

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	285 Black Pine Court, Lexington, SC 29073	Order ID	6748279	Property ID	28480104
Inspection Date	06/26/2020	Date of Report	06/26/2020		
Loan Number	41022	APN	00443502032		
Borrower Name	Catamount Properties 2018 LLC	County	Lexington		

Tracking IDs

Order Tracking ID	20200621_BPOs	Tracking ID 1	20200621_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	King, Darne	Condition Comments	
R. E. Taxes	\$5,018	Subject appeared at time of inspection to be in good overall condition. No repairs requiring immediate attention noticed from roadside. I assumed the interior is in similar condition as the exterior for this report.	
Assessed Value	\$168,669		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The subject's neighborhood is comprised primarily of properties reflecting similar quality, maintenance, design and appeal, and marketability to the subject property if the subject does not suffer from deferred maintenance. Availability for this neighborhood, of most public services combined with average access to employment, shopping, and schools give it a similar appeal to the market as other nearby neighborhoods. No unfavorable factor was observed which would adversely affect marketability.	
Sales Prices in this Neighborhood	Low: \$55,000 High: \$575,000		
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	285 Black Pine Court	157 Otago Way	254 Black Pine Ct	500 Timbermill Dr
City, State	Lexington, SC	West Columbia, SC	Lexington, SC	Lexington, SC
Zip Code	29073	29170	29073	29073
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.09 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$188,500	\$199,900	\$225,000
List Price \$	--	\$188,500	\$198,900	\$225,000
Original List Date		05/23/2020	04/08/2020	05/07/2020
DOM · Cumulative DOM	-- · --	3 · 34	54 · 79	7 · 50
Age (# of years)	10	15	11	16
Condition	Good	Good	Good	Good
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 traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,394	2,171	2,353	2,598
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.22 acres	.25 acres	.25 acres
Other	--	--	--	--

* 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** Public Remarks Come fall in love with your possible future home. This home has curb appeal , a very open floor concept for all of your family and entertaining needs.Upon entry you walk into a beautiful foyer and stairwell appealing to the eye. This home is freshly painted , has newer kitchen appliances, boast of sizely living quarters ,spacious bedrooms, lots of storage, his & her master bathroom sinks , soaking tub, parking garage and don't forget to check out the outdoor living space with a screened in porch looking out into the oversized lot. Otago Way is conveniently located to I20 , I26 and minutes from shopping.
- Listing 2** Public Remarks WOW- Move in Ready w/4 Bedrooms and 2.5 Baths. Beautiful fireplace and great room overlooking a large fenced yard. This beautiful open floor plan features a formal Dining room. Home has new flooring throughout the first floor and is being freshly painted! only minutes from Downtown Columbia and within the River Bluff High School & Meadow Glenn Middle School district.
- Listing 3** Public Remarks BEAUTIFUL TWO STORY HOME IN DESIRABLE TIMBERMILL PLACE NEIGHBORHOOD, ZONED FOR AWARD WINNING LEXINGTON ONE SCHOOLS! Nestled on a large corner lot, this 5 bedroom/2.5 bath home is full of gorgeous features! Natural light spills throughout the flowing layout as you move withease from one room to the next. The huge living room features a cozy fireplace and open, easy access to the kitchen! The spacious, eat-in kitchen boasts a bar withseating, granite counter tops, stainless steel appliances and tons of counter and cabinet space making cooking a breeze! The master suite features a walk-in closet and attached en suite with double vanity! Each additional bedroom offers ample closet space and beautiful shared bath.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	285 Black Pine Court	305 Timbermill Dr	315 Conner Park Ln	116 Heatherfield Dr
City, State	Lexington, SC	Lexington, SC	West Columbia, SC	West Columbia, SC
Zip Code	29073	29073	29170	29170
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	1.62 ¹	1.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$172,500	\$179,000	\$214,500
List Price \$	--	\$172,500	\$179,000	\$214,500
Sale Price \$	--	\$172,500	\$182,000	\$214,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/31/2020	01/14/2020	05/27/2020
DOM · Cumulative DOM	-- · --	2 · 35	2 · 36	9 · 47
Age (# of years)	10	17	12	19
Condition	Good	Good	Good	Good
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 traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,394	2,180	2,400	2,294
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	.25 acres	.25 acres	.25 acres	.25 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$10,000
Adjusted Price	--	\$172,500	\$182,000	\$204,500

* 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** Public Remarks Beautiful home in the highly desired Timberland Place subdivision. Convenience and tranquility are key with this home. Minutes away from downtown Columbia, USC campus, Downtown Lexington, I-26, I-20, and I-77.
- Sold 2** Public Remarks Are you looking for a beautiful home in a great neighborhood within 20 minutes of downtown Columbia? This new listing is perfect for you and your family! This 2400 square foot home has 4 bedrooms and 2.5 bathrooms. The downstairs features an open living and dining area as soon as you walk through the frontdoor. The kitchen has matching black appliances, and is open to the den area so that you can entertain or watch TV while you cook! The deck and large fenced-in backyard make for the perfect place for the kids and dog to play. Upstairs are three large bedrooms, and a spacious and private master suite. The master and the guestroom share access to the unique and usable balcony with serene views of the neighborhood. The laundry room is also upstairs for easy and convenient access.
- Sold 3** Adjustment is for the pool This beautifully maintained home with in ground pool is ready and waiting for you! A Bi level floor plan- 3 bedrooms 2 baths on upperlevel along with dining room, great room and kitchen. Lower level features a super large workout, craft, media room and a deluxe laundry room and half bath. Hardwood floors in great room, dining room and kitchen. Walk out back to a sitting deck overlooking a beautiful backyard featuring in ground pool, water feature, patio and extra large shed, plus plenty of yard to run and play. All this and a super large double car garage with plenty of room for workshop.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS history is available for the subject in the last 36 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	\$192,500	\$192,500
Sales Price	\$188,500	\$188,500
30 Day Price	\$177,500	--
Comments Regarding Pricing Strategy		
I searched for FMV comps with a GLA of 2100-2800sf. I expanded the search to 6 months and 2 miles to find similar sized and aged comps. No comps are currently available with a similar location to power lines. I valued the subject at the lower end of the comp range due to the power lines.		

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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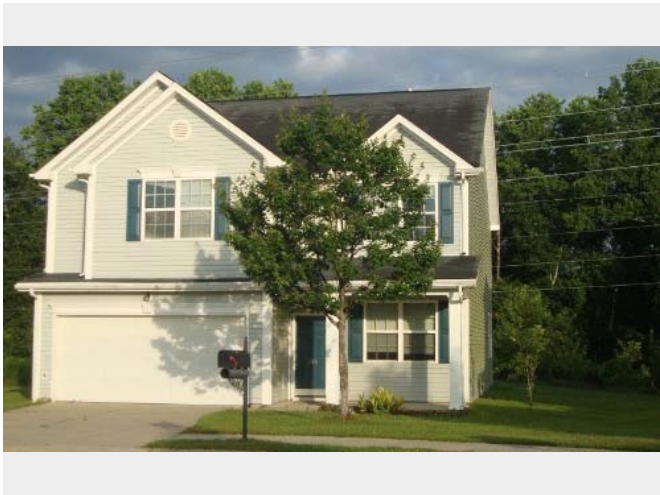
Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 157 Otago way
West Columbia, SC 29170



Front

L2 254 Black Pine Ct
Lexington, SC 29073



Front

L3 500 Timbermill Dr
Lexington, SC 29073



Front

Sales Photos

S1 305 Timbermill Dr
Lexington, SC 29073



Front

S2 315 Conner Park Ln
West Columbia, SC 29170



Front

S3 116 Heatherfield Dr
West Columbia, SC 29170



Front

ClearMaps Addendum

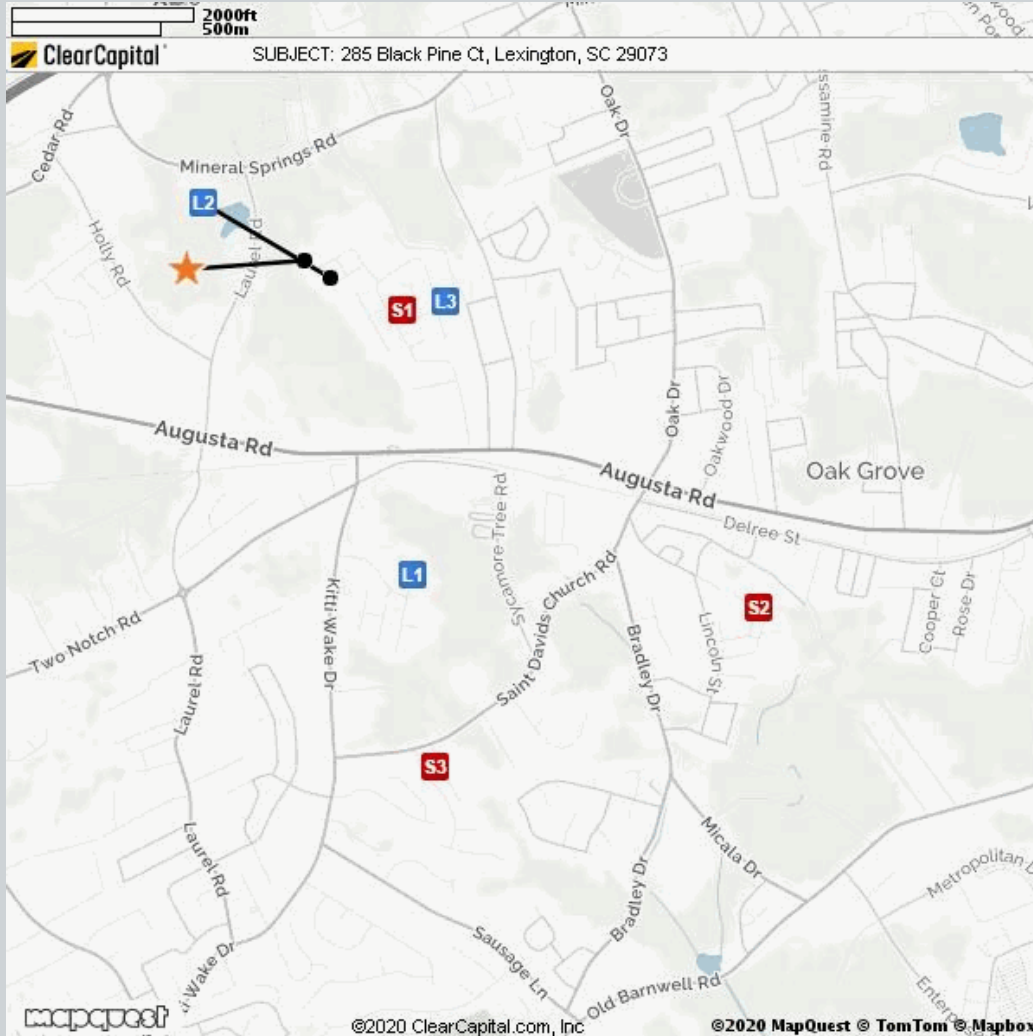
Address ★ 285 Black Pine Court, Lexington, SC 29073

Loan Number 41022

Suggested List \$192,500

Suggested Repaired \$192,500

Sale \$188,500



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	285 Black Pine Ct, Lexington, SC	--	Parcel Match
L1 Listing 1	157 Otago Way, West Columbia, SC	0.97 Miles ¹	Parcel Match
L2 Listing 2	254 Black Pine Ct, Lexington, SC	0.09 Miles ¹	Parcel Match
L3 Listing 3	500 Timbermill Dr, Lexington, SC	0.40 Miles ¹	Parcel Match
S1 Sold 1	305 Timbermill Dr, Lexington, SC	0.30 Miles ¹	Parcel Match
S2 Sold 2	315 Conner Park Ln, West Columbia, SC	1.62 Miles ¹	Parcel Match
S3 Sold 3	116 Heatherfield Dr, West Columbia, SC	1.51 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.

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

Broker Name	Michael Baker	Company/Brokerage	Southern Connections Realty
License No	63690	Address	132 Pear Court Lexington SC 29073
License Expiration	06/30/2021	License State	SC
Phone	8034137878	Email	bposc@att.net
Broker Distance to Subject	1.96 miles	Date Signed	06/26/2020

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.