

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	15 Knollwood Lane, Beaufort, SC 29907	Order ID	6791082	Property ID	28618823
Inspection Date	08/05/2020	Date of Report	08/07/2020		
Loan Number	41423	APN	R200 015 000 0771 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs

Order Tracking ID	20200805_BPOs	Tracking ID 1	20200805_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Paul Casper	Condition Comments	
R. E. Taxes	\$2,560	Home had been remodeled in 2018 per previous MLS (Provided) exterior appears in good condition, interior is unknown. Has a deck, dirt driveway and is on a private dirt road. It sits back from road on a 1 acre lot.	
Assessed Value	\$9,900		
Zoning Classification	Residential/mobile		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	No		
(Appears to be vacant, but unable to confirm. Unable to confirm if secured. I did not see a notice.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	On a small private road of similar mobile homes. Surrounding area is of SFD. Lady's Island does not have alot of mobile homes. Mobile has been de-titled and is attached to the land. I had to expand proximity parameters up to 10 miles.	
Sales Prices in this Neighborhood	Low: \$52,000 High: \$165,000		
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	15 Knollwood Lane	11 Mary Stuart Lane	251 Little Capers Rd	1975 Colonial Ave
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29907	29907	29907	29906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.32 ¹	1.43 ¹	6.36 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$149,900	\$159,900	\$149,000
List Price \$	--	\$129,900	\$159,900	\$149,000
Original List Date		08/13/2019	04/06/2020	05/13/2020
DOM · Cumulative DOM	-- · --	358 · 360	122 · 123	58 · 86
Age (# of years)	18	24	17	18
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 mobile	1 Story mobile	1 Story mobile	1 Story mobile
# Units	1	1	1	1
Living Sq. Feet	2,432	2,000	2,307	1,960
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	9	7	8	6
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	1 acres	1.28 acres	.47 acres	.45 acres
Other	deck	--	--	deck, screen porch

* Listing 1 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 5/15/2020. Slightly smaller, similar age and also a large lot on similar private road. Completely Remodeled home on a great, spacious lot. New Metal Roof, HVAC, Some Appliances, Flooring, Plumbing Fixtures, Light Fixtures, Hardware and Trim and paint throughout. On a Permanent Engineered Foundation. Septic System and Decks are New as well. Fantastic schools, close to both bases and a short drive to all Beaufort has to offer.

Listing 2 Under Contract 6/03/2020. Similar size age and smaller lot, paved road. Lady's Island is a preferred market to the discerning buyer and this home is no exception in location with privacy and convenience. This home is located on nearly a half-acre site with a private setting, surrounded by woodlands. Its in pristine condition with a new heatpump system and is well cared for. Amenities include two fireplaces, screened porch and open deck additions. Come discover why this home is a dream with its multiple living areas, pool table, wet bar and jacuzzi. A recreation room has a wetbar, billiard table and fireplace . This four bedroom home has spacious living areas including its kitchen and living/dining areas.

Listing 3 Under contract 5/13/2020. Slightly smaller in size, similar age and smaller lot, paved road. Completely remodeled home inside to out.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	15 Knollwood Lane	120 Grober Hill Rd	566 Broad River Blvd	74 Fairfield Rd
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29907	29906	29906	29907
Datasource	Tax Records	Public Records	MLS	MLS
Miles to Subj.	--	6.75 ¹	7.19 ¹	0.59 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$164,900	\$165,000	\$164,000
List Price \$	--	\$164,900	\$165,000	\$164,000
Sale Price \$	--	\$150,000	\$159,000	\$151,500
Type of Financing	--	Other	Va	Conventional
Date of Sale	--	10/21/2019	05/28/2020	05/06/2020
DOM · Cumulative DOM	-- · --	102 · 106	71 · 71	40 · 40
Age (# of years)	18	17	16	16
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 mobile	1 Story mobile	1 Story mobile	1 Story mobile
# Units	1	1	1	1
Living Sq. Feet	2,432	2,048	2,560	2,560
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	9	8	9	9
Garage (Style/Stalls)	None	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1 acres	.67 acres	.39 acres	.6 acres
Other	deck	--	fireplace	fireplace, deck
Net Adjustment	--	+\$1,020	-\$6,660	-\$8,760
Adjusted Price	--	\$151,020	\$152,340	\$142,740

* 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** Slightly smaller in size, similar age and slightly smaller lot. Paved Road. ADJ: \$7,720 SF, 0 age, 3,300 lot, -10,000 paved road. Incredible opportunity to purchase a home with plenty of square footage and a once in a life time utility shed (1175 square feet). New roof in 2017, Engineered foundation. Incredible live oaks throughout the property. Close to both Parris Island and Marine Corp Air Station.
- Sold 2** Similar size, age and smaller lot. Paved road. Adj. -2,560 SF, -200 age, 6,100 lot, -10,000 paved road. An entertaining dream with more than 2,500 sq ft this home provides room to stretch out! Offering a spacious living room separate from a generous family room which includes a fireplace and a wet bar. The wet bar is just steps from the oversized deck & screened-in gazebo with electricity and a ceiling fan, you are sure to enjoy your outdoor space! All vaulted ceilings and new carpet add to the comfort of this home. A huge eat-in kitchen boasts tons of cabinets & counter space. Master includes double vanity, walk in closet, and separate tub from shower. With no HOA & no restrictions you decide how to use your nearly half acre of living!
- Sold 3** Similar size, age and slightly smaller lot. Paved road. Adj. -2,560 SF, -200 age, 4,000 lot, -10,000 paved road. New 30 year old roof on mobile & garage, new septic and drain field. Inside there are new upgraded counters, stainless steel appliances, light fixtures & fans, all new paint, wood floors, never used fireplace, separate wet bar and so much more

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold 10/12/2018 for \$165,000			
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	\$145,000	\$145,000
Sales Price	\$143,000	\$143,000
30 Day Price	\$139,000	--
Comments Regarding Pricing Strategy		
Interior condition of home is unknown but had been remodeled in 2018 per previous MLS. Well located on the island compared to Listing 1, which is also on a dirt road. Mobile home are selling well at this time.		

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



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Street



Street

Listing Photos

L1 11 Mary Stuart Lane
Beaufort, SC 29907



Front

L2 251 Little Capers Rd
Beaufort, SC 29907



Front

L3 1975 Colonial Ave
Beaufort, SC 29906



Front

Sales Photos

S1 120 Grober Hill Rd
Beaufort, SC 29906



Front

S2 566 Broad River Blvd
Beaufort, SC 29906



Front

S3 74 Fairfield Rd
Beaufort, SC 29907



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Front

ClearMaps Addendum

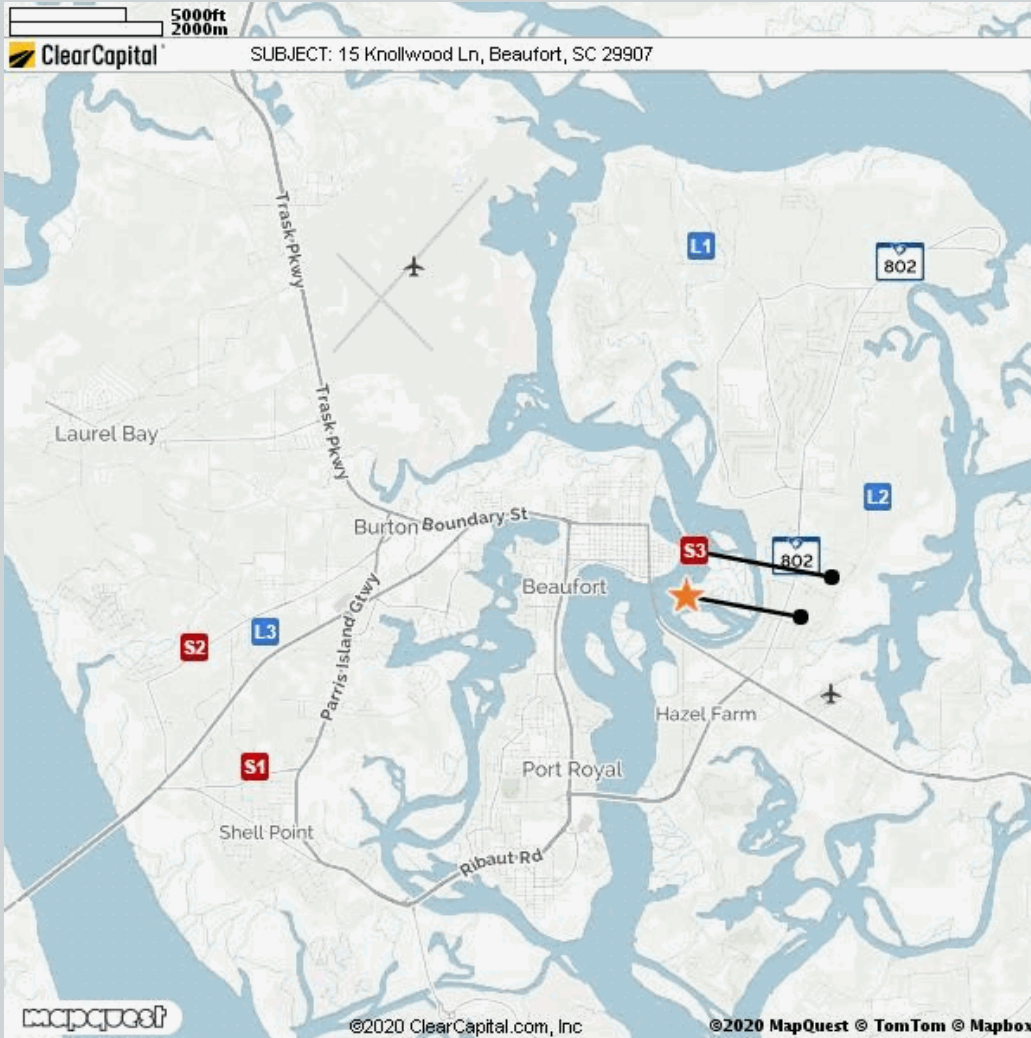
Address ★ 15 Knollwood Lane, Beaufort, SC 29907

Loan Number 41423

Suggested List \$145,000

Suggested Repaired \$145,000

Sale \$143,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15 Knollwood Ln, Beaufort, SC	--	Parcel Match
L1	11 Mary Stuart Lane, Beaufort, SC	4.32 Miles ¹	Parcel Match
L2	251 Little Capers Rd, Beaufort, SC	1.43 Miles ¹	Parcel Match
L3	1975 Colonial Ave, Beaufort, SC	6.36 Miles ¹	Parcel Match
S1	120 Grober Hill Rd, Beaufort, SC	6.75 Miles ¹	Parcel Match
S2	566 Broad River Blvd, Beaufort, SC	7.19 Miles ¹	Parcel Match
S3	74 Fairfield Rd, Beaufort, SC	0.59 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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688	Address	1002 Mustelidae Rd Beaufort SC 29902
License Expiration	06/30/2022	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	4.42 miles	Date Signed	08/07/2020

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.