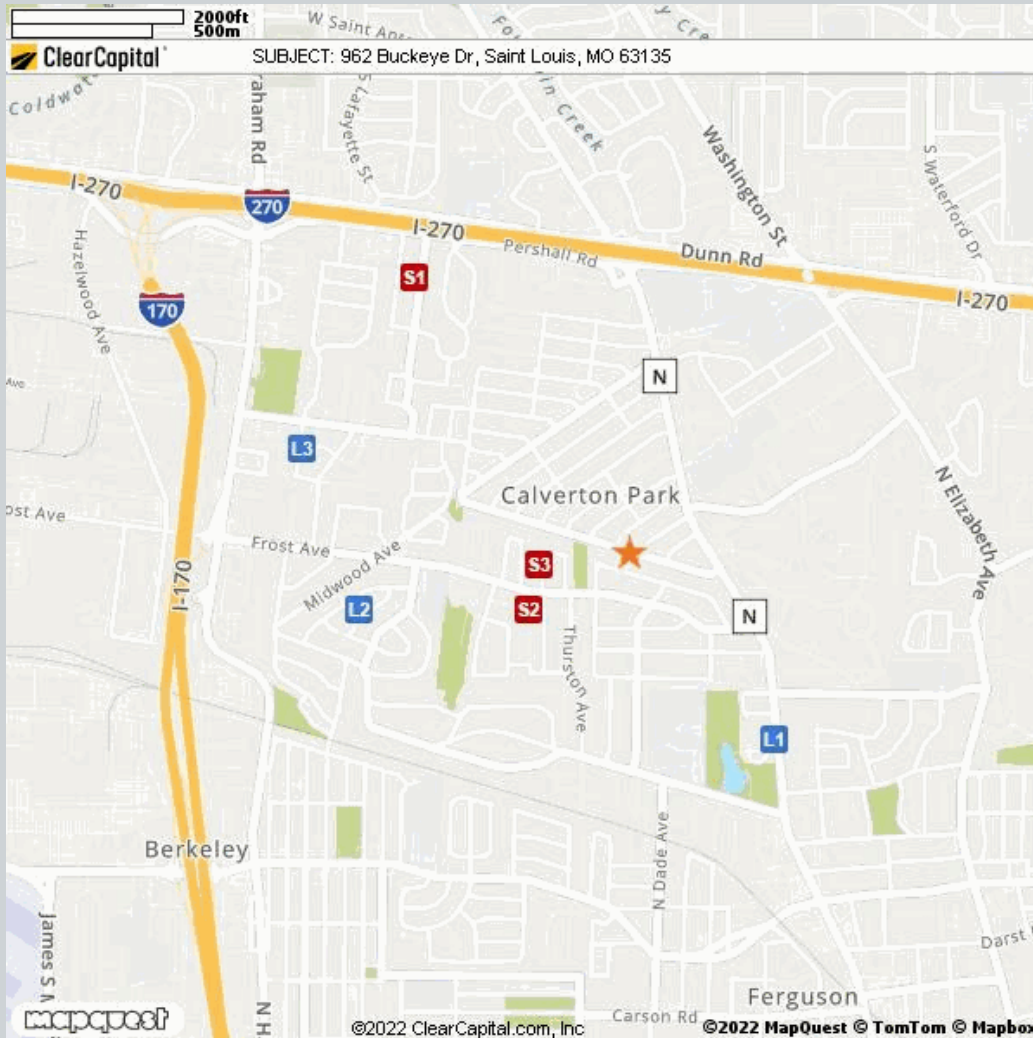
Address ★ 962 Buckeye Drive, Saint Louis, MISSOURI 63135

Loan Number 49155

Suggested List \$125,000

Suggested Repaired \$125,000

Sale \$119,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	962 Buckeye Drive, Saint Louis, Missouri 63135	--	Parcel Match
L1 Listing 1	16 Lakeview Dr, Saint Louis, MO 63135	0.63 Miles ¹	Parcel Match
L2 Listing 2	8465 Bayberry, Saint Louis, MO 63134	0.71 Miles ¹	Parcel Match
L3 Listing 3	6913 Berkridge Ct, Hazelwood, MO 63042	0.90 Miles ¹	Parcel Match
S1 Sold 1	180 Brackleigh Lane, Florissant, MO 63031	0.94 Miles ¹	Parcel Match
S2 Sold 2	8119 Addington Dr, Saint Louis, MO 63134	0.28 Miles ¹	Parcel Match
S3 Sold 3	6806 Knoll Ave, Saint Louis, MO 63134	0.22 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	Michael Winkeler	Company/Brokerage	Bang Realty-Missouri Inc
License No	2021008264	Address	9648 Olive Blvd #388 Olivette MO 63132
License Expiration	06/30/2022	License State	MO
Phone	3143343438	Email	stlbpo@bangrealty.com
Broker Distance to Subject	7.20 miles	Date Signed	04/06/2022

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.