

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>	2404 Ramsgate Drive, Columbia, SC 29210	<b>Order ID</b>	8186248	<b>Property ID</b>	32704799
<b>Inspection Date</b>	05/10/2022	<b>Date of Report</b>	05/10/2022		
<b>Loan Number</b>	40690	<b>APN</b>	075050236		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Richland		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.09.22v2 BPO	<b>Tracking ID 1</b>	05.09.22v2 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	HOLLYVALE RENTAL HOLDINGS LLC	<b>Condition Comments</b> From drive by, the Subject appears to be in average condition and conforms with surrounding homes.
<b>R. E. Taxes</b>	\$3,116	
<b>Assessed Value</b>	\$5,500	
<b>Zoning Classification</b>	Residential RS-MD	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> Mixed styles of residences, single family and manufactured homes, well maintained and conform.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$81530 High: \$189800	
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2404 Ramsgate Drive	2401 Cunningham Rd	1949 Marley Dr	1716 Ripplerock Rd
<b>City, State</b>	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
<b>Zip Code</b>	29210	29210	29210	29210
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.46 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$190,000	\$220,000	\$225,000
<b>List Price \$</b>	--	\$190,000	\$220,000	\$225,000
<b>Original List Date</b>		04/11/2022	05/06/2022	05/06/2022
<b>DOM · Cumulative DOM</b>	-- · --	29 · 29	4 · 4	4 · 4
<b>Age (# of years)</b>	42	52	19	52
<b>Condition</b>	Good	Good	Good	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 Story Ranch	1 Story Ranch/Rambler	2 Stories Traditional	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,789	1,466	1,972	1,812
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	8	7
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.28 acres	0.42 acres	0.92 acres	0.29 acres
<b>Other</b>	--	--	--	--

\* 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.

### Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** MLS Comments: This 1334 square foot single family home has 3 bedrooms and 2.0 bathrooms. This home is located at 2401 Cunningham Rd, Columbia, SC 29210.

**Listing 2** MLS Comments: Home features include a spacious great room with built in shelving. Eat-in kitchen with granite counter tops, stainless steel appliances. Gorgeous updated laminate flooring in the greatroom and kitchen. The owner's suite is located on the main level, features two walkin closets, en-suite bath with double vanity and stand alone shower. The split second level features two roomy secondary bedrooms, full bathroom.

**Listing 3** MLS Comments: Beautifully renovated home 3 bed, 2 bath with over 1800 sf in Emerald Valley! Kitchen and baths have been completely updated. New LVP flooring in bedrooms and living areas. New HVAC, plumbing, electrical and water heater. Home sits on a large fenced in lot with a patio overlooking the back yard.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2404 Ramsgate Drive	2116 Kathleen Dr	2113 Greenwyche Ave	2130 Mary Hill Dr
<b>City, State</b>	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
<b>Zip Code</b>	29210	29210	29210	29210
<b>Datasource</b>	MLS	Public Records	MLS	Public Records
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.07 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$122,500	\$199,900	\$167,000
<b>List Price \$</b>	--	\$122,500	\$199,900	\$167,000
<b>Sale Price \$</b>	--	\$122,500	\$215,000	\$167,000
<b>Type of Financing</b>	--	Standard	Standard	Standard
<b>Date of Sale</b>	--	02/28/2022	04/25/2022	12/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	54 · 54	34 · 34	0 · 0
<b>Age (# of years)</b>	42	50	49	50
<b>Condition</b>	Good	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 Story Ranch	1 Story Ranch/Rambler	1 Story Contemporary	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,789	1,537	1,600	1,768
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	8	7
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.28 acres	.289 acres	0.27 acres	0.27 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$11,300	+\$7,225	\$0
<b>Adjusted Price</b>	--	\$133,800	\$222,225	\$167,000

\* Sold 3 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** Adjustments: Inferior condition \$10,000, inferior GLA \$6,300, superior 2 car garage -\$5,000. Public Comments 2116 Kathleen Dr is a 1,537 square foot house on a 0.29 acre lot with 3 bedrooms and 2 bathrooms. This home is currently off market - it last sold on March 14, 2022 for \$122,500.
- Sold 2** Adjustments: Inferior condition \$10,000, inferior GLA \$4,725, superior half bath -\$2,500, superior 2 car garage -\$5,000. MLS Comments: 2113 Greenwyche Ave, Columbia, SC 29210 is a single family home that contains 1,522 sq ft and was built in 1973. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$215,000 in April 2022.
- Sold 3** Adjustments: 0 Public Comments: 3 Bedroom 2 Bath home with a HUGE yard. Beautiful hardwood floors throughout. Tons of extra storage space. Cozy fireplace in the living area. New paint. Fully updated kitchen with brand new appliances.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No history.			
<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>	\$169,500	\$169,500
<b>Sales Price</b>	\$167,000	\$167,000
<b>30 Day Price</b>	\$165,000	--
<b>Comments Regarding Pricing Strategy</b>		
The inventory is very low for this Subject's area. Utilizing the comps closest to the Subject and bracketed characteristics. With adjustments, utilizing S3 for final value due no adjustments needed and L1 for bracketed listing price. An interior should be done.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The current report is showing a large variance in as-is conclusions with the most current duplicate . The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion in its immediate area.
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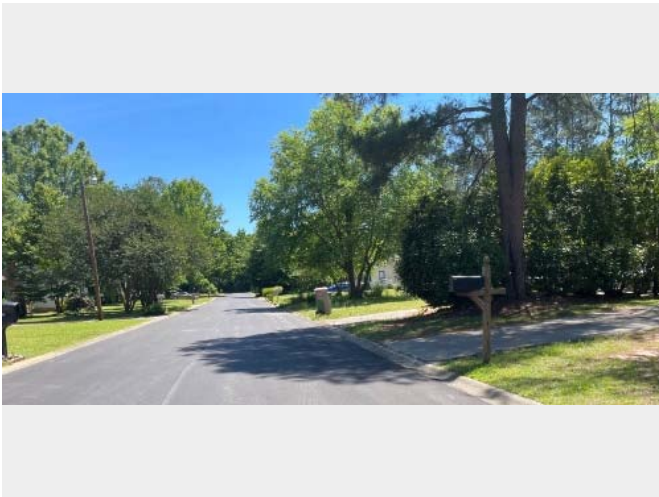
## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 2401 Cunningham Rd  
Columbia, SC 29210



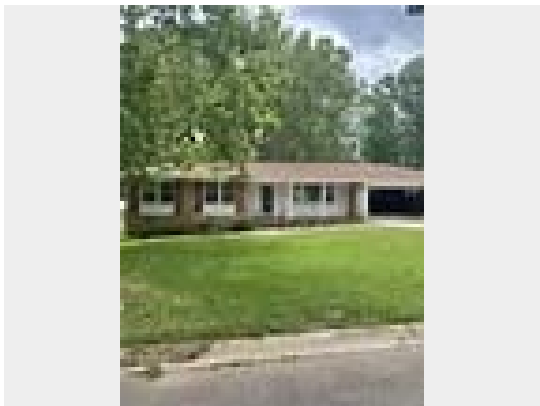
Front

**L2** 1949 Marley Dr  
Columbia, SC 29210



Front

**L3** 1716 Ripplerock Rd  
Columbia, SC 29210



Front



## Sales Photos

**S1** 2116 Kathleen Dr  
Columbia, SC 29210



Front

**S2** 2113 Greenwyche Ave  
Columbia, SC 29210



Front

**S3** 2130 Mary Hill Dr  
Columbia, SC 29210



Front

### ClearMaps Addendum

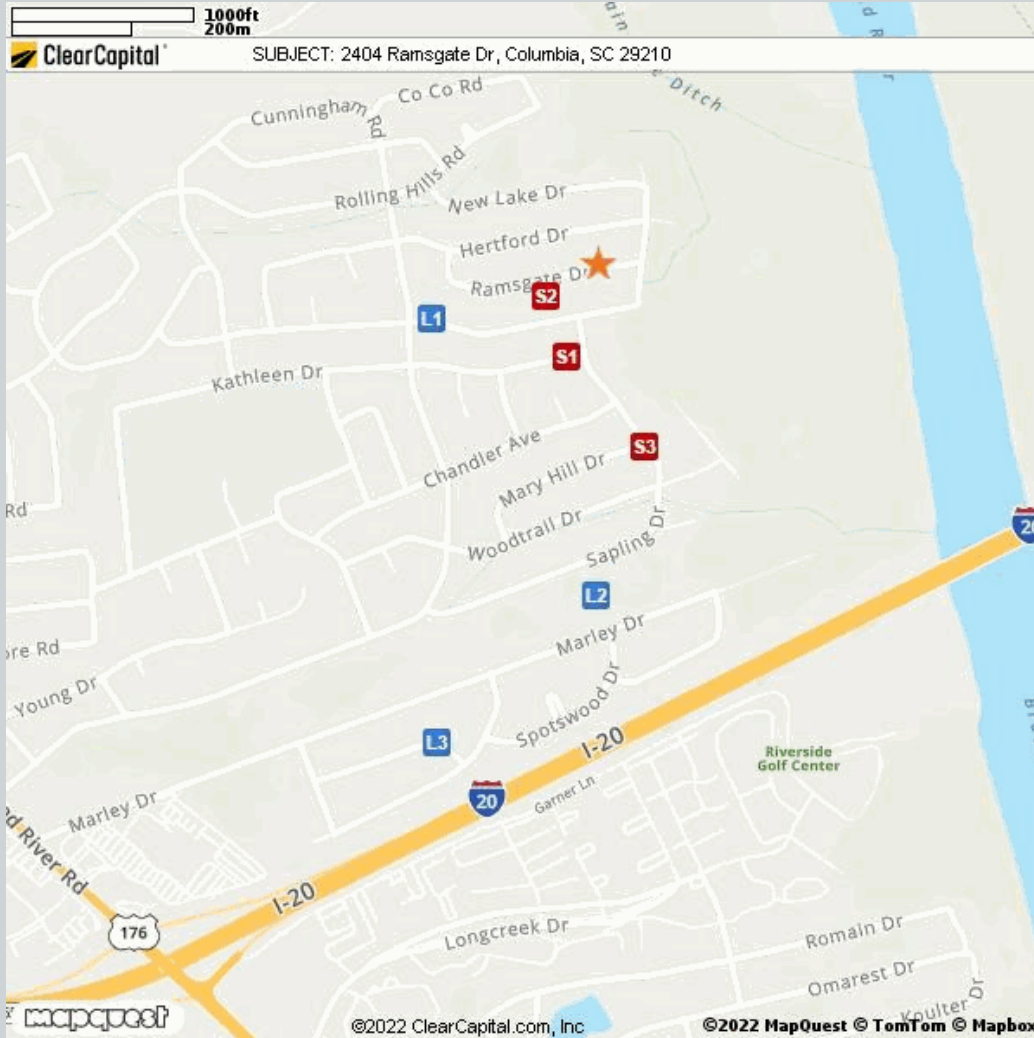
**Address** ★ 2404 Ramsgate Drive, Columbia, SC 29210

**Loan Number** 40690

**Suggested List** \$169,500

**Suggested Repaired** \$169,500

**Sale** \$167,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2404 Ramsgate Drive, Columbia, SC 29210	--	Parcel Match
L1 Listing 1	2401 Cunningham Rd, Columbia, SC 29210	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1949 Marley Dr, Columbia, SC 29210	0.46 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1716 Ripplerock Rd, Columbia, SC 29210	0.70 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2116 Kathleen Dr, Columbia, SC 29210	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2113 Greenwyche Ave, Columbia, SC 29210	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2130 Mary Hill Dr, Columbia, SC 29210	0.26 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.

\*\*\* 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

<b>Broker Name</b>	James Otis	<b>Company/Brokerage</b>	Asset Realty Inc
<b>License No</b>	114034	<b>Address</b>	412 Oak Brook Drive Columbia SC 29223
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	3233605374	<b>Email</b>	jamesbobbyotis@icloud.com
<b>Broker Distance to Subject</b>	12.59 miles	<b>Date Signed</b>	05/10/2022

*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.**