

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	8312 Booth Avenue, Kansas City, MO 64138	Order ID	8730043	Property ID	34168030
Inspection Date	05/09/2023	Date of Report	05/09/2023		
Loan Number	53365	APN	50-310-03-45-00-0-00-000		
Borrower Name	Catamount Properties 2018 LLC	County	Jackson		

Tracking IDs					
Order Tracking ID	05.08.23 BPO Request	Tracking ID 1	05.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,859	<p>The subject is a single family detached split style home located in suburban Raytown, MO. The home is in fair condition with repairs needed including roof replacement, trim/soffit repairs and exterior touch up paint. 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. The home backs to a school which has no negative effect on the subjects marketability due to a fence blocking the home.</p>	
Assessed Value	\$19,760		
Zoning Classification	Residential Improved		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$13,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$13,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The home is located in suburban Kansas City, MO. The market area is currently stable 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: \$100,600 High: \$280,000		
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	8312 Booth Avenue	8311 Blue Ridge Blvd	8504 E 86th Terrace	8704 E 81st Terrace
City, State	Kansas City, MO	Raytown, MO	Raytown, MO	Raytown, MO
Zip Code	64138	64138	64138	64138
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.32 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$189,000	\$175,000	\$155,000
List Price \$	--	\$185,000	\$175,000	\$155,000
Original List Date		04/27/2023	04/05/2023	05/06/2023
DOM · Cumulative DOM	-- · --	12 · 12	2 · 34	3 · 3
Age (# of years)	61	73	68	70
Condition	Fair	Average	Fair	Fair
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	Split split	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	980	1,230	986	850
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	47%
Basement Sq. Ft.	400	980	912	848
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.2 acres	0.36 acres	0.89 acres
Other	Fence	None	Fence	Fence, 1, detached

* 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 The home is superior in above grade GLA and condition. Inferior in bath count and lack of garage.

Listing 2 The home is similar in above grade GLA, condition, bed count, garage count and unfinished basement area.

Listing 3 The home is inferior in bed count and bath count. Superior in partial finished basement and exterior amenities.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8312 Booth Avenue	8742 Ford Ave	8323 Elm Ave	8814 Kentucky Ave
City, State	Kansas City, MO	Raytown, MO	Raytown, MO	Kansas City, MO
Zip Code	64138	64138	64138	64138
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.78 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$172,000	\$140,000	\$179,900
List Price \$	--	\$159,000	\$140,000	\$179,900
Sale Price \$	--	\$160,000	\$155,000	\$176,200
Type of Financing	--	Conventional	Fha203k	Cash
Date of Sale	--	03/09/2023	12/29/2022	03/01/2023
DOM · Cumulative DOM	-- · --	63 · 94	36 · 36	65 · 104
Age (# of years)	61	58	58	64
Condition	Fair	Fair	Fair	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	Split split	Split split	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	980	1,196	1,222	960
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2 · 1	3 · 2	3 · 1 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	43%
Basement Sq. Ft.	400	1,196	1,222	960
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.21 acres	0.22 acres	0.24 acres
Other	Fence	Fence	Fence	Fence
Net Adjustment	--	-\$11,720	-\$6,340	-\$4,000
Adjusted Price	--	\$148,280	\$148,660	\$172,200

* 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** Sold over list due to multiple offers. Adjusted -300 for year built, -4320 for GLA, -2000 for bath count, -5000 for garage count and -100 for lot. The home is similar in condition and bed count. Superior in garage count and bath count.
- Sold 2** Sold over list due to multiple offers. Adjusted -300 for year built, -4840 for GLA, -1000 for bath count and -200 for lot. The home is similar in bed count, condition, market location and garage count.
- Sold 3** Adjusted +300 for year built, +400 for GLA, -4300 for finished basement and -400 for lot. The home is similar in bed count, bath count and above grade GLA. Superior in condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No record of the home on MLS so the previous sale price and date is unknown.			
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	\$154,000	\$173,000
Sales Price	\$153,000	\$172,000
30 Day Price	\$149,000	--
Comments Regarding Pricing Strategy		
<p>The search guidelines of sale date, condition, lot size, above grade GLA and style were to be expanded due to limited comparable homes in the market with recent activity and the home being inferior in condition to most homes in the area. 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. Repair costs are likely to be recouped in this market area between 100-200% of costs per local MLS data.</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



May 09, 2023 10:09 AM

Front



May 09, 2023 10:10 AM

Address Verification



May 09, 2023 10:09 AM

Street



May 09, 2023 10:09 AM

Other



May 09, 2023 10:10 AM

Other



May 09, 2023 10:10 AM

Other

Subject Photos



Other



Other

Listing Photos

L1 8311 Blue Ridge Blvd
Raytown, MO 64138



Front

L2 8504 E 86th Terrace
Raytown, MO 64138



Front

L3 8704 E 81st Terrace
Raytown, MO 64138



Front

Sales Photos

S1 8742 Ford Ave
Raytown, MO 64138



Front

S2 8323 Elm Ave
Raytown, MO 64138



Front

S3 8814 Kentucky Ave
Kansas City, MO 64138



Front

ClearMaps Addendum

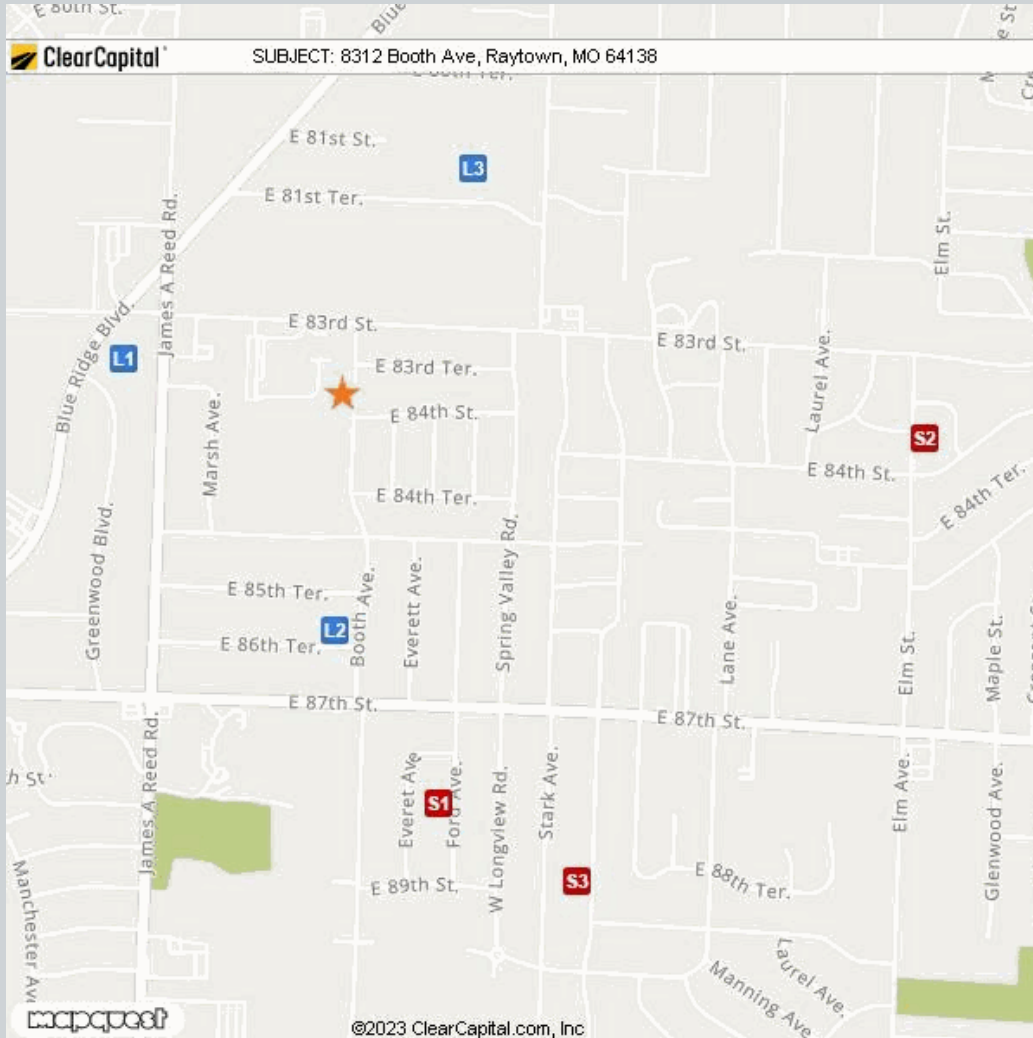
Address ★ 8312 Booth Avenue, Kansas City, MO 64138

Loan Number 53365

Suggested List \$154,000

Suggested Repaired \$173,000

Sale \$153,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8312 Booth Avenue, Kansas City, MO 64138	--	Parcel Match
L1 Listing 1	8311 Blue Ridge Blvd, Kansas City, MO 64138	0.29 Miles ¹	Parcel Match
L2 Listing 2	8504 E 86th Terrace, Kansas City, MO 64138	0.32 Miles ¹	Parcel Match
L3 Listing 3	8704 E 81st Terrace, Kansas City, MO 64138	0.35 Miles ¹	Parcel Match
S1 Sold 1	8742 Ford Ave, Kansas City, MO 64138	0.56 Miles ¹	Parcel Match
S2 Sold 2	8323 Elm Ave, Kansas City, MO 64138	0.78 Miles ¹	Parcel Match
S3 Sold 3	8814 Kentucky Ave, Kansas City, MO 64138	0.72 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.

Report Instructions - cont.

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.

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	8162958928	Email	reo@orendarealestate.com
Broker Distance to Subject	11.32 miles	Date Signed	05/09/2023

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.