

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	45 Bass Creek Lane, Bluffton, SC 29910	Order ID	7221768	Property ID	29925685
Inspection Date	04/08/2021	Date of Report	04/13/2021		
Loan Number	42101	APN	R600 041 000 0248 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs					
Order Tracking ID	0407_BPO_Update	Tracking ID 1	0407_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	The subject exterior appeared to be in average condition at the time of drive-by inspection.
R. E. Taxes	\$1,740	
Assessed Value	\$545,400	
Zoning Classification	SFR	
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	South Pointe 888-888-8888	
Association Fees	\$945 / Year (Pool,Other: Security gate)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	There were 4 houses sold in the subject community in the past 6 months, no REO, no short sale. There are currently 2 houses for sale in the subject community, no REO, no short sale.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$173,000 High: \$620,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	45 Bass Creek Lane	74 Burnt Church Road	1 Grande Oaks Drive	42 Pointe South Trace
City, State	Bluffton, SC	Bluffton, SC	Bluffton, SC	Bluffton, SC
Zip Code	29910	29910	29910	29910
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.38 ¹	7.03 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$525,000	\$539,000	\$569,000
List Price \$	--	\$525,000	\$539,000	\$569,000
Original List Date		02/23/2021	02/03/2021	10/19/2020
DOM · Cumulative DOM	-- · --	8 · 49	27 · 69	171 · 176
Age (# of years)	22	15	21	19
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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	3 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	3 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,488	2,835	4,050	3,100
Bdrm · Bths · ½ Bths	4 · 3	5 · 3	5 · 4	4 · 3 · 1
Total Room #	9	10	11	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.19 acres	0.81 acres	0.75 acres	0.2 acres
Other	Golf and marsh view	Landscape view	Landscape view	Golf and marsh view

* Listing 3 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.

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

Listing 1 Comp #1 is inferior, larger lot size, 7 years newer, less GLA, yet 1 extra bedroom, same # of bedrooms, 3-car garage, inferior landscape view.

Listing 2 Comp #2 is superior, larger lot size, 1 year newer, more GLA, 1 extra bedroom, 1 extra full bath, 2-car garage, inferior landscape view.

Listing 3 Comp #3 is similar, same community, 3 years newer, less GLA, same # of bedrooms and full baths, 1 extra half bath, 3-car garage, superior golf and marsh view.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	45 Bass Creek Lane	27 Fernlakes Drive	33 Bass Creek Lane	25 Tillinghast Circle
City, State	Bluffton, SC	Bluffton, SC	Bluffton, SC	Bluffton, SC
Zip Code	29910	29910	29910	29910
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.02 ¹	0.04 ¹	2.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$489,000	\$569,000
List Price \$	--	\$445,000	\$489,000	\$549,000
Sale Price \$	--	\$406,000	\$485,300	\$530,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/02/2020	08/17/2020	12/18/2020
DOM · Cumulative DOM	-- · --	205 · 226	29 · 96	51 · 88
Age (# of years)	22	26	15	17
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	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	3 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,488	3,592	2,993	4,061
Bdrm · Bths · ½ Bths	4 · 3	5 · 3	3 · 3	5 · 3 · 1
Total Room #	9	10	8	11
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.86 acres	0.2 acres	0.56 acres
Other	Golf and marsh view	Lagoon view	Golf and marsh view	Landscape view
Net Adjustment	--	+\$48,600	+\$52,500	-\$124,800
Adjusted Price	--	\$454,600	\$537,800	\$405,200

* 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** Comp #1 is inferior, inferior community, 4 years older, more GLA, 1 extra bedroom, same # of bathrooms, larger lot size, 2-car garage, inferior lagoon view.
- Sold 2** Comp #2 is inferior, same community, 7 years newer, less GLA, 1 bedroom fewer, same # of bathrooms, 3-car garage, golf and marsh view.
- Sold 3** Comp #3 is superior, larger lot size, 5 years newer, more GLA, 1 extra bedroom, same # of full baths, 1 extra half bath, 3-car garage, inferior wooded view.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject does not have any history in local MLS, but according to the county tax record, the subject was sold on 12/7/2020 for \$362,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	12/07/2020	\$362,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$520,000	\$520,000
Sales Price	\$500,000	\$500,000
30 Day Price	\$490,000	--
Comments Regarding Pricing Strategy		
Due to the lack of comps that were sufficiently similar to the subject, the range of listing prices, room count, proximity and square footage must be expanded. The suggested subject value is bracketed by all comps. Adjustments may not be accurate as this is a drive-by inspection only. This is not a formal appraisal and is not to be used for the purpose of financing.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 74 Burnt Church Road
Bluffton, SC 29910



Front

L2 1 Grande Oaks Drive
Bluffton, SC 29910



Front

L3 42 Pointe South Trace
Bluffton, SC 29910



Front

Sales Photos

S1 27 Fernlakes Drive
Bluffton, SC 29910



Front

S2 33 Bass Creek Lane
Bluffton, SC 29910



Front

S3 25 Tillinghast Circle
Bluffton, SC 29910



Front

ClearMaps Addendum

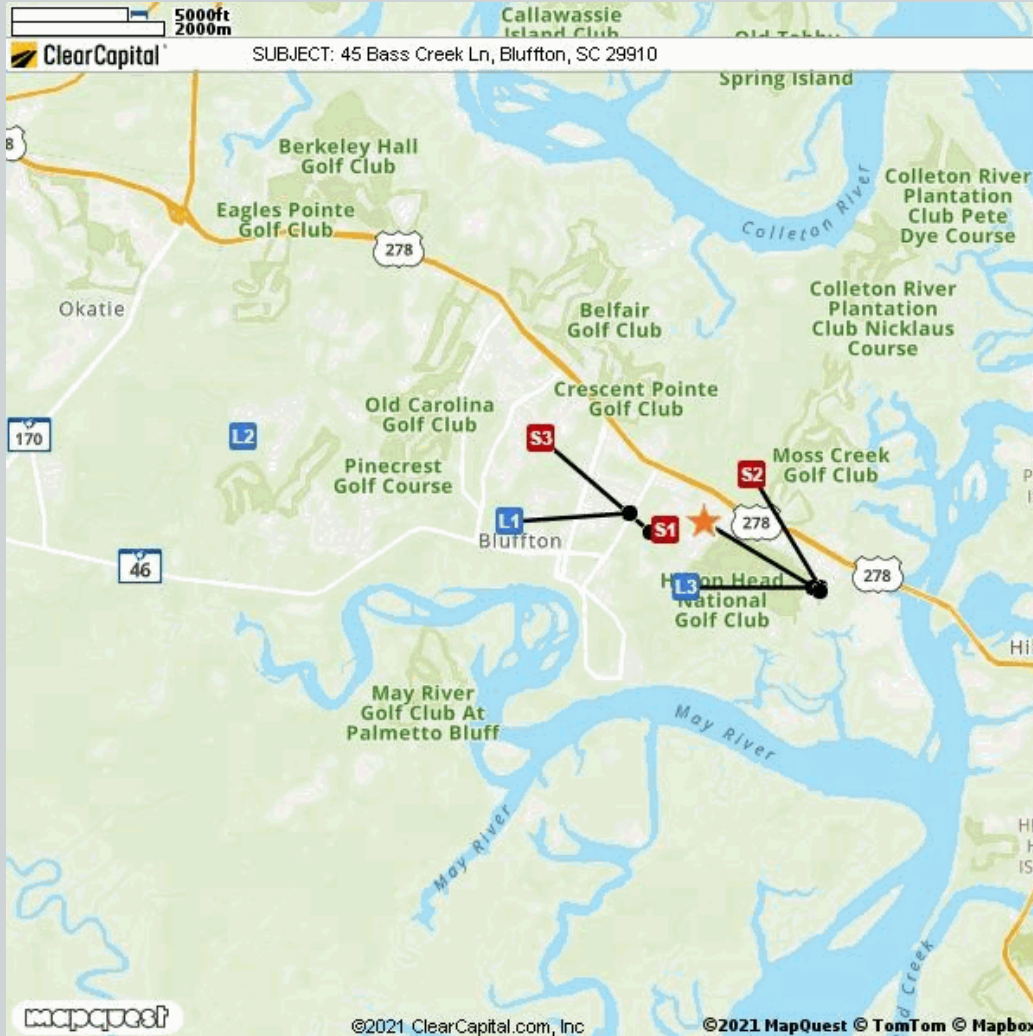
Address ★ 45 Bass Creek Lane, Bluffton, SC 29910

Loan Number 42101

Suggested List \$520,000

Suggested Repaired \$520,000

Sale \$500,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	45 Bass Creek Lane, Bluffton, SC 29910	--	Parcel Match
L1 Listing 1	74 Burnt Church Road, Bluffton, SC 29910	2.38 Miles ¹	Parcel Match
L2 Listing 2	1 Grande Oaks Drive, Bluffton, SC 29910	7.03 Miles ¹	Parcel Match
L3 Listing 3	42 Pointe South Trace, Bluffton, SC 29910	0.08 Miles ¹	Parcel Match
S1 Sold 1	27 Fernlakes Drive, Bluffton, SC 29910	2.02 Miles ¹	Parcel Match
S2 Sold 2	33 Bass Creek Lane, Bluffton, SC 29910	0.04 Miles ¹	Parcel Match
S3 Sold 3	25 Tillinghast Circle, Bluffton, SC 29910	2.08 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	Chunrong (Jessica) Chu	Company/Brokerage	JC Real Estate Group
License No	50245	Address	85 Black Watch Drive Hilton Head Island SC 29926
License Expiration	06/30/2021	License State	SC
Phone	8434220328	Email	jchu57@gmail.com
Broker Distance to Subject	0.25 miles	Date Signed	04/08/2021

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.