

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	209 Birmingham Drive, Summerville, SC 29486	Order ID	7349306	Property ID	30450360
Inspection Date	06/09/2021	Date of Report	06/10/2021		
Loan Number	42732	APN	209 Birmingham Dr.		
Borrower Name	Catamount Properties 2018 LLC	County	Berkeley		

Tracking IDs

Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Daniel Williams	Condition Comments	
R. E. Taxes	\$2,901	<p>The home is presently for sale (under contract). It appears from the listing pictures to be in updated condition inside. The roof is not new. There is no garage, but it has 4 bedrooms, 2 baths and a front porch.</p>	
Assessed Value	\$156,800		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (deadbolt lock)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The neighborhood is a large subdivision with many smaller subsections. Most of the homes in this section were built in the 1980's. The subject is newer though, and was built in 2003. The location is close to shopping, restaurants, and has close access to the interstate highway.</p>	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$289,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	209 Birmingham Drive	208 Oxford Way	104 Carrie Lane	113 Broken Trail
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29486	29486	29486	29486
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.55 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$250,000	\$259,000
List Price \$	--	\$240,000	\$250,000	\$259,000
Original List Date		04/27/2021	05/27/2021	06/03/2021
DOM · Cumulative DOM	-- · --	1 · 44	1 · 14	2 · 7
Age (# of years)	18	28	33	37
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 traditional	1 Story traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,568	1,360	1,658	1,668
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2 · 1
Total Room #	8	7	8	8
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.17 acres	.23 acres	.14 acres
Other	front porch	none	none	front porch

* 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.

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

Listing 1 Listing 1 is smaller in sq. ft., but has a 2 car attached garage. It was the closest in age of the available comps in the subject's location.

Listing 2 Listing 2 was larger in sq. ft., but was older. It had similar bed/baths, and did not have a garage or porch. The value was probably the most similar of the available comps.

Listing 3 Listing 3 was larger in sq. ft. and did not have a garage, but had a front porch. This home was older, but had a front porch and was probably close in value to the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	209 Birmingham Drive	104 Quest St.	211 Birmingham Dr.	103 Hialeah Ct.
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29486	29486	29486	29486
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.01 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$232,900	\$225,000	\$235,500
List Price \$	--	\$232,900	\$240,000	\$235,500
Sale Price \$	--	\$240,000	\$240,000	\$242,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	04/06/2021	04/28/2021	04/14/2021
DOM · Cumulative DOM	-- · --	2 · 29	2 · 33	1 · 73
Age (# of years)	18	29	33	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,568	1,475	1,308	1,531
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.18 acres	.14 acres	.15 acres
Other	front porch	front porch, screened porch	front porch	front porch, screened porch
Net Adjustment	--	-\$9,175	+\$4,000	-\$5,575
Adjusted Price	--	\$230,825	\$244,000	\$236,425

* 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** Sold Comp 1 was slightly smaller in sq. ft., but had a 2 car attached garage, a front porch and a screened porch. Adjustments: Add \$2,325. for sq. ft. Subtract \$5000. for the 2 car garage. Subtract \$5000. for the closing costs paid by the seller for the buyer. Subtract \$1,500. for the screened porch.
- Sold 2** Sold Comp 2 was smaller in sq. ft., but had a 1 car attached garage and a front porch. Adjustments: Add \$6,500. for sq. ft. Subtract \$2,500. for the 1 car garage. No concessions were paid.
- Sold 3** Sold Comp 3 was similar in sq. ft., age and lot size. This home had an attached 2 car garage, a front porch and a screened porch. No concessions were paid. Adjustments: Add \$925. for sq. ft. Subtract \$5,000. for the 2 car garage. Subtract \$1,500. for the screened porch. This home appeared to be the most similar in value.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Trident Real Estate	Last sale was on 12/16/2004 for \$127,700.					
Listing Agent Name	Billy Simons						
Listing Agent Phone	(843)301-9459						
# 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
02/27/2021	\$250,000	05/27/2021	\$260,000	Pending/Contract	05/27/2021	\$260,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$250,000
Sales Price	\$244,000	\$244,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
<p>The subject was priced high even for today's market as it didn't have a garage. It appeared to be updated inside, but the roof was not new. I don't think the current listed price of the subject is realistic but in today's market, buyers are over-bidding just to get the homes under contract. The comps used here were the most similar to the subject as there were few listed homes with similar age as the subject.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to current report coming in line with subject's most recent listing.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 208 Oxford Way
Summerville, SC 29486



Front

L2 104 Carrie Lane
Summerville, SC 29486



Front

L3 113 Broken Trail
Summerville, SC 29486



Front

Sales Photos

S1 104 Quest St.
Summerville, SC 29486



Front

S2 211 Birmingham Dr.
Summerville, SC 29486



Front

S3 103 Hialeah Ct.
Summerville, SC 29486



Front

ClearMaps Addendum

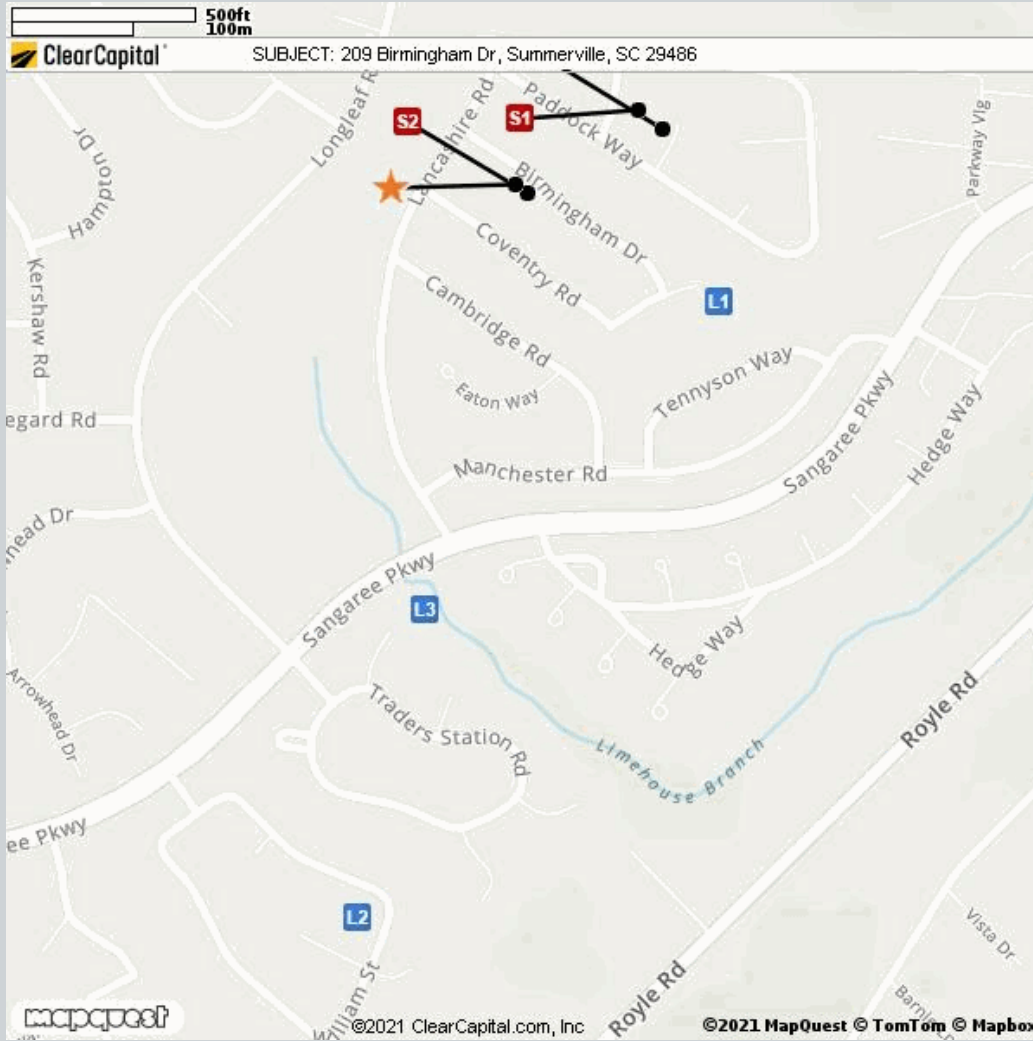
Address ★ 209 Birmingham Drive, Summerville, SC 29486

Loan Number 42732

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$244,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	209 Birmingham Drive, Summerville, SC 29486	--	Parcel Match
L1 Listing 1	208 Oxford Way, Summerville, SC 29486	0.17 Miles ¹	Parcel Match
L2 Listing 2	104 Carrie Lane, Summerville, SC 29486	0.55 Miles ¹	Parcel Match
L3 Listing 3	113 Broken Trail, Summerville, SC 29486	0.32 Miles ¹	Parcel Match
S1 Sold 1	104 Quest St., Summerville, SC 29486	0.10 Miles ¹	Parcel Match
S2 Sold 2	211 Birmingham Dr., Summerville, SC 29486	0.01 Miles ¹	Parcel Match
S3 Sold 3	103 Hialeah Ct., Summerville, SC 29486	0.11 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	Donna Baxter	Company/Brokerage	Carolina Elite Real Estate
License No	40181	Address	414 Brookgreen Dr. Moncks Corner SC 29461
License Expiration	06/30/2023	License State	SC
Phone	8432700573	Email	dbaxter555@yahoo.com
Broker Distance to Subject	5.47 miles	Date Signed	06/09/2021

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.