

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	6209 Claremont Avenue, Kansas City, MO 64133	Order ID	8297698	Property ID	32996461
Inspection Date	06/27/2022	Date of Report	06/28/2022		
Loan Number	50364	APN	45-110-13-12-00-0-00-000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	06.27.22 BPO	Tracking ID 1	06.27.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	William S Mcpherrin	Condition Comments	
R. E. Taxes	\$2,224	Vendor cannot confirm if the property is occupied or vacant. There were no vehicles in the driveway or lights on in the home when Vendor performed the drive by inspection last evening at approx 8:15 pm. The exterior entry storm doors were slightly ajar and looked like they may need replacing because they do not latch correctly. The exterior siding on side of the home has detached from the brick and is drooping and needs to be repaired.	
Assessed Value	\$27,580		
Zoning Classification	Sf Residence		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$3,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$3,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The homes in subject property's neighborhood were all built around the same time and are in varying degrees of condition. Some homes are well maintained but lack updates. Some are updated and show pride ownership, and some could use some TLC.	
Sales Prices in this Neighborhood	Low: \$195,000 High: \$235,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6209 Claremont Avenue	11605 E 60th Terrace	11906 E 56th Terrace	12116 E 57th Terrace
City, State	Kansas City, MO	Raytown, MO	Kansas City, MO	Kansas City, MO
Zip Code	64133	64133	64133	64133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.83 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$190,000	\$225,000	\$195,000
List Price \$	--	\$190,000	\$235,000	\$197,500
Original List Date		06/24/2022	05/01/2022	05/07/2022
DOM · Cumulative DOM	-- · --	3 · 4	10 · 58	11 · 52
Age (# of years)	59	50	49	64
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 Raised ranch	1 Story Raised ranch	1 Story raised ranch
# Units	1	1	1	1
Living Sq. Feet	2,020	1,909	1,900	1,454
Bdrm · Bths · ½ Bths	3 · 3 · 1	4 · 3 · 1	3 · 2 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	100%	0%	50%
Basement Sq. Ft.	--	304	--	500
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.27 acres	.19 acres	.19 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** List comp 1 is similar to subject property because of GLA. List comp 1 is clean and well maintained; however, there have been minimal updates to the home. The kitchen has Corian style countertops, updated dishwasher, 1970s wall mounted oven, glass cooktop, and vinyl sheet flooring. List comp 1 has hardwoods throughout the living areas and bedrooms.
- Listing 2** List comp 2 is most similar to subject property because of the ground floor entry raised ranch floorplan style and GLA. The lower level of list comp 2 has tile flooring throughout. The upper level main floor has carpet in the bedrooms and living area, which could use replacing as it looks like it as towards the end of its lifespan, and the same tile as lower level. The kitchen and bathrooms have been updated within the past 10-15 years.
- Listing 3** List comp 3 is inferior to subject property due to GLA. List comp 3 has hardwood flooring throughout the kitchen, living, and bedroom areas. The kitchen in list comp 3 has laminate countertops and updated cabinetry. One bathroom has been updated to modern standards. The other bathroom was updated over 10 years ago. The finished basement area in list comp 3 has not been updated since the home was constructed.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6209 Claremont Avenue	11309 E 62nd Street	6101 Harvard Avenue	6107 Harvard Avenue
City, State	Kansas City, MO	Raytown, MO	Raytown, MO	Raytown, MO
Zip Code	64133	64133	64133	64133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.22 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$225,000	\$215,000
List Price \$	--	\$210,000	\$210,000	\$215,000
Sale Price \$	--	\$235,000	\$215,000	\$230,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	03/24/2022	01/20/2022	04/15/2022
DOM · Cumulative DOM	-- · --	1 · 58	13 · 48	3 · 29
Age (# of years)	59	59	58	58
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 raised ranch	1 Story raised ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,020	1,962	1,628	1,952
Bdrm · Bths · ½ Bths	3 · 3 · 1	3 · 1 · 1	3 · 3	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	100%	0%	46%
Basement Sq. Ft.		500	1,628	1,336
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.23 acres	.36 acres	.24 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$235,000	\$215,000	\$230,000

* Sold 1 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** Sold comp 1 is similar to subject property because of GLA. The most updated feature of the home is stone countertops in the kitchen, otherwise the home is in average condition and could use new carpet and updating to bring it to the upper end of the market for similar properties.
- Sold 2** Sold comp 2 is inferior to subject property because it is almost entirely in originally constructed condition. The property is clean and seems to be well maintained; however, it is a time warp.
- Sold 3** Sold comp 3 is similar to subject property because of GLA. Sold comp 3 has had no interior updates since the 1990s. The home is clean and well maintained but is outdated.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject property has not been listed or sold within the past year.					
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	\$235,000	\$238,500
Sales Price	\$230,000	\$233,500
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
<p>Vendor is assuming that subject property is in average condition. Vendor does not think that adjustments need to be made to sold comps to provide a valuation opinion because of the similarities between the compared properties. The differences would apply to the interior finishes of the properties. All sold comps present as average homes with varying degrees of updates and finishes. Vendor observed the exterior entry storm doors were slightly ajar and looked like they may need replacing because they do not latch correctly. The exterior siding on side of the home has detached from the brick, is drooping, and needs to be repaired.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Street



Other



Other

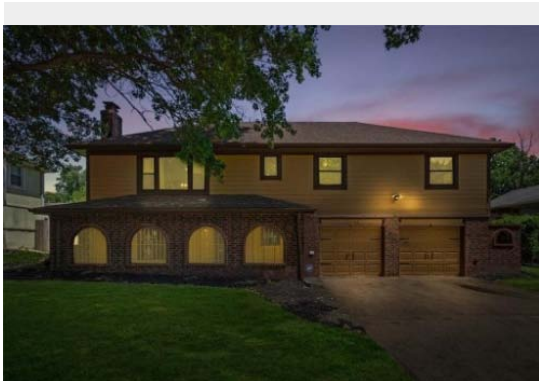
Listing Photos

L1 11605 E 60th Terrace
Raytown, MO 64133



Front

L2 11906 E 56th Terrace
Kansas City, MO 64133



Front

L3 12116 E 57th Terrace
Kansas City, MO 64133



Front

Sales Photos

S1 11309 E 62nd Street
Raytown, MO 64133



Front

S2 6101 Harvard Avenue
Raytown, MO 64133



Front

S3 6107 Harvard Avenue
Raytown, MO 64133



Front

ClearMaps Addendum

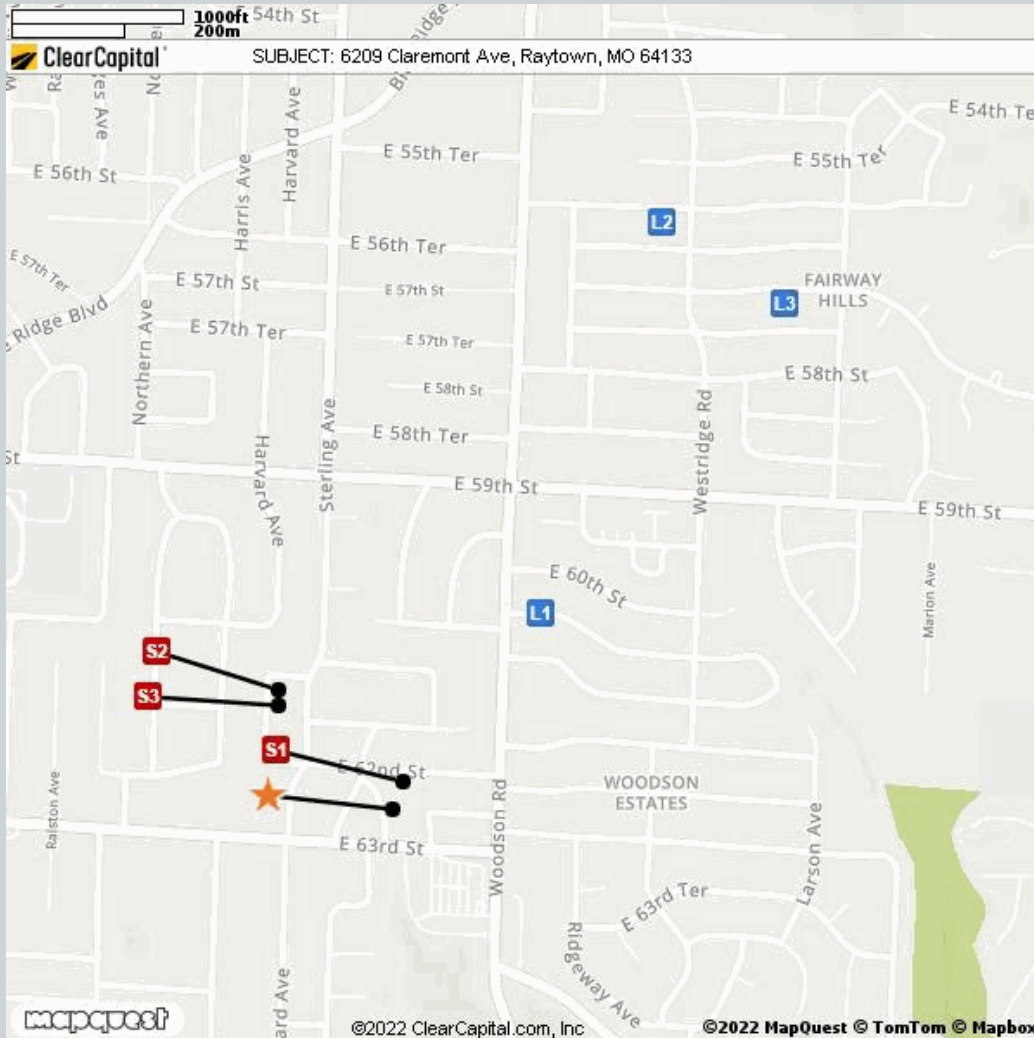
Address ★ 6209 Claremont Avenue, Kansas City, MO 64133

Loan Number 50364

Suggested List \$235,000

Suggested Repaired \$238,500

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6209 Claremont Avenue, Kansas City, MO 64133	--	Parcel Match
L1 Listing 1	11605 E 60th Terrace, Kansas City, MO 64113	0.30 Miles ¹	Parcel Match
L2 Listing 2	11906 E 56th Terrace, Kansas City, MO 64113	0.83 Miles ¹	Parcel Match
L3 Listing 3	12116 E 57th Terrace, Kansas City, MO 64113	0.83 Miles ¹	Parcel Match
S1 Sold 1	11309 E 62nd Street, Kansas City, MO 64133	0.04 Miles ¹	Parcel Match
S2 Sold 2	6101 Harvard Avenue, Kansas City, MO 64113	0.22 Miles ¹	Parcel Match
S3 Sold 3	6107 Harvard Avenue, Kansas City, MO 64113	0.21 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	Michelle MacCallum	Company/Brokerage	Jazz City Real Estate
License No	2019024100	Address	333 W Meyer Blvd Kansas City MO 64113
License Expiration	06/30/2024	License State	MO
Phone	9132863771	Email	homes@jazzcityrealestate.com
Broker Distance to Subject	7.81 miles	Date Signed	06/28/2022

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.