

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	5935 Pleasant Farm Drive, Beaufort, SC 29906	Order ID	6163360	Property ID	26433592
Inspection Date	05/06/2019	Date of Report	05/07/2019		
Loan Number	37665	APN	R100 030 000 0072 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs					
Order Tracking ID	CITL_BPO_05.06.19	Tracking ID 1	CITL_BPO_05.06.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Vernie Taylor, deceased	Subject is vacant. Owner died 5/15/2017. Possible wood rot on trim, window AC units in windows. Appears to have been the original owner of home, tax records attached. Interior condition is unknown. Possible Poly Butylene plumbing. Cul de sac location and backs up to main road, fenced.
R. E. Taxes	\$3,409	
Assessed Value	\$183,800	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Notice on door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost		
Total Estimated Repair	\$500	
HOA	Pleasant Farm 843-525-1677	
Association Fees	\$400 / Year (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Established area of older SFD with several neighborhoods having waterfront/ marsh/tidal creek homes. Schools, shopping, parks are all available. Beaufort is home to two Marine Bases. REO activity is down and homes are rarely boarded.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$139,000 High: \$569,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5935 Pleasant Farm Drive	705 Dawn St	5911 Pleasant Farm Dr	6811 Sunset Cir N
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.26 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$205,000	\$229,900	\$201,000
List Price \$	--	\$205,000	\$229,900	\$196,000
Original List Date		04/09/2019	01/11/2019	03/01/2019
DOM · Cumulative DOM	-- · --	27 · 28	115 · 116	66 · 67
Age (# of years)	44	40	39	40
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,850	1,503	2,100	1,662
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 3	3 · 1
Total Room #	7	6	5	5
Garage (Style/Stalls)	None	None	Carport 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.83 acres	.3 acres	.5 acres	.34 acres
Other	--	fireplace	fireplace	--

* 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** Under Contract 4/14/2019. Smaller home on a smaller lot similar age. MLS Comments: Brand new roof, This cute house is ready for its new family. It features a close to town location along with a huge fenced in backyard. The living room has vaulted ceiling and a large wood burning fireplace. The kitchen has been renovated. There is a great screened porch overlooking the spacious backyard. There is an additional storage shed for extra lawn equipment. House is rounded out with 3 good sized bedrooms and 2 baths
- Listing 2** Slightly larger, smaller lot and similar age. Same neighborhood. MLS Comments: Updated Home in an established waterfront neighborhood . Has 3 bedrooms and 3 full bathrooms , Fireplace , floors freshly refinished , All new bathrooms . Seller will give an allowance of 5000.00 for Appliances , carpet for 2 bedrooms , or any other repairs .HOA fees are 178.00 per quarter.
- Listing 3** Smaller and smaller lot, similar age. MLS Comments: Beautiful ranch home in established neighborhood.This home features 3 big bedrooms, one bathroom with extra cabinet space and double sinks. Corian countertops in kitchen and bathroom. Brushed nickel plumbing and light fixtures. Interior of house has been freshly painted in soft gray to accentuate flooring, cabinets, and hardware. Double pane windows.Tile flooring throughout house.Open dining room/kitchen/living area that leads outside through a sliding glass door. to a covered back patio Laundry room with exterior side door entry to home. Fenced in backyard for privacy. New HVAC unit and drain field installed in 2017.Landscaped front yard featuring a glorious big Oak tree.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5935 Pleasant Farm Drive	6036 Creek Rd	5917 Pleasant Farm Dr	5950 Pleasant Farm Ct
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Tax Records	Public Records	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.26 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$195,000	\$189,000
List Price \$	--	\$220,000	\$195,000	\$189,000
Sale Price \$	--	\$210,000	\$197,000	\$176,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	09/19/2018	11/14/2018	10/28/2018
DOM · Cumulative DOM	-- · --	77 · 78	89 · 89	88 · 88
Age (# of years)	44	33	35	35
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 ranch	1 Story ranch	1 Story ranch	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,850	1,613	1,392	1,944
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	6	5	7
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.83 acres	.42 acres	.62 acres	.3 acres
Other	--	fireplace	fireplace	fireplace
Net Adjustment	--	+\$10,480	+\$17,520	-\$3,360
Adjusted Price	--	\$220,480	\$214,520	\$172,640

* Sold 3 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** Smaller on a smaller lot, similar age. Adj. 9,480 SF, -1,100 Age, 4,100 Lot, -2,000 garage. MLS Comments: Immaculate brick & frame ranch home with a immaculate tree shaded landscaped yard near the Broad River Bridge. All of the home is on ground level with no steps to contend with. Fantastic Carolina/Family Room with plenty of windows on all 3 sides to admire the Cardinals, BlueJays, squirrels and shrubby blooms. Good size deck off of the Carolina/Family Room. Formal Living Room with a brick fireplace and raised hearth, Formal Dining Room, spacious Kitchen with breakfast area, 3 bedrooms, 2 baths. Garage with door access from the Living Room and Carolina/Family Room. Very spacious 100' x 189' private yard that has no homes adjacent to you and includes a well for lawn watering. A very nice neighborhood with higher priced waterfront homes. NO Homeowners Assoc Fees, Regime Fees, Flood Insurance
- Sold 2** Smaller in size, similar lot and age in the same neighborhood. Adj. 18,320 SF, -900 Age, 2.100 Lot, -2,000 garage. MLS Comments: 3 Bedroom/ 2 Bath GREAT LOCATION in Pleasant Farm Subdivision - Quiet neighborhood with beautiful setting deep on lot, room to play and plenty of parking space for visitors. This ranch home is on over .62 acres surrounded by mature trees. Updated kitchen with pantry, custom cabinets, tile backsplash, and tile floor. Large spacious family room with vaulted ceilings, brick wood burning fireplace, good natural light, open floor plan and plenty of storage space with two entry closets. Master bedroom features his & hers closets with separate vanity dressing area from bathroom, attached one car garage. Conveniently located between Parris Island and MCAS. Community pool, HOA's \$685 per year. Flood insurance not required curenly."
- Sold 3** Similar size, smaller lot and similar age. An Estate sale. Adj. -3,760 SF, -900 Age, 5,300 Lot, -4,000 garage. MLS Comments: Private Remarks: Estate Sale - Non MLS. Previous comments: Estate sale, property AS IS. Kitchen needs work. Upstairs AC needs replacing. All rooms need a good cleaning and paint. Great private large yard with nice landscaping and patio. Huge 2 car garage and additional shed single garage. Appliances all work but stove top has crack, washer and dryer work but don?t look great. Carpet in one bedroom needs to be replaced. Put your personal touch on this awesome home!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no sales or listings found			
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	\$196,000	\$196,500
Sales Price	\$177,000	\$177,500
30 Day Price	\$169,000	--
Comments Regarding Pricing Strategy		
Valued on the lower end due to differed maintenance (wood rot, window AC) interior condition unknown and original owner/estate.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Other



Other



Other

Listing Photos

L1 705 Dawn St
Beaufort, SC 29906



Front

L2 5911 Pleasant Farm Dr
Beaufort, SC 29906



Front

L3 6811 Sunset Cir N
Beaufort, SC 29906



Front

Sales Photos

S1 6036 Creek Rd
Beaufort, SC 29906



Front

S2 5917 Pleasant Farm Dr
Beaufort, SC 29906



Front

S3 5950 Pleasant Farm Ct
Beaufort, SC 29906



Front

ClearMaps Addendum

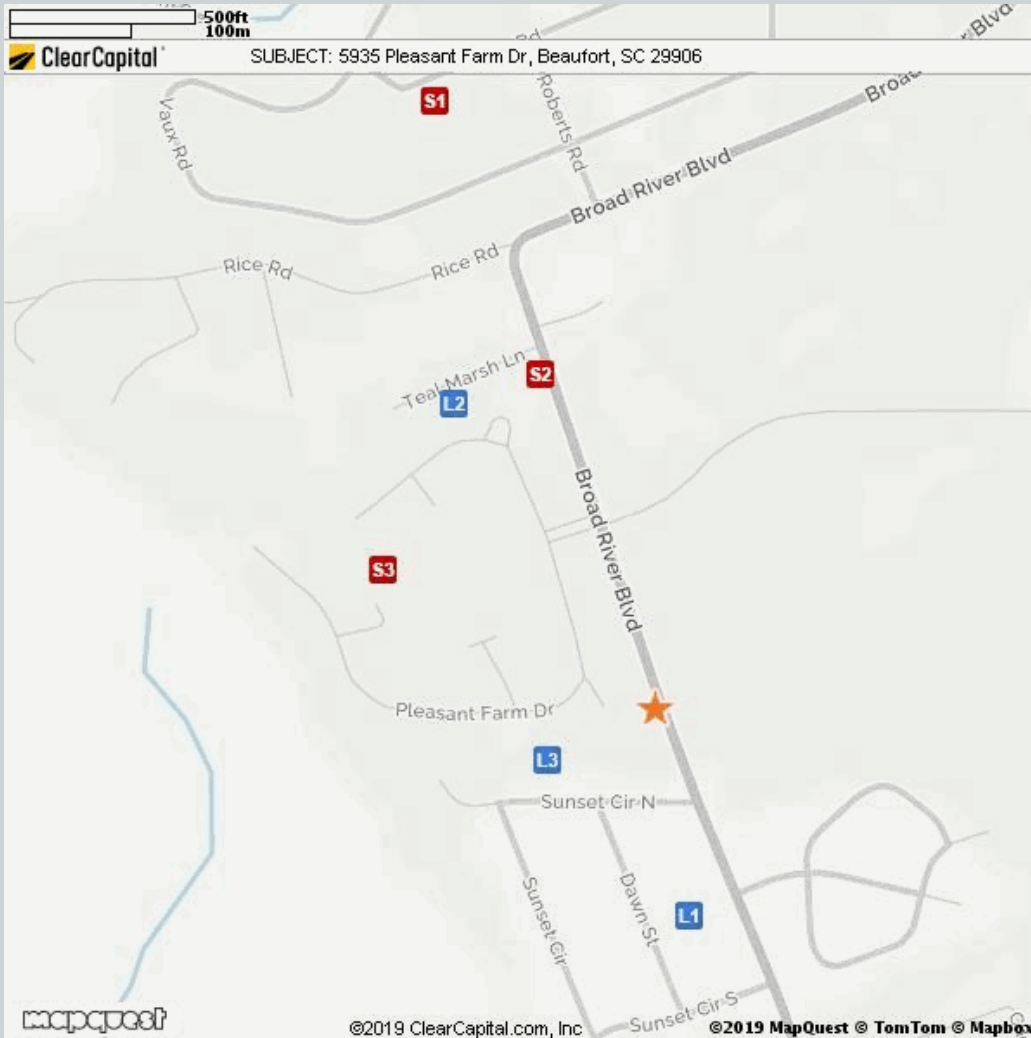
Address ★ 5935 Pleasant Farm Drive, Beaufort, SC 29906

Loan Number 37665

Suggested List \$196,000

Suggested Repaired \$196,500

Sale \$177,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5935 Pleasant Farm Dr, Beaufort, SC	--	Parcel Match
L1 Listing 1	705 Dawn St, Beaufort, SC	0.15 Miles ¹	Parcel Match
L2 Listing 2	5911 Pleasant Farm Dr, Beaufort, SC	0.26 Miles ¹	Parcel Match
L3 Listing 3	6811 Sunset Cir N, Beaufort, SC	0.08 Miles ¹	Parcel Match
S1 Sold 1	6036 Creek Rd, Beaufort, SC	0.47 Miles ¹	Parcel Match
S2 Sold 2	5917 Pleasant Farm Dr, Beaufort, SC	0.26 Miles ¹	Parcel Match
S3 Sold 3	5950 Pleasant Farm Ct, Beaufort, SC	0.22 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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688	Address	1002 Mustelidae Rd Beaufort SC 29902
License Expiration	06/30/2020	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	3.15 miles	Date Signed	05/07/2019

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 market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.

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.