

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	121 Briarcliffe E, Elgin, SC 29045	Order ID	6828775	Property ID	28770802
Inspection Date	09/06/2020	Date of Report	09/08/2020		
Loan Number	41832	APN	259030504		
Borrower Name	Catamount Properties 2018 LLC	County	Richland		

Tracking IDs

Order Tracking ID	0904BPOs	Tracking ID 1	0904BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Gratton Kevin M Lisa H	Condition Comments	
R. E. Taxes	\$1,389	From drive by, the Subject appears to be in average condition.	
Assessed Value	\$5,120		
Zoning Classification	RS-LD		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Briarcliff Estates HOA		
Association Fees	\$80 / Month (Landscaping,Insurance,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Briarcliff Estates subdivision with homes mostly built in the 1980's that conform.	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$200,000		
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	121 Briarcliffe E	7 Turtle Creek Way	204 Turtle Creek Dr	502 Plantation Pointe Dr
City, State	Elgin, SC	Columbia, SC	Columbia, SC	Elgin, SC
Zip Code	29045	29229	29229	29045
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.35 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$175,000	\$220,000
List Price \$	--	\$175,000	\$186,000	\$220,000
Original List Date		08/19/2020	08/05/2020	08/16/2020
DOM · Cumulative DOM	-- · --	16 · 20	30 · 34	19 · 23
Age (# of years)	32	18	19	16
Condition	Average	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	1,792	1,608	1,643	2,143
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	4 · 2
Total Room #	8	7	7	8
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	.42 acres	.27 acres	.22 acres	.40 acres
Other	Lake Front	--	--	--

* 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** MLS Comments: 3BR/2BA home in the wonderful Turtle Creek subdivision. Freshly painted on the inside, high ceilings in the living room, spacious bonus room, inviting kitchen and a big backyard for dogs and kids to run around make this house ready for its new owners. House comes with a newer roof, appliances and gas water heater.
- Listing 2** MLS Comments: 3 bd/2 ba All Brick home w/2 car garage in NE Columbia! Convenient to Sandhills shopping center & I-20 in desirable Turtle Creek neighborhood! Entryway greets you with warm hardwoods & large coat closet. Hardwoods flow through to living area, kitchen, & hall to secondary bedrooms. Large living room w/cathedral ceiling, gas fireplace, french doors to back deck & quick access to kitchen. Eat-in Kitchen features bright windows, plenty of cabinets, dishwasher, microwave, & stainless steel range! Master bedroom features tray ceiling, large walk-in closet, ceiling fan, & private bath. Relaxing Master bath w/large vanity, separate shower, tile flooring and soothing garden tub. Large bonus room above garage w/alcove storage perfect for man cave, craft room, kids space, & so much more. BR 2 w/ceiling fan & two closets! BR 3 features crown molding & ceiling fan. Secondary bedrooms share hall bath w/tile flooring. Backyard is fully fenced w/large two tiered back deck including gazebo that stays. Additional fenced area in backyard for dogs includes large dog house w/ac unit that stays.
- Listing 3** MLS Comments: Well-maintained home with ceramic tile and hardwood floors throughout. High ceilings give the home an open and appealing look. All new window panes installed less than a year ago. New roof installed in 2016. Home features a split plan with a sitting room in the master bedroom, separate shower/tub, and walk-in closet. Both full bathrooms feature double vanities. Large upstairs finished bonus room can be used as a 4th bedroom or recreational room. Large private fenced back yard. Moisture barrier protection in crawl space area.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	121 Briarcliffe E	209 Windwood Dr	212 Viewmont Rd	104 Briarcliffe E
City, State	Elgin, SC	Elgin, SC	Elgin, SC	Elgin, SC
Zip Code	29045	29045	29045	29045
Datasource	Tax Records	Public Records	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.15 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$149,000	\$149,900	\$190,500
List Price \$	--	\$149,000	\$149,900	\$190,500
Sale Price \$	--	\$153,000	\$152,000	\$190,500
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	05/28/2020	05/15/2020	11/07/2019
DOM · Cumulative DOM	-- · --	50 · 59	72 · 72	76 · 76
Age (# of years)	32	35	41	36
Condition	Average	Average	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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,792	1,664	1,595	1,576
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	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	--	--	--	--
Lot Size	.42 acres	.47 acres	.50 acres	55 acres
Other	Lake Front	--	--	--
Net Adjustment	--	+\$13,250	-\$75	-\$400
Adjusted Price	--	\$166,250	\$151,925	\$190,100

* Sold 1 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** Adjustments: Inferior GLA \$3,250, inferior lake front \$10,000. MLS Comments: There are agent comments or descriptions other than physical characteristics. BPO Comment: The house is clean, with cosmetic, but not recent upgrades. So higher average.
- Sold 2** Adjustments: Superior condition -\$15,000, inferior GLA \$4,925, inferior lake front \$10,000. MLS Comments: There are no agent comments or descriptions other than physical characteristics. Photos show good condition.
- Sold 3** Adjustments: Superior condition -\$15,000, inferior GLA \$5,400, inferior lake front \$10,000. MLS Comments: You will be amazed by the completely renovated kitchen and dining room featuring custom cabinets, hardwood floors, granite countertops, glass tile backsplash, and energy efficient stainless-steel appliances. The bathrooms have been updated with custom cabinets, steel tubs, marble surrounds, granite countertops and tile floor. After walking through this amazing residence, step into an outdoor that exceeds all expectations! Your new home is situated on a BEAUTIFULLY LANDSCAPED .44-acre waterfront lot with lush plants and mature hardwood trees watered by a lake-fed irrigation system. Additionally, enjoy a 12'x14' outbuilding with electricity (easily convertible to playhouse), shoreline sea-wall for easy maintenance, private 10'x12' dock with maintenance-free TREX composite decking, rocking chair front porch, and a 12'x16' screened porch overlooking a CO-OWNED 23-ACRE LAKE! Exterior upgrades include, but not limited to: energy star fiberglass doors, double pane, low-E vinyl windows, insulated steel garage doors and 25-year architectural shingles.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold 8/26/1993 \$90,000			
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	\$169,000	\$169,000
Sales Price	\$168,000	\$168,000
30 Day Price	\$160,000	--
Comments Regarding Pricing Strategy		
<p>Focused search within same complex where possible. The area is a good condition driven marketplace for resale and return of investment purposes. Could not find average comps except for S1. Utilizing S1 for final value due to same condition and L1 for bracketed listing price. The Subject could very well be in good condition, but without and interior, cannot determine.</p>		

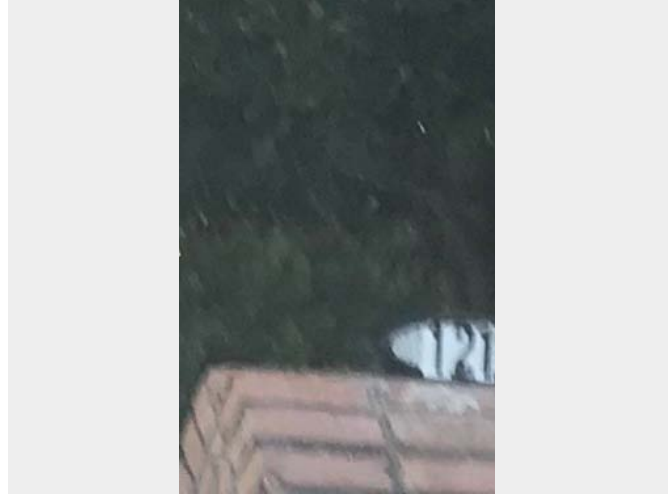
Clear Capital Quality Assurance Comments Addendum

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.

Subject Photos



Front



Address Verification



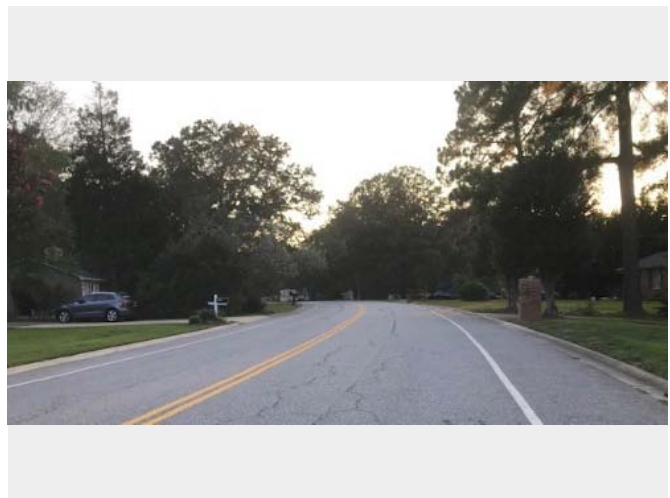
Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 7 Turtle Creek Way
Columbia, SC 29229



Front

L2 204 Turtle Creek Dr
Columbia, SC 29229



Front

L3 502 Plantation Pointe Dr
Elgin, SC 29045



Front

Sales Photos

S1 209 Windwood Dr
Elgin, SC 29045



Front

S2 212 Viewmont Rd
Elgin, SC 29045



Front

S3 104 Briarcliffe E
Elgin, SC 29045



Front

ClearMaps Addendum

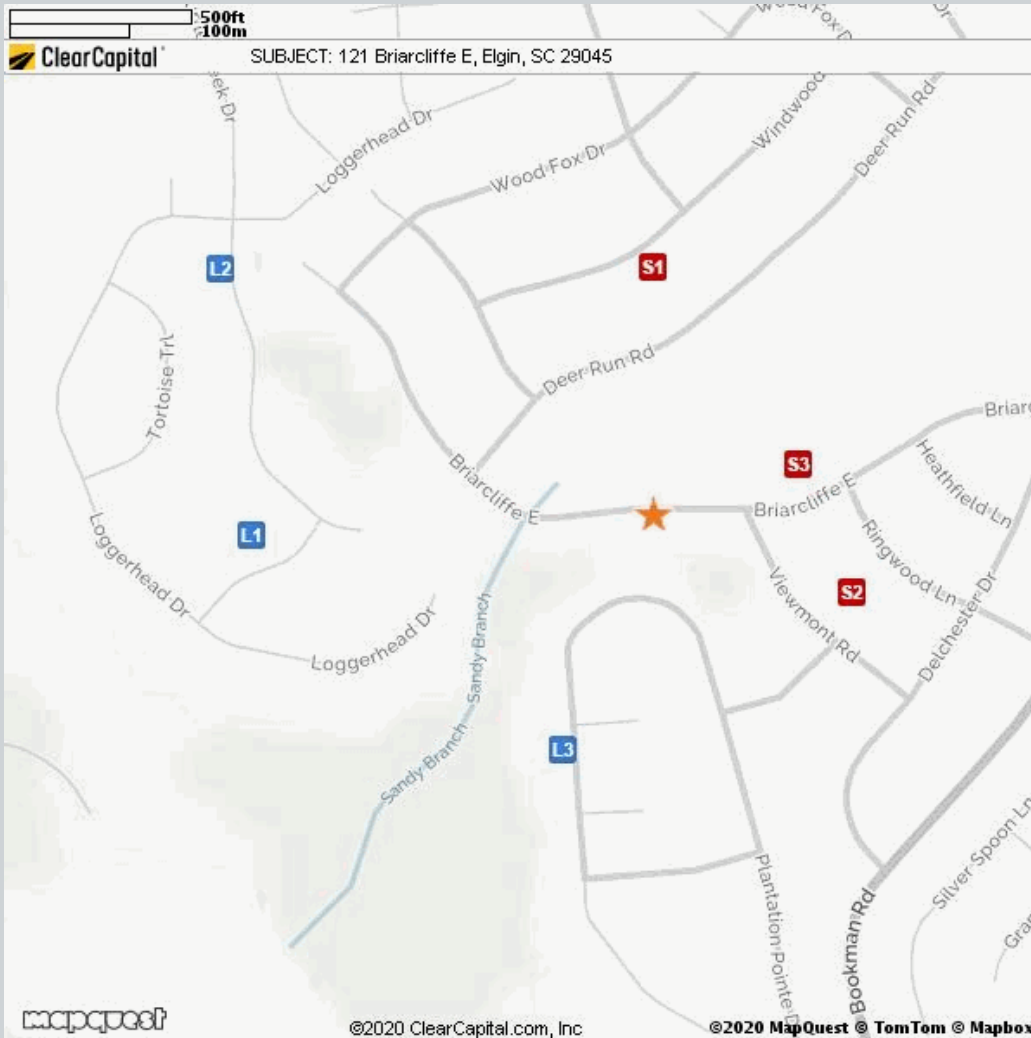
Address ★ 121 Briarcliffe E, Elgin, SC 29045

Loan Number 41832

Suggested List \$169,000

Suggested Repaired \$169,000

Sale \$168,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	121 Briarcliffe E, Elgin, SC	--	Parcel Match
L1 Listing 1	7 Turtle Creek Way, Columbia, SC	0.28 Miles ¹	Parcel Match
L2 Listing 2	204 Turtle Creek Dr, Columbia, SC	0.35 Miles ¹	Parcel Match
L3 Listing 3	502 Plantation Pointe Dr, Elgin, SC	0.17 Miles ¹	Parcel Match
S1 Sold 1	209 Windwood Dr, Elgin, SC	0.18 Miles ¹	Parcel Match
S2 Sold 2	212 Viewmont Rd, Elgin, SC	0.15 Miles ¹	Parcel Match
S3 Sold 3	104 Briarcliffe E, Elgin, SC	0.12 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	James Otis	Company/Brokerage	Asset Realty Inc
License No	114034	Address	412 Oak Brook Drive Columbia SC 29223
License Expiration	06/30/2021	License State	SC
Phone	3233605374	Email	jamesbobbyotis@icloud.com
Broker Distance to Subject	2.64 miles	Date Signed	09/08/2020

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.