

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>	1006 E 99th Street, Kansas City, MO 64131	<b>Order ID</b>	8519198	<b>Property ID</b>	33552887
<b>Inspection Date</b>	11/16/2022	<b>Date of Report</b>	11/16/2022		
<b>Loan Number</b>	49828	<b>APN</b>	48-540-01-67-00-0-00-000		
<b>Borrower Name</b>	na	<b>County</b>	Jackson		

Tracking IDs					
<b>Order Tracking ID</b>	11.15.22 CS_Citi Update	<b>Tracking ID 1</b>	11.15.22 CS_Citi Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,972	Based on an observation the subject property appears to be in average condition.	
<b>Assessed Value</b>	\$34,200		
<b>Zoning Classification</b>	Residential		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in an established neighborhood that consists of mostly homes displaying general similarity in design, appeal and size.	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$380,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1006 E 99th Street	801 W 86th Terrace	8706 Sleepy Hollow Road	801 W 87th Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64131	64114	64114	64114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.98 <sup>1</sup>	1.57 <sup>1</sup>	1.93 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$285,000	\$285,000
List Price \$	--	\$275,000	\$285,000	\$285,000
Original List Date		10/19/2022	10/20/2022	09/26/2022
DOM · Cumulative DOM	-- · --	27 · 28	17 · 27	1 · 51
Age (# of years)	50	64	80	65
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,608	1,588	1,739	1,236
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	600	588	750	600
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.25 acres	0.22 acres	0.20 acres
Other	None	None	None	None

\* Listing 1 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** Similar in GLA to the subject.

**Listing 2** Similar in bed count to the subject.

**Listing 3** Similar in bed count to the subject.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1006 E 99th Street	208 W 96th Terrace	9713 Winslow Place	631 E 97th Street
City, State	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
Zip Code	64131	64114	64131	64131
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 <sup>1</sup>	0.41 <sup>1</sup>	0.41 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$253,000	\$272,500
List Price \$	--	\$250,000	\$253,000	\$272,500
Sale Price \$	--	\$250,000	\$253,000	\$272,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/14/2022	06/15/2022	08/29/2022
DOM · Cumulative DOM	-- · --	2 · 41	2 · 46	37 · 73
Age (# of years)	50	70	55	79
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,608	1,240	1,989	1,964
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2 · 2	4 · 2 · 1
Total Room #	7	6	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	600	600	900	950
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.25 acres	0.21 acres	0.54 acres
Other	None	None	None	None
Net Adjustment	--	+\$12,280	-\$11,365	-\$8,000
Adjusted Price	--	\$262,280	\$241,635	\$264,500

\* Sold 1 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** Similar in bed count to the subject. Adjustment as follows : GLA:\$9200 Year Built:\$2000 LOT:\$80 BED COUNT:\$0 BATH COUNT:\$1000 HALF BATH:\$-500 GARAGE:\$500

**Sold 2** Similar in garage count to the subject. Adjustment as follows : GLA:\$-9525 Year Built:\$0 LOT:\$160 BED COUNT:\$-1000 BATH COUNT:\$0 HALF BATH:\$-1000 GARAGE:\$0

**Sold 3** Similar in garage count to the subject. Adjustment as follows : GLA:\$-8900 Year Built:\$2900 LOT:\$-500 BED COUNT:\$-1000 BATH COUNT:\$0 HALF BATH:\$-500 GARAGE:\$0

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$260,000	\$260,000
<b>Sales Price</b>	\$250,000	\$250,000
<b>30 Day Price</b>	\$245,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. All comparables have been given equal weight in determining an opinion of value for the subject property. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with a variance in GLA, Year built, Garage, Lot size, Bed bath count, Sold date and proximity. Most of the Weight in this BPO was given to Sold Comp 1 because it was most similar in bed count to the subject. Note: this valuation is NOT intended to be an Appraisal and should not be used as one, it was completed by a Licensed Real Estate Broker. This is for valuation purposes only</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



Street

## Subject Photos



Street



Other



## Listing Photos

**L1** 801 W 86th Terrace  
Kansas City, MO 64114



Front

**L2** 8706 Sleepy Hollow Road  
Kansas City, MO 64114



Front

**L3** 801 W 87th Street  
Kansas City, MO 64114



Front

## Sales Photos

**S1** 208 W 96th Terrace  
Kansas City, MO 64114



Front

**S2** 9713 WINSLOW Place  
Kansas City, MO 64131



Front

**S3** 631 E 97th Street  
Kansas City, MO 64131



Front

## ClearMaps Addendum

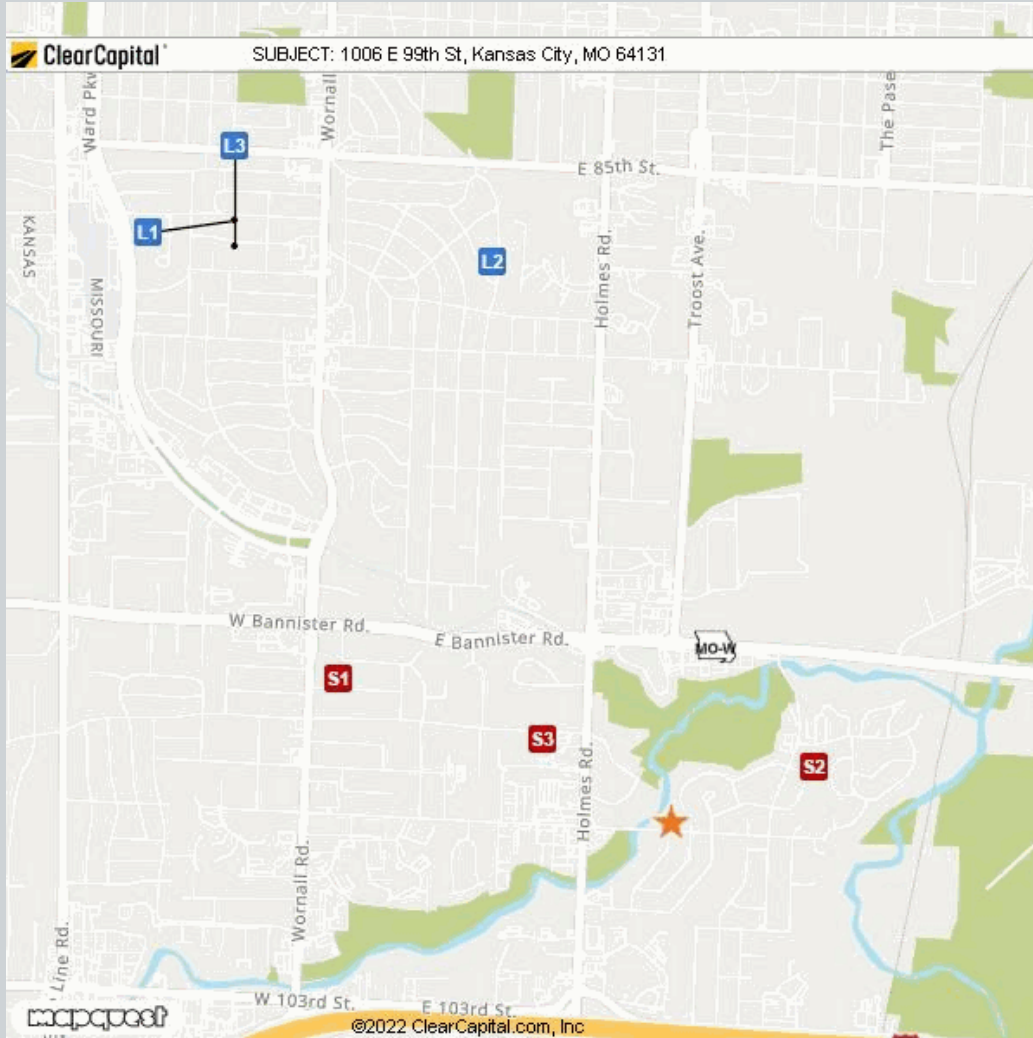
**Address** ★ 1006 E 99th Street, Kansas City, MO 64131

**Loan Number** 49828

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1006 E 99th Street, Kansas City, MO 64131	--	Parcel Match
L1 Listing 1	801 W 86th Terrace, Kansas City, MO 64114	1.98 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8706 Sleepy Hollow Road, Kansas City, MO 64114	1.57 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	801 W 87th Street, Kansas City, MO 64114	1.93 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	208 W 96th Terrace, Kansas City, MO 64114	0.97 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9713 Winslow Place, Kansas City, MO 64131	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	631 E 97th Street, Kansas City, MO 64131	0.41 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>	Trice Massey- MO	<b>Company/Brokerage</b>	Greater Kansas City Realty
<b>License No</b>	1999130936	<b>Address</b>	311 W 80th Terrace Kansas City MO 64131
<b>License Expiration</b>	06/30/2024	<b>License State</b>	MO
<b>Phone</b>	9139801399	<b>Email</b>	gkcrbpo@gmail.com
<b>Broker Distance to Subject</b>	2.48 miles	<b>Date Signed</b>	11/16/2022

*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:**

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