

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	1018 Lake Dr, Siler City, NC 27344	Order ID	9342869	Property ID	35409010
Inspection Date	05/16/2024	Date of Report	05/19/2024		
Loan Number	107873	APN	0015741		
Borrower Name	CAM Real Estate XIA LLC	County	Chatham		

Tracking IDs

Order Tracking ID	5.14_Atlas_AgedBPO	Tracking ID 1	5.14_Atlas_AgedBPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Cam Real Estate Xia LLC	Condition Comments The property is located in Chatham County, NC. The subject property is vacant and unoccupied for some time. The subject is a Ranch Style Home. The Property appears in fair condition for the neighborhood. The Property is secure but has water damage to windows, the roof and guttering. Many overgrown ivy covered trees are toppling and cracking to the ground. There is so much yard waste debris the driveway, patio and side walks can't be seen.
R. E. Taxes	\$2,338	
Assessed Value	\$273,459	
Zoning Classification	R-20	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property lock and winterized secure)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$15,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$15,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments The neighborhood is a mix of Brick Ranch and 2 story traditional home Styles. Surrounding properties appear in average to good condition. This neighborhood properties appear well maintained and properties are well kept.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$25,000 High: \$3,150,000	
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	1018 Lake Dr	1216 Clyde Ave	1007 Driftwood Dr	1101 Parkwood Dr
City, State	Siler City, NC	Siler City, NC	Siler City, NC	Siler City, NC
Zip Code	27344	27344	27344	27344
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.12 ¹	0.17 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,000	\$350,000	\$365,000
List Price \$	--	\$279,000	\$325,000	\$365,000
Original List Date		05/08/2024	09/09/2023	05/13/2024
DOM · Cumulative DOM	-- · --	10 · 11	248 · 253	6 · 6
Age (# of years)	47	72	58	50
Condition	Fair	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	3,038	3,040	2,572	3,792
Bdrm · Bths · ½ Bths	4 · 2	3 · 1 · 1	4 · 3	4 · 3 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Carport 1 Car	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.05 acres	.37 acres	.43 acres	0.84 acres
Other	None	None	None	None

* Listing 1 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** Step into the charm of yesteryears with this timeless 1950s brick home. Boasting 3 bedrooms, 1 bath, and the potential for a 4th bedroom in the office space, this residence offers versatile living options. Inside, you'll find original hardwood floors that exude character and warmth. Cozy up by the gas logs in the spacious living area or enjoy family meals in the separate dining room. A standout feature is the double carport, providing sheltered parking for two vehicles. Plus, a concrete driveway ensures convenience and durability. Modern updates include a new roof and gutters, offering peace of mind and protection for years to come. Situated on a corner lot, this property combines classic charm with practicality. Don't miss the opportunity to make this home your own. * SELLER OFFERING \$10K CREDIT AT CLOSING FOR KITCHEN UPDATES
- Listing 2** Home ready to move in with a lot of space. Separate living room and dining room as well as an eat in kitchen that opens to the den. All on one level. Come take a look anytime.
- Listing 3** Welcome to 1101 Parkwood Drive, where elegance and comfort meet in this meticulously maintained split-level home. Boasting 4 bedrooms, 3.5 baths, and a sprawling 2729 square feet of living space, this residence is situated on an impressive .84-acre lot, offering both space and serenity. Step inside to discover an open floor plan that seamlessly connects the kitchen to the expansive family room, creating an inviting space for social gatherings and everyday living. A custom brick gas log fireplace adds a touch of warmth and charm to the family room, making it the perfect spot to cozy up on chilly evenings. The kitchen features generous cabinet space, tile backsplash, a convenient peninsula, a built-in desk, and glass cabinet doors. Adjacent to the kitchen, you'll find the laundry room, along with a half bath, providing added convenience. Sliding doors from the family area lead out to an expansive two-tier deck, offering breathtaking wooded views and a private retreat for outdoor entertaining and relaxation. The main level also hosts a lovely formal living and dining area, adorned with a piano that adds a touch of sophistication and elegance to the space. The primary suite is complete with a full bath, walk-in shower, and ample closet space, while two additional bedrooms and another full bath complete the mid-level living space. Descending to the lower level, you'll discover a homeowner's dream, featuring an oversized family/living area, a fourth bedroom, a full bath, and an office, perfect for those who work remotely or desire additional living space. With the potential for a recreation room, playroom, or in-law suite, this versatile area offers endless possibilities to suit your lifestyle needs. Additional amenities include a two-car garage, a walk-in storage room, pull-down steps to floored attic space, a newer roof, central vacuum system, crown molding, plenty of closet space, and an AM/FM intercom system. Classic features meet functionality, and tranquility at 1101 Parkwood Drive. "AS IS" Sale. Great location in Homewood Acres, just outside of the city limits. Less than 5 miles to Wolfsped. Quick access to US HWY 64 and HWY 421, Pittsboro, Asheboro, Liberty, and Chapel Hill.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1018 Lake Dr	1101 Driftwood Dr Dr	614 W 5th St	806 N Garden Ave
City, State	Siler City, NC	Siler City, NC	Siler City, NC	Siler City, NC
Zip Code	27344	27344	27344	27344
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.65 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$264,900	\$295,000	\$359,900
List Price \$	--	\$264,900	\$290,000	\$340,000
Sale Price \$	--	\$258,400	\$272,000	\$337,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/15/2024	09/22/2023	04/26/2024
DOM · Cumulative DOM	-- · --	37 · --	67 · 70	99 · 102
Age (# of years)	47	54	76	46
Condition	Fair	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	3,038	2,860	2,922	2,616
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 2	4 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.05 acres	.40 acres	.34 acres	1.22 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,061	+\$3,724	-\$10,179
Adjusted Price	--	\$253,339	\$275,724	\$326,821

* 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** Your dream home awaits! This amazing split level home has 4 generous sized BR & 3 full baths, along w/ a main floor family room & lower level living room. At over 2300 sqft, this home offers a very functional floorpan that is sure to meet any buyer's needs w/ the primary suite & 2 BRs on the upper level & 1 BR on the lower level. The large eat in kitchen offers ample storage, a newer dishwasher, newer LVP flooring, and a stainless steel refrigerator. The roof was replaced in 2022. The 24x12 shed was built in 2014 & provides tons of extra storage. Less than 2 miles to charming Siler City downtown business district/UNC Chatham Hospital, this mostly brick home sits in the perfect Siler City location, on a large corner lot in a cul-de-sac. Located just off Hwy 64 & close to Hwy 421, this home is centrally located within 30 mins in any direction to Sanford, Pittsboro, Burlington, Greensboro & Asheboro, providing endless opportunities for dining, art, exploring, employment, etc. ... If you are looking for the cheapest home in the best neighborhood, look no further! This is the only home for sale under \$335k, the value is yours for the taking! Home qualifies for a \$5000 closing cost grant from PNC Bank, contact Cameron Snyder at 206-779-2168 Adjusted GLA 103.16 PSF @ 19% FMV +3489, -2500 for 3 full BA, +700 for age, -10000 for condition and +3250 for acreage. (+6463)
- Sold 2** Awesome opportunity in Homewood Acres! Recently renovated 4BR 2BA full-brick Cape Cod with large sunroom & unfinished basement. This sweet home with lots of character sits on a large corner lot which is partially fenced and no HOA! It features a spacious kitchen with stainless appliances, maple cabinets, quartz countertops & glass tile backsplash. Formal living room with fireplace, den with fireplace & bedroom with custom built-in cabinets. Large bedroom & full bath on main floor - master & two other large bedrooms upstairs. Huge wrap around sunroom and spacious yard with two outdoor storage sheds. Close to downtown stores, coffee shops and the Greenway! Now is your chance to own a basement home in an up and coming city! Adjusted GLA 103.16 PSF @ 19% FMV +2274, -10000 for condition, +5000 for no carpot, +2900 for age and +3550 for acreage. (+6463)
- Sold 3** Welcome to this spacious multi-level home in the heart of the Homewood Acres neighborhood. A beautiful large lot, surrounded by mature trees and landscaping, gives you the privacy to enjoy sitting on the screened porch, back deck, or take in views of the pond across the street from the front porch. The main level offers an open kitchen/dining and living room. The lower level offers generous flex space including a large rec room, a utility room that includes a half bath, and another room that can serve as a bedroom or office. The upper level consists of the primary bedroom and bathroom, two guest bedrooms and one full bathroom. Don't overlook the 2nd driveway that leads to covered parking behind the home, in addition to the attached 2 car garage. Adjusted GLA 103.16 PSF @ 19% FMV +8271, -10000 for condition, -5000 for 2car garage, -2500 for 2.5 BA, -100 for age and -850 for acreage. (+6463)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Found no listing nor sold activity for subject over last 12 months.			
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	\$292,000	\$303,000
Sales Price	\$276,000	\$292,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
<p>Current Residential on the market, there are 25 actives. There are 104 residential homes sold over the last 12 months, 3 of which are in Foreclosure. With the market absorption rate at 9 per month, it will take 3 months to deplete current supply. Average time on the market for current actives is 63 days, while this same average is 40 days for the last 12 months sold comps. Due to an average decrease in time on the market of current active to time on the market for last 12 months sold comps, extrapolating the lowest amount of time on the market for the subject, the suggested sold price is lower to middle on the sold price range.</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.

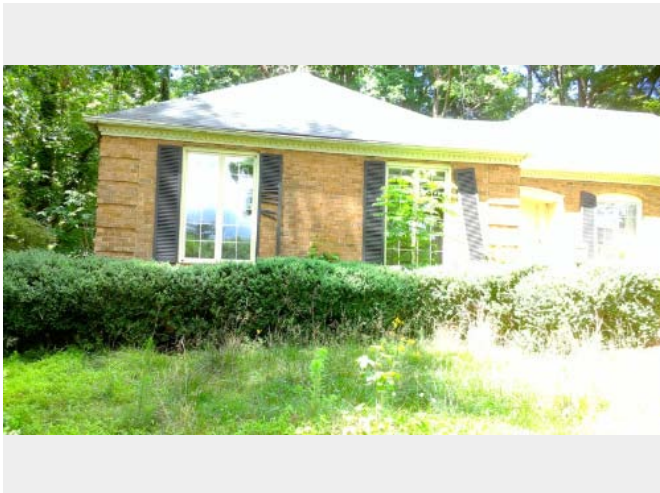
Subject Photos



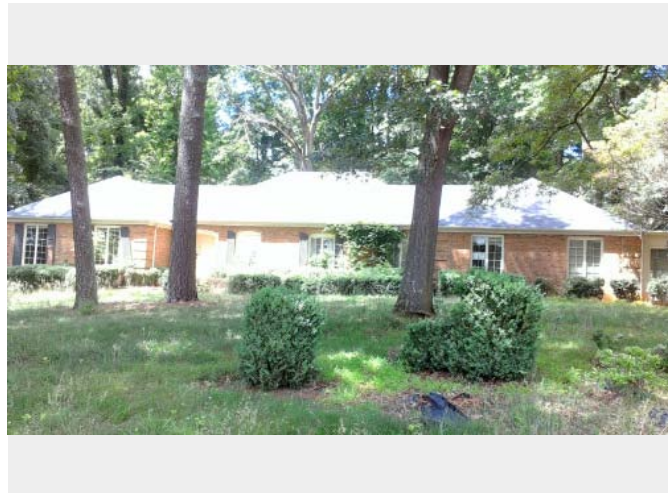
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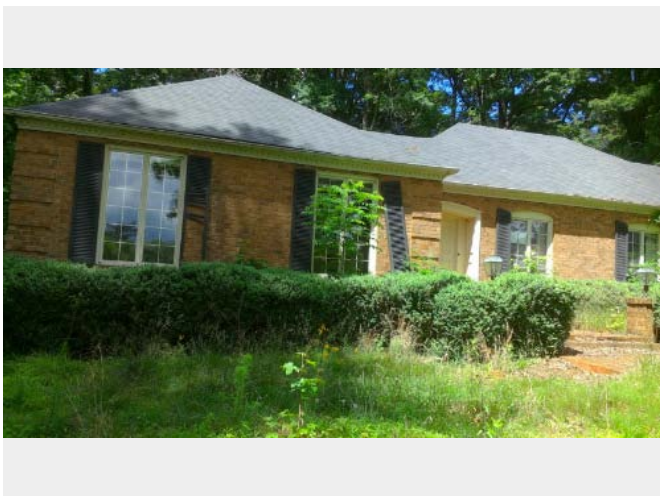
Front



Front



Front

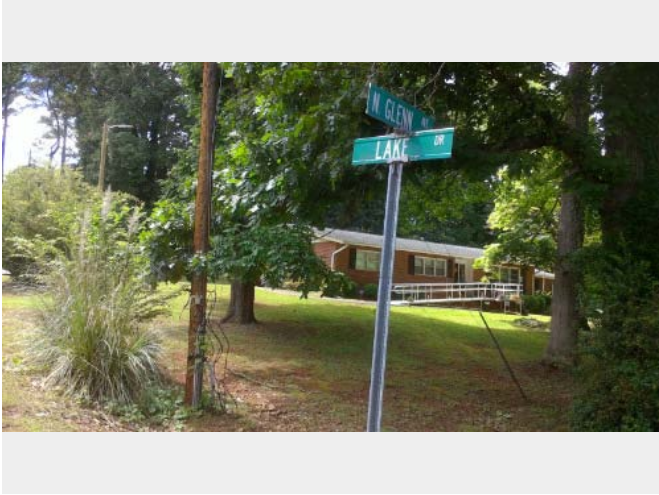


Front

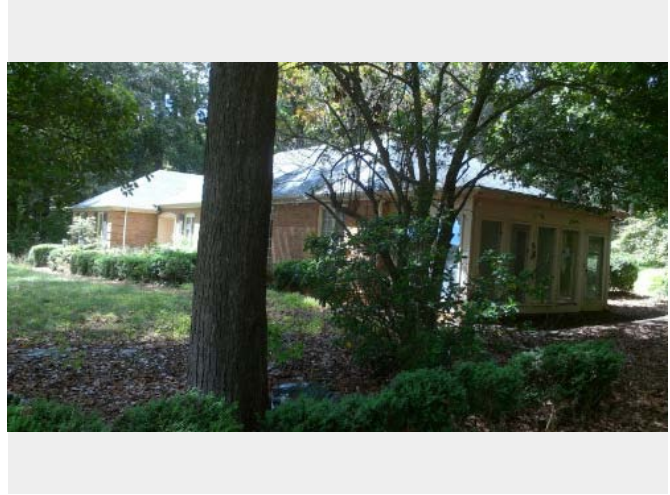


Address Verification

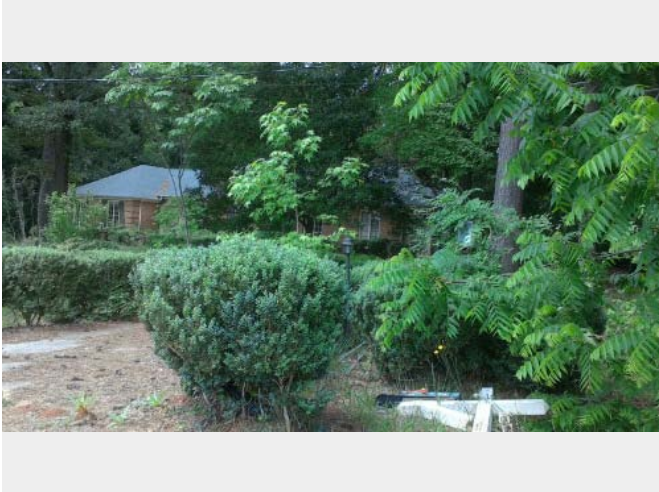
Subject Photos



Address Verification



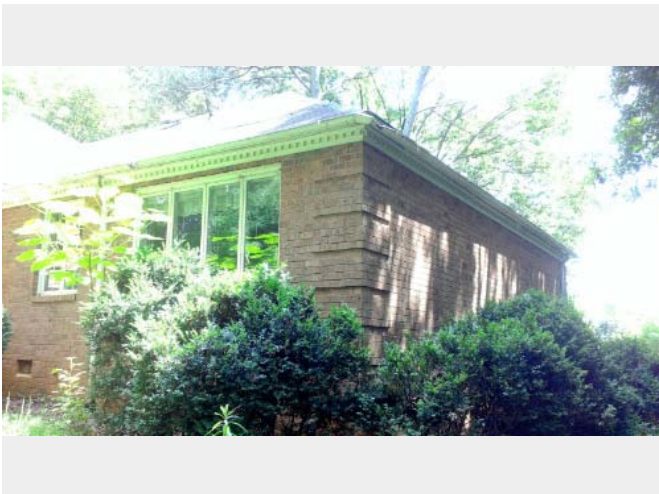
Side



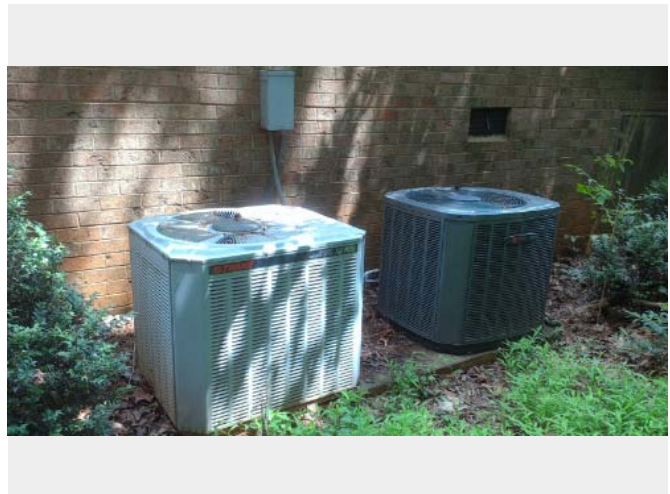
Side



Side

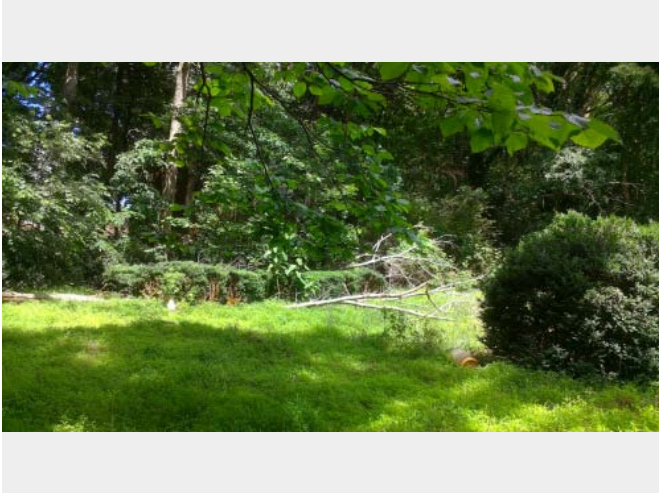


Side

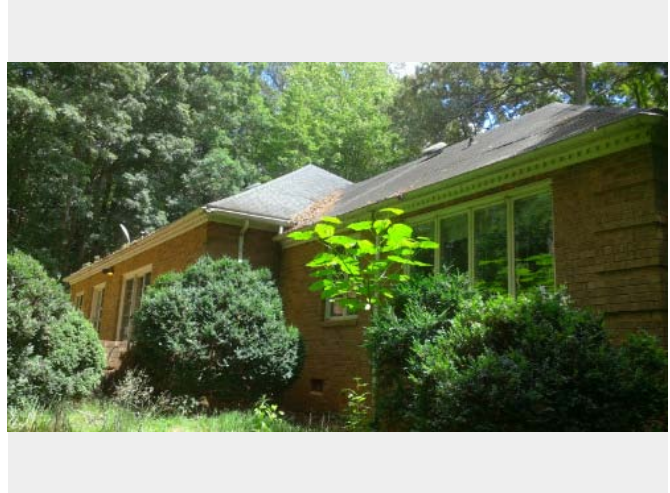


Side

Subject Photos



Back



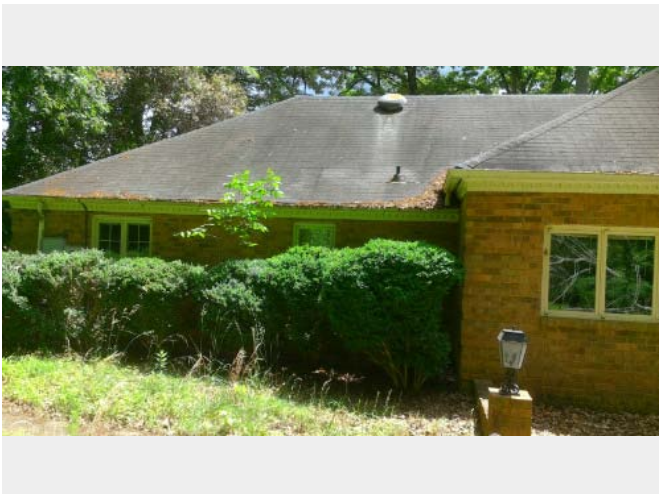
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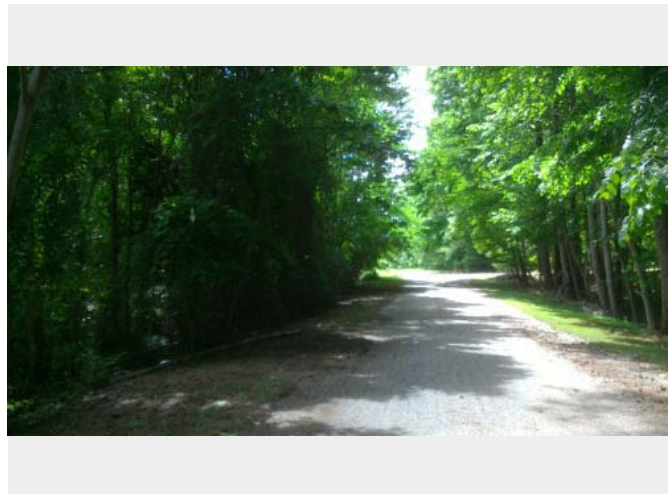
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Back

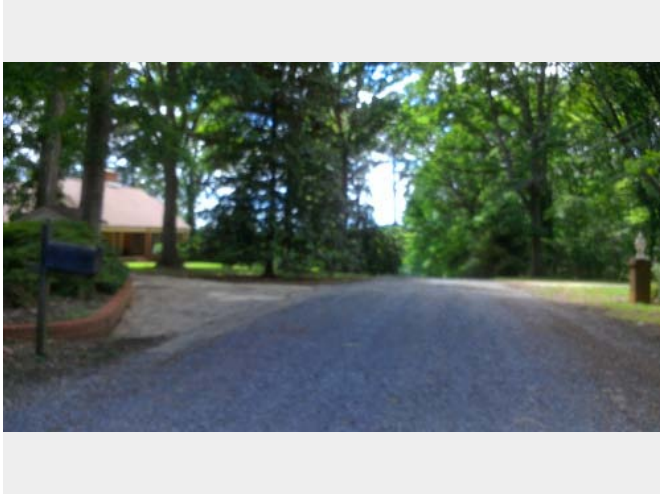


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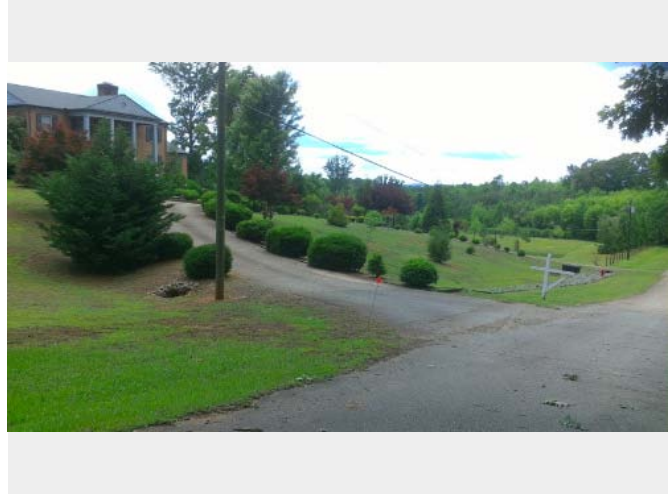


Street

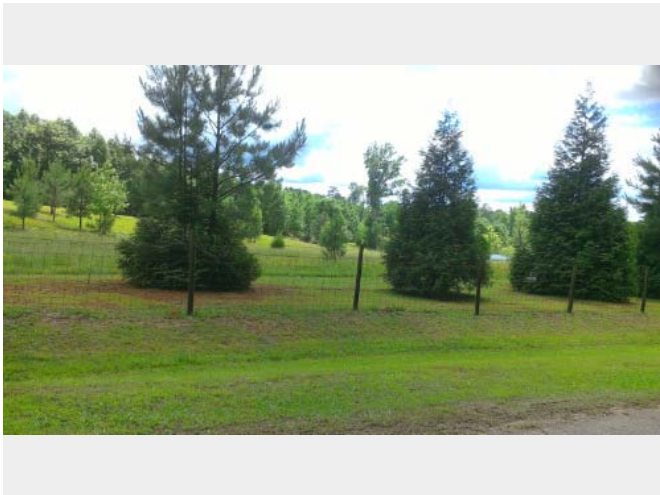
Subject Photos



Street



Street



Street



Garage



Other

Listing Photos

L1 1216 Clyde Ave
Siler City, NC 27344



Front

L2 1007 Driftwood Dr
Siler City, NC 27344



Front

L3 1101 Parkwood Dr
Siler City, NC 27344



Front

Sales Photos

S1 1101 Driftwood Dr Dr
Siler City, NC 27344



Front

S2 614 W 5th St
Siler City, NC 27344



Front

S3 806 N Garden Ave
Siler City, NC 27344



Front

ClearMaps Addendum

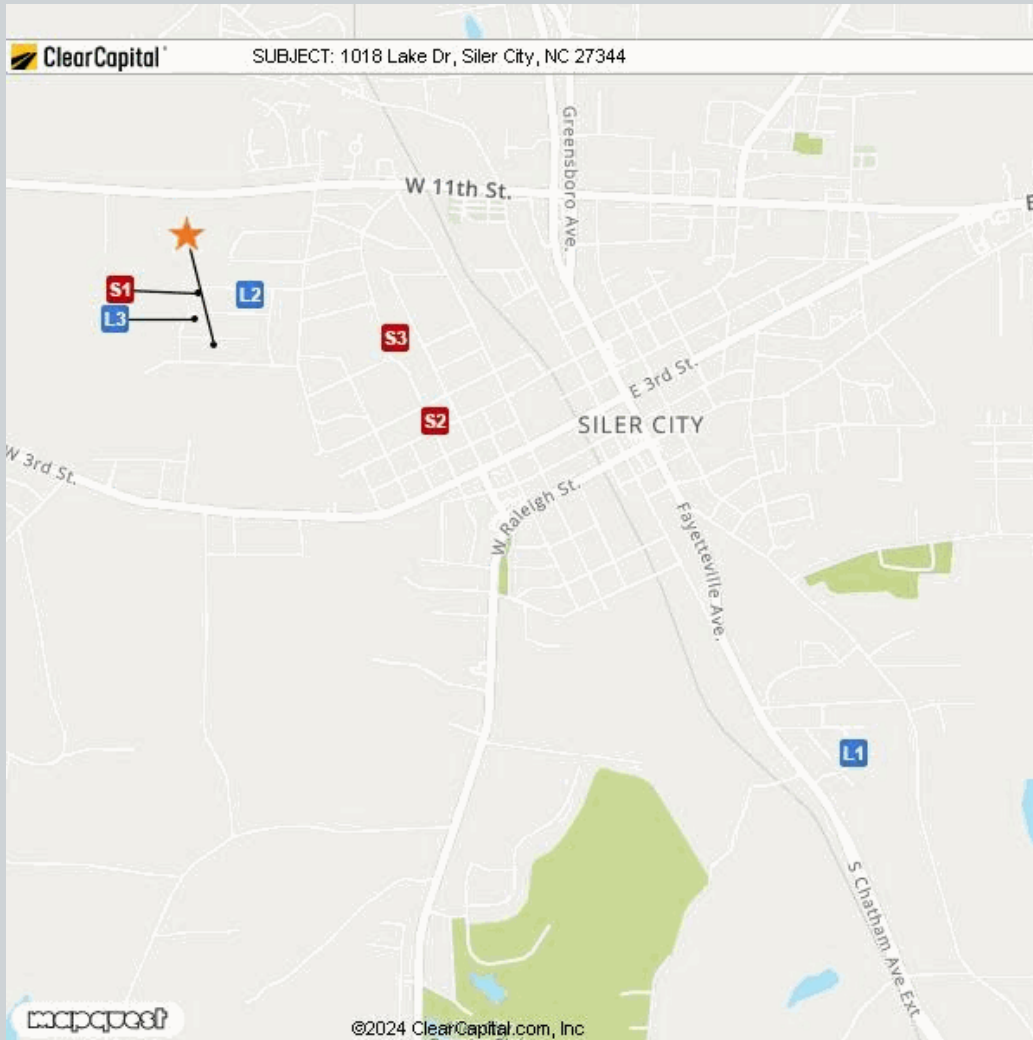
Address ★ 1018 Lake Dr, Siler City, NC 27344

Loan Number 107873

Suggested List \$292,000

Suggested Repaired \$303,000

Sale \$276,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1018 Lake Dr, Siler City, NC 27344	--	Parcel Match
L1 Listing 1	1216 Clyde Ave, Siler City, NC 27344	2.12 Miles ¹	Parcel Match
L2 Listing 2	1007 Driftwood Dr, Siler City, NC 27344	0.17 Miles ¹	Parcel Match
L3 Listing 3	1101 Parkwood Dr, Siler City, NC 27344	0.09 Miles ¹	Parcel Match
S1 Sold 1	1101 Driftwood Dr Dr, Siler City, NC 27344	0.15 Miles ¹	Parcel Match
S2 Sold 2	614 W 5th St, Siler City, NC 27344	0.65 Miles ¹	Parcel Match
S3 Sold 3	806 N Garden Ave, Siler City, NC 27344	0.51 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	Ronnie Stokes	Company/Brokerage	Ronnie Stokes Property & Tax Services
License No	244254	Address	4036 Sherry Court Jamestown NC 27282
License Expiration	06/30/2024	License State	NC
Phone	3365881634	Email	rkstokes@netzero.net
Broker Distance to Subject	30.54 miles	Date Signed	05/19/2024

/Ronnie Stokes/

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 opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

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.