

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>	6724 Laurel Ave, Kansas City, MISSOURI 64133	<b>Order ID</b>	9421618	<b>Property ID</b>	35574908
<b>Inspection Date</b>	06/20/2024	<b>Date of Report</b>	06/20/2024		
<b>Loan Number</b>	57822	<b>APN</b>	45-520-07-14-00-0-00-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Jackson		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	6.18_bpo	<b>Tracking ID 1</b>	6.18_bpo		
<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>	\$2,684	<p>The subject is a single family detached 1.5 story style home located in suburban Raytown, MO. The home is in average condition needing only a minor siding repair. 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.</p>	
<b>Assessed Value</b>	\$27,554		
<b>Zoning Classification</b>	Residential Improved		
<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>	\$1,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,000		
<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	<p>The home is located in suburban Raytown, 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>	
<b>Sales Prices in this Neighborhood</b>	Low: \$124,500 High: \$290,000		
<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
<b>Street Address</b>	6724 Laurel Ave	8112 E 66th Ter	6500 Blue Ridge Cut Off	8806 E 72nd St
<b>City, State</b>	Kansas City, MISSOURI	Kansas City, MO	Raytown, MO	Raytown, MO
<b>Zip Code</b>	64133	64133	64133	64133
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.89 <sup>1</sup>	0.54 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$190,000	\$199,000	\$180,000
<b>List Price \$</b>	--	\$175,000	\$199,000	\$180,000
<b>Original List Date</b>		04/12/2024	06/10/2024	05/17/2024
<b>DOM · Cumulative DOM</b>	-- · --	35 · 69	1 · 10	2 · 34
<b>Age (# of years)</b>	84	70	70	66
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories 1.5 Story	1 Story Ranch	1 Story Ranch	1.5 Stories 1.5 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,648	1,590	1,575	1,267
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	55%
<b>Basement Sq. Ft.</b>	1,070	1,050	--	792
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.34 acres	0.36 acres	1.16 acres	0.2 acres
<b>Other</b>	None	Fence	None	Fence

\* 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** The home is similar in condition, garage count, unfinished basement, bed count and above grade GLA.

**Listing 2** The home is superior in bath count, garage type and lot size. Similar in condition, bed count and above grade GLA.

**Listing 3** The home is superior in bed count, bath count and partial finished basement. Inferior in above grade GLA and garage count.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6724 Laurel Ave	9017 E 66th Ter	7013 Evanston Ave	9101 E 66th Ter
<b>City, State</b>	Kansas City, MISSOURI	Raytown, MO	Raytown, MO	Raytown, MO
<b>Zip Code</b>	64133	64133	64133	64133
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.57 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$195,000	\$179,900	\$229,900
<b>List Price \$</b>	--	\$170,000	\$159,900	\$219,900
<b>Sale Price \$</b>	--	\$163,750	\$155,000	\$200,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	05/20/2024	05/03/2024	05/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	101 · 101	148 · 182	159 · 188
<b>Age (# of years)</b>	84	84	84	79
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories 1.5 Story	1.5 Stories 1.5 Story	1 Story Ranch	1.5 Stories 1.5 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,648	1,238	1,487	1,571
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	50%
<b>Basement Sq. Ft.</b>	1070	809	1,487	1,250
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.34 acres	0.29 acres	0.28 acres	0.37 acres
<b>Other</b>	None	Fence	None	Fence
<b>Net Adjustment</b>	--	+\$12,900	+\$4,540	-\$23,220
<b>Adjusted Price</b>	--	\$176,650	\$159,540	\$176,780

\* 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** Adjusted -2000 for seller concessions, +16400 for GLA, -3000 for bath count, +2000 for garage count/type, +500 for lot and -1000 for fence. The home is similar in style, unfinished basement and bed count.
- Sold 2** Adjusted -1500 for seller concessions, +6440 for GLA, -3000 for bath count, +2000 for garage count/type and +600 for lot. The home is similar in above grade GLA, bed count and condition.
- Sold 3** Adjusted -500 for year built, -15000 for condition, +3080 for GLA, -4500 for bath count, -5000 for finished basement, -300 for lot and -1000 for fence. The home is superior in condition, bath count and partial finished basement.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sold on MLS on 6/11/2003 for \$100000			
<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>	\$175,000	\$177,000
<b>Sales Price</b>	\$174,000	\$176,000
<b>30 Day Price</b>	\$164,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The search guidelines of condition, lot size, above grade GLA and style were expanded due to limited comparable homes in the market with recent activity. 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. Repairs are likely to be recouped in this market at 100-200% of the repair value.</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



Other

## Listing Photos

**L1** 8112 E 66th Ter  
Kansas City, MO 64133



Front

**L2** 6500 Blue Ridge Cut Off  
Raytown, MO 64133



Front

**L3** 8806 E 72nd St  
Raytown, MO 64133



Front



## Sales Photos

**S1** 9017 E 66th Ter  
Raytown, MO 64133



Front

**S2** 7013 Evanston Ave  
Raytown, MO 64133



Front

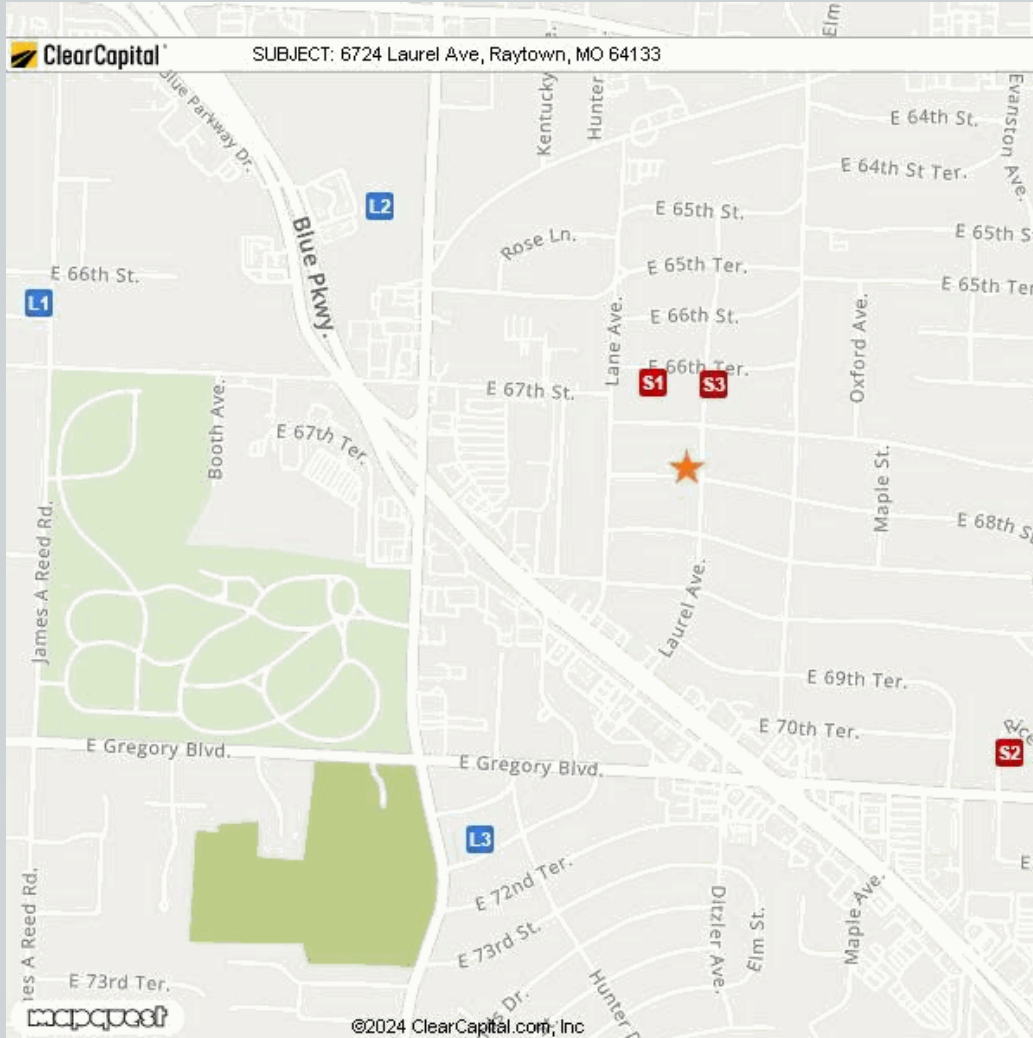
**S3** 9101 E 66th Ter  
Raytown, MO 64133



Front

## ClearMaps Addendum

**Address** ★ 6724 Laurel Ave, Kansas City, MISSOURI 64133  
**Loan Number** 57822      **Suggested List** \$175,000      **Suggested Repaired** \$177,000      **Sale** \$174,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6724 Laurel Ave, Kansas City, Missouri 64133	--	Parcel Match
L1 Listing 1	8112 E 66th Ter, Kansas City, MO 64133	0.89 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6500 Blue Ridge Cut Off, Kansas City, MO 64133	0.54 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8806 E 72nd St, Kansas City, MO 64133	0.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9017 E 66th Ter, Kansas City, MO 64133	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7013 Evanston Ave, Kansas City, MO 64133	0.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9101 E 66th Ter, Kansas City, MO 64133	0.11 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>	Ryan Attebery	<b>Company/Brokerage</b>	Orenda Real Estate Services
<b>License No</b>	2014040983	<b>Address</b>	804 S Mohican Drive Independence MO 64056
<b>License Expiration</b>	09/30/2024	<b>License State</b>	MO
<b>Phone</b>	8162958928	<b>Email</b>	reo@orendarealestate.com
<b>Broker Distance to Subject</b>	9.40 miles	<b>Date Signed</b>	06/20/2024

*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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