

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>	3361 Island Estates Drive, Johns Island, SC 29455	<b>Order ID</b>	6786457	<b>Property ID</b>	28607516
<b>Inspection Date</b>	08/01/2020	<b>Date of Report</b>	08/03/2020		
<b>Loan Number</b>	41382	<b>APN</b>	279-10-00-158		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Charleston		

### Tracking IDs

<b>Order Tracking ID</b>	20200731_BPOs	<b>Tracking ID 1</b>	20200731_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Amerihome Mtg Co LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$905	Trees and bushes were overgrown so could not get a good picture. Also a boat was block the front area..no visible damage upon the visible inspection...no street numbers on homes are surrounding homes..only was able to use street sign	
<b>Assessed Value</b>	\$155,000		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Home is located in a rural area on Johns Island..No HOA..all conforms conform with one another..alot of in homes are in similar condition..Johns Island Park is adjacent to the neighborhood with great amenities for outdoor activities and Beach Walker Park at Kiawah Island	
<b>Sales Prices in this Neighborhood</b>	Low: \$186,000 High: \$222,500		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3361 Island Estates Drive	1111 Proverbs Court	2959 Split Hickory Court	2814 Kroger Lane
City, State	Johns Island, SC	Johns Island, SC	Johns Island, SC	Johns Island, SC
Zip Code	29455	29455	29455	29455
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.96 <sup>1</sup>	2.78 <sup>1</sup>	3.46 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$220,000	\$290,000	\$255,000
List Price \$	--	\$220,000	\$290,000	\$255,000
Original List Date		07/22/2020	07/07/2020	07/22/2020
DOM · Cumulative DOM	-- · --	9 · 12	21 · 27	9 · 12
Age (# of years)	15	12	17	80
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 single family	1 Story single family	2 Stories single family	1 Story single family
# Units	1	1	1	1
Living Sq. Feet	1,116	1,116	1,348	1,147
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	2 · 2
Total Room #	5	5	5	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.21 acres	0.13 acres	0.32 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** The HVAC was just replaced and upgraded to give you the comfort that you need. You will love the kitchen with its ample storage and custom Ceramic tile flooring. With the right offer the Refrigerator, washer & dryer, Storage shed,... NO major upgrades noted

**Listing 2** three bedrooms and two full bathrooms. Two bedrooms and bathroom downstairs and the master bedroom with the additional bathroom located upstairs. gas range, granite counter tops and access to the backyard. HVAC system and roof were both replaced in 2019

**Listing 3** This historic 1940's Johns Island cottage spacious backyard with an outbuilding for yard equipment storage. A cement driveway pad will accommodate a boat, or perhaps two vehicles.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3361 Island Estates Drive	1108 Revelation Court	3307 Jules Drive	1653 Langston
<b>City, State</b>	Johns Island, SC	Johns Island, SC	Johns Island, SC	Johns Island, SC
<b>Zip Code</b>	29455	29455	29455	29455
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.08 <sup>1</sup>	0.18 <sup>1</sup>	0.29 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$215,000	\$200,000	\$216,900
<b>List Price \$</b>	--	\$195,000	\$195,000	\$204,900
<b>Sale Price \$</b>	--	\$195,000	\$186,000	\$197,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	07/14/2020	02/29/2020	08/05/2019
<b>DOM · Cumulative DOM</b>	-- · --	120 · 176	90 · 136	74 · 136
<b>Age (# of years)</b>	15	11	46	42
<b>Condition</b>	Average	Average	Average	Average
<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 single family	1 Story single family	1 Story single family	1 Story single family
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,116	1,148	1,075	1,080
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2	3 · 1 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	0.22 acres	0.21 acres	0.24 acres	0.87 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	+\$20,000	\$0
<b>Adjusted Price</b>	--	\$195,000	\$206,000	\$197,000

\* Sold 1 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** No noted upgrades per mls..comparable is similar in acreage, bedroom and bath count, less thans 100 GLA, and close to age..no adjustment needed
- Sold 2** No noted upgrades per mls..comparable is similar in acreage, bedroom and bath count, less thans 100 GLA, and adjustment needed for age of home..\$20,000
- Sold 3** renovated 1,080 sq. ft. 3 bedroom 1.5 bath traditional brick ranch home is located in quiet cul-de-sac laminate floor installed. Brand new HVAC, new water heater, Quartz Countertops, new fans and lights, upgraded new Stainless Steel Appliances, new 1/2 bath, new blinds, new doors, new breaker; the electric has been upgraded as well the plumbing system. Bathroom has been upgraded with New Vanity, toilets & lighting. comparable is similar in bedroom and bath count, less thans 100 GLA, and adjustment needed for age of home..\$20,000..and adjustment needed for acreage \$20,000..evens out

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no sales history within the past 12 months			
<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>	\$195,000	\$195,000
<b>Sales Price</b>	\$195,000	\$195,000
<b>30 Day Price</b>	\$195,000	--
<b>Comments Regarding Pricing Strategy</b>		
Tried to stay in same neighborhood..did expand radius for at least one comp to be of age..All still came within price. Homes listed from history of Solds prices will be lowered along with these homes are renovated		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



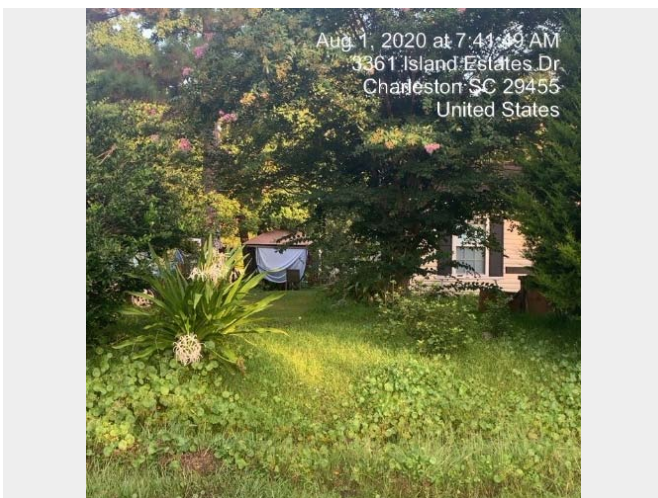
Front



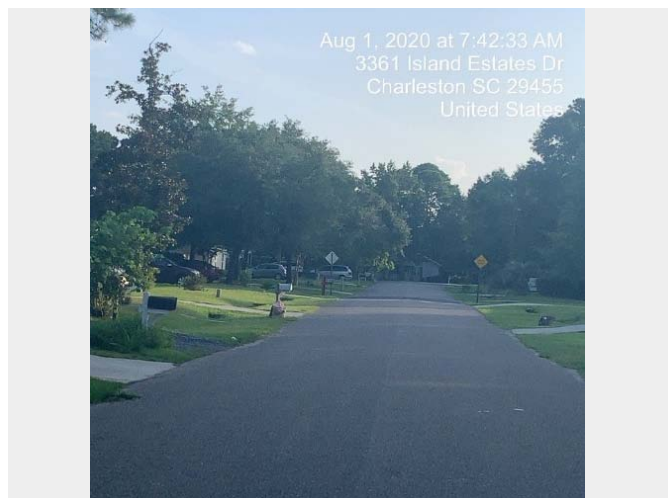
Address Verification



Side



Side



Street

## Subject Photos



Other

## Listing Photos

**L1** 1111 Proverbs Court  
Johns Island, SC 29455



Front

**L2** 2959 Split Hickory Court  
Johns Island, SC 29455



Front

**L3** 2814 Kroger Lane  
Johns Island, SC 29455



Front



## Sales Photos

**S1** 1108 Revelation Court  
Johns Island, SC 29455



Front

**S2** 3307 Jules Drive  
Johns Island, SC 29455



Front

**S3** 1653 Langston  
Johns Island, SC 29455



Front

### ClearMaps Addendum

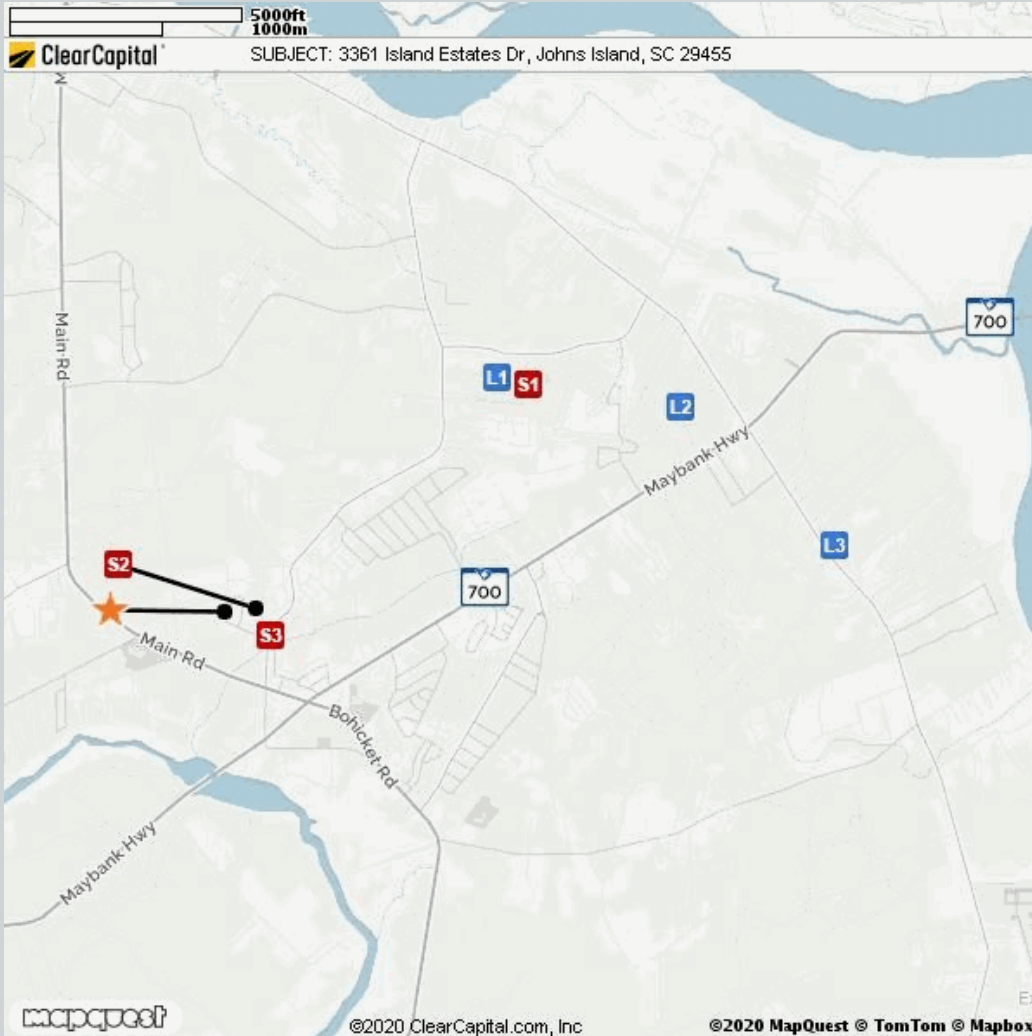
**Address** ★ 3361 Island Estates Drive, Johns Island, SC 29455

**Loan Number** 41382

**Suggested List** \$195,000

**Suggested Repaired** \$195,000

**Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3361 Island Estates Dr, Johns Island, SC	--	Parcel Match
L1 Listing 1	1111 Proverbs Court, Johns Island, SC	1.96 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2959 Split Hickory Court, Johns Island, SC	2.78 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2814 Kroger Lane, Johns Island, SC	3.46 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1108 Revelation Court, Johns Island, SC	2.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3307 Jules Drive, Johns Island, SC	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1653 Langston, Johns Island, SC	0.29 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.

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

<b>Broker Name</b>	Rita Adkins	<b>Company/Brokerage</b>	2001
<b>License No</b>	71236	<b>Address</b>	4 Carriage Lane Suite 106 Charleston SC 29407
<b>License Expiration</b>	06/30/2021	<b>License State</b>	SC
<b>Phone</b>	8432708814	<b>Email</b>	yourcharlestonrealestate@gmail.com
<b>Broker Distance to Subject</b>	7.26 miles	<b>Date Signed</b>	08/03/2020

*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.**