

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	3900 Mctavish Ave, Baltimore, MD 21227	Order ID	9342869	Property ID	35408845
Inspection Date	05/15/2024	Date of Report	05/17/2024		
Loan Number	2000004089	APN	131318471270		
Borrower Name	CAM Real Estate XIA LLC	County	Baltimore		

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

General Conditions		Condition Comments
Owner	ANN W ROCK	Subject appears to be in average neighborhood condition. No external influence adversely impacts subject. some deferred maintenance with overgrown landscaping encroaching on improvement. Subject has no address number listed. Subject photo and other physical attributes are consistent with public records and prior listing. No adjacent address could be used to verify as subsequent changes to the road has isolated the building from other adjacent properties with this the only property in the 3900 block.
R. E. Taxes	\$8	
Assessed Value	\$700	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(lockbox on front door)	
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		Neighborhood Comments
Location Type	Suburban	subject neighborhood is typically fair market sale, with distressed properties estimated 5% or less of market activity. Typical seller concession is 3% of sales price on non cash sales. Typical days on market is 90days or less. Average percentage of original listing price is 95%.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$695,000	
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	3900 Mctavish Ave	2523 Gehb Ave	3626 Old Frederick Rd	52 N. Monasterey Ave
City, State	Baltimore, MD	Baltimore, MD	Baltimore, MD	Baltimore, MD
Zip Code	21227	21227	21229	21229
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.94 ¹	1.40 ¹	1.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$182,000	\$150,000	\$279,900
List Price \$	--	\$169,900	\$149,900	\$235,000
Original List Date		05/06/2022	03/19/2024	02/20/2024
DOM · Cumulative DOM	-- · --	95 · 742	55 · 59	85 · 87
Age (# of years)	93	71	104	109
Condition	Average	Average	Average	Average
Sales Type	--	REO	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	2 Stories Colonial	2 Stories colonial	2 Stories colonial	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,400	1,153	1,344	1,395
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	776	750	--	630
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	.07 acres	.05 acres	.10 acres
Other	porch	none	none	none

* 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** subject to the Freddie Mac First Look Initiative. The Freddie Mac First Look Initiative limits offers from being entertained during the first 30 days of listing to owner occupant and non-profit buyers. Investor offers will be responded to after the first look period ends on 06/05/2022. Wonderful opportunity with this detached home in Dorchester Heights! Walk up the front deck to..
- Listing 2** OPPORTUNITY FOR THE 1ST TIME BUYER USING FHA 203K FINANCING OR THE SAVVY INVESTOR! PURCHASE THIS DETACHED PORCHFRONT HOME FOR THE PRICE OF A ROW HOME. OWN FOR LESS THAN RENTING WITH MINIMAL DOWN PAYMENT! MAKE YOUR APPT. TODAY! 24 HOURS NOTICE REQUIRED (TENANT OCCUPIED /MONTH TO MONTH) * THESE ARE OLD PHOTOS OF LISTING ON MLS
- Listing 3** !! A Stunning open layout that welcomes you into beautiful kitchen. Home offers 4 bedroom & 3.5 bath. Home has two master suites with private baths. The open floor plan offers great flow and versatile living. This stylish home is boasting an array of sleek finishes. The home has a long list of upgrades, from top to bottom. Home has a new kitchen, new bathrooms, wa...

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3900 Mctavish Ave	125 4th Ave	3207 Garden Ave	5006 Shelbourne Ave
City, State	Baltimore, MD	Halethorpe, MD	Halethorpe, MD	Halethorpe, MD
Zip Code	21227	21227	21227	21227
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.79 ¹	1.15 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$205,000	\$175,000
List Price \$	--	\$229,000	\$205,000	\$210,000
Sale Price \$	--	\$200,000	\$205,000	\$210,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	10/13/2023	02/09/2024	03/07/2024
DOM · Cumulative DOM	-- · --	26 · 34	8 · 51	3 · 15
Age (# of years)	93	124	77	61
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	2 Stories Colonial	2 Stories cape cod	2 Stories cape cod	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	1,400	1,540	1,344	1,447
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1	3 · 1 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	50%	0%
Basement Sq. Ft.	776	644	672	336
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	.11 acres	.14 acres	.15 acres
Other	porch	none	none	none
Net Adjustment	--	-\$3,100	+\$400	-\$3,200
Adjusted Price	--	\$196,900	\$205,400	\$206,800

* 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** age 3100, gla -4200, bath -2000 This is a great property to rehab! FHA203K or cash required to purchased. This Cape Cod offers three levels, all brick exterior, 3 bedrooms, 3 baths, a nice size fully fenced back yard, driveway on each side of the home, covered front porch and a screened in back deck. The property is occupied so do not try to show without an appointment. Listing Agent must notify Seller to show. This will re..
- Sold 2** age -1600, bath 2000 Welcome to 3207 Garden Ave. Back on the market. This 3 bedroom 1 bath single family home located at the end of the dead end street in Baltimore County is a great opportunity for an investor or owner occupant buyer. Needing mostly cosmetic repairs this property has the potential to be a nice rental or charming home. The home features 3 finished levels, central a/c, gas heat and a large covered d...
- Sold 3** age -3200 Three bedroom split foyer home ready for the perfect investor or all of your renovation plans. This property is listed and sold in as-is condition. Current tenant would like to stay. Minutes to Weis Markets, Giant Food, Walmart, Banneker Community Center, Patapsco Valley State Park and Patapsco River, Inner Harbour, University of Maryland Bal

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			subject listed on 10/02/2023@ \$229900, current pending contract on 01/30/2024@\$229900				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
10/03/2023	\$229,900	11/13/2023	\$229,900	Pending/Contract	01/30/2024	\$229,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$208,000	\$215,000
Sales Price	\$205,000	\$212,000
30 Day Price	\$202,000	--
Comments Regarding Pricing Strategy		
best matching comps from a 2 mile radius and a 12 month search history used		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value conclusion is accurate and reflects the current market for the subject. The selected comps are within a reasonable distance given comp availability, are relatively current, and accurately reflect the subject's defining characteristics. The report is deemed correct and well supported based on the current market conditions.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 2523 Gehb Ave
Baltimore, MD 21227



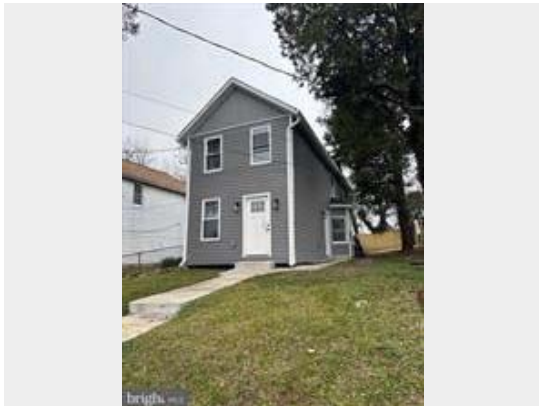
Front

L2 3626 Old Frederick rd
Baltimore, MD 21229



Front

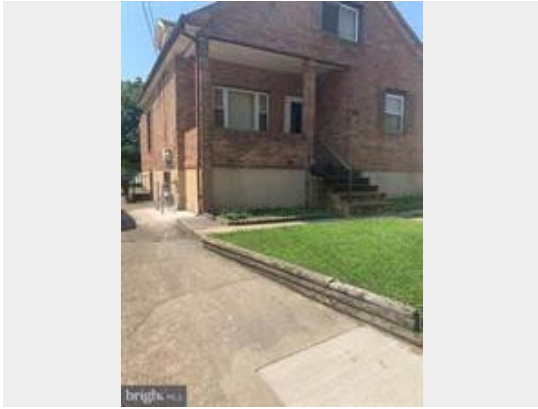
L3 52 N. Monastery Ave
Baltimore, MD 21229



Front

Sales Photos

S1 125 4th Ave
Halethorpe, MD 21227



Front

S2 3207 Garden Ave
Halethorpe, MD 21227



Front

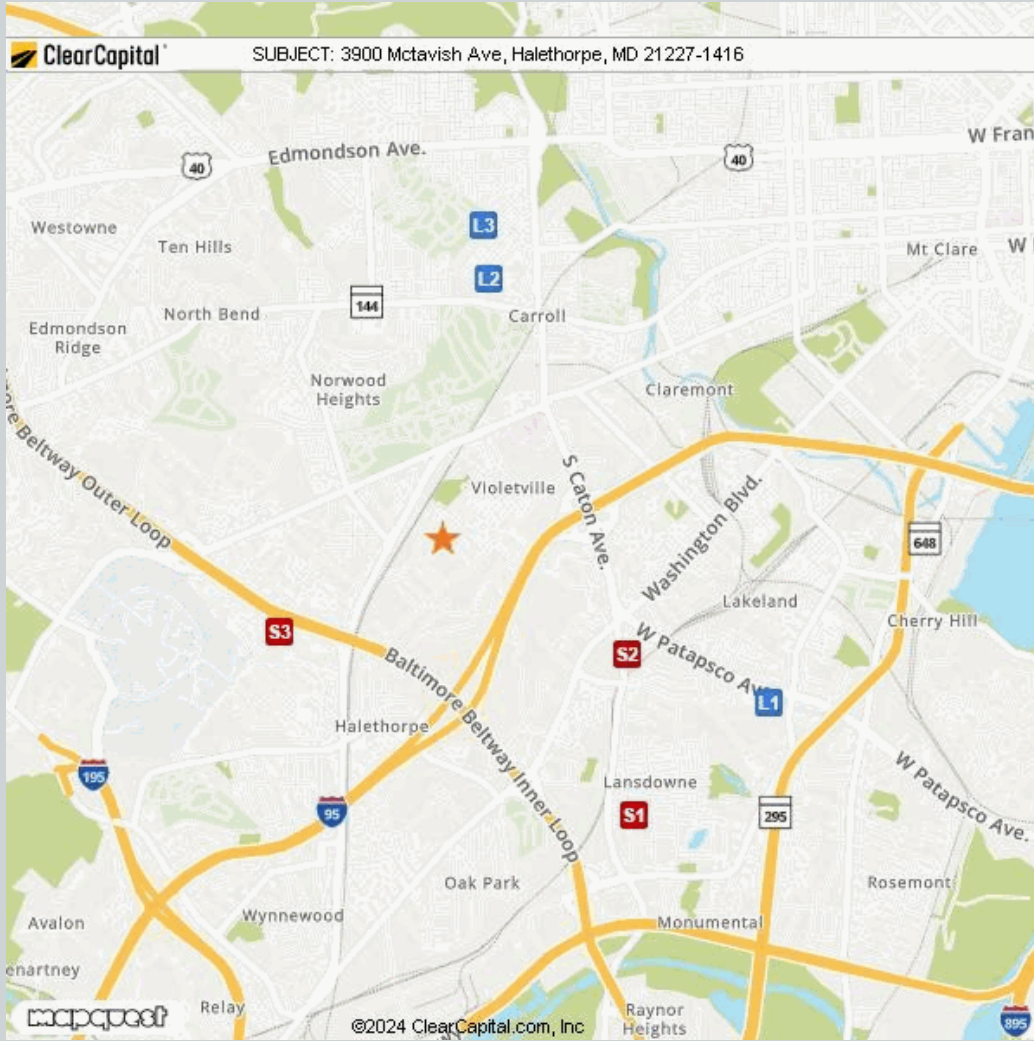
S3 5006 Shelbourne Ave
Halethorpe, MD 21227



Front

ClearMaps Addendum

Address ★ 3900 Mctavish Ave, Baltimore, MD 21227
Loan Number 2000004089 **Suggested List** \$208,000 **Suggested Repaired** \$215,000 **Sale** \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3900 Mctavish Ave, Baltimore, MD 21227	--	Parcel Match
L1 Listing 1	2523 Gehb Ave, Halethorpe, MD 21227	1.94 Miles ¹	Parcel Match
L2 Listing 2	3626 Old Frederick Rd, Halethorpe, MD 21227	1.40 Miles ¹	Parcel Match
L3 Listing 3	52 N. Monastery Ave, Halethorpe, MD 21227	1.67 Miles ¹	Parcel Match
S1 Sold 1	125 4th Ave, Halethorpe, MD 21227	1.79 Miles ¹	Street Centerline Match
S2 Sold 2	3207 Garden Ave, Halethorpe, MD 21227	1.15 Miles ¹	Parcel Match
S3 Sold 3	5006 Shelbourne Ave, Halethorpe, MD 21227	1.00 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	Wain Lewis	Company/Brokerage	Taylor Properties
License No	521733	Address	4416 Ivanhoe Ave Baltimore MD 21212
License Expiration	05/17/2025	License State	MD
Phone	2406046206	Email	homesalesmd@gmail.com
Broker Distance to Subject	6.85 miles	Date Signed	05/17/2024

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

COMPETITIVE MARKET ANALYSIS DISCLOSURE. This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.

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.