

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	4829 Tidal Walk Drive, Beaufort, SC 29907	Order ID	6997838	Property ID	29247194
Inspection Date	12/17/2020	Date of Report	12/22/2020		
Loan Number	42765	APN	R200 011 000 0192 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs					
Order Tracking ID	1216BPOA	Tracking ID 1	1216BPOA		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HARRIS JEFFREY M HARRIS ARIANNA	Condition Comments Exterior appears to be maintained and expired MLS photos indicated interior had been maintained. Is one of the smallest 2 story homes.
R. E. Taxes	\$3,710	
Assessed Value	\$14,150	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Notice and lock box)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Tide Water Creek	
Association Fees	\$600 / Year (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is on Ladys Island of Beaufort. REO activity is down, schools, shopping, parks etc. are all available. Inventory is down as is DOM due to shortage of listings. Homes are rarely boarded. Beaufort is home to two Marine bases and is comprised of numerous islands and waterways so searching up to 5 miles is norm.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$262,500 High: \$278,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4829 Tidal Walk Drive	8 Cottage Walk	22 Oleander	62 Ardmore
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29907	29907	29907	29907
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.12 ¹	4.59 ¹	3.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$259,000	\$285,000
List Price \$	--	\$269,000	\$259,000	\$285,000
Original List Date		09/26/2020	12/07/2020	12/11/2020
DOM · Cumulative DOM	-- · --	83 · 87	11 · 15	7 · 11
Age (# of years)	5	6	8	13
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	2 Stories 2 story	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,628	1,565	1,666	1,711
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.32 acres	.36 acres	.23 acres
Other	porch, patio	screen porch	screen porch	screen porch, patio

* 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.

Current Listings - Cont.

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

- Listing 1** Under contract 11/07/2020. You simply couldn't ask for a better location than this intimate, private & peaceful community. You will be within 5-10 minutes from schools, shopping & Historic Downtown Beaufort. This high & dry property is adjacent to a wooded open space for added privacy & does not require flood insurance. This quality home was built in 2014 by Kole Construction with every attention to detail. You will love the elevated 9ft ceilings, 2"x6" framing on exterior & interior walls, all solid surface flooring throughout, upgraded cabinetry in the kitchen & baths, huge laundry room, stainless steel appliances & a lovely screened in porch. The 2 car garage has ample storage space & attic access with generous storage space. The lawn has an irrigation system.
- Listing 2** Open concept ranch on cul de sac w/ private wooded back yard and screened porch. Large foyer leads into great room w/ 10' ceilings which is open to U-shape generous kitchen and large dining area. Split plan offers private master w/ tray ceilings - huge bath w/ garden tub, separate shower & water closet, along with double vanity and spacious walk in closet. Master has a slider that opens to screen porch as well. 2 other bedrooms and a full bath, along with laundry room & 2 car attached garage complete this great home, which has just had carpets cleaned and exterior pressure washed.
- Listing 3** Under Contract 12/15/2020. Beautifully and meticulously maintained, this dream home was thoughtfully designed and built. Enjoy a freshly painted open floor plan with a 10.5 ft vaulted ceiling in the living room, recessed lighting, updated light fixtures/ceiling fans, walnut wood flooring, and a large built-in cabinet. The large kitchen features granite countertops, Kraftmaid cabinets, under cabinet lighting, backsplash, stainless steel appliances, and a breakfast bar. Master bedroom highlights include vaulted ceiling, large walk-in-closet with built-in shelves, and a beautiful master bath. Perfect for entertaining, enjoy the enclosed backyard on your screen-in porch or brick patio. Other features include 6 foot privacy fence, timed irrigation system, timed landscape lighting, storage shed, new hot water heater

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4829 Tidal Walk Drive	4854 Breeze Way	4921 Breeze Way	4923 Tidalwalk Lane
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29907	29907	29907	29907
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.00 ¹	4.08 ¹	0.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$280,000	\$280,000
List Price \$	--	\$265,000	\$280,000	\$280,000
Sale Price \$	--	\$262,500	\$278,000	\$276,000
Type of Financing	--	Va	Va	Va
Date of Sale	--	12/30/2019	06/12/2020	03/10/2020
DOM · Cumulative DOM	-- · --	126 · 126	70 · 70	37 · 37
Age (# of years)	5	5	5	4
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	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,628	1,982	2,382	2,334
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	9	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	.25 acres	.27 acres	.39 acres	.36 acres
Other	porch, patio	deck, porch	deck, patio	screen porch
Net Adjustment	--	-\$26,440	-\$51,940	-\$48,560
Adjusted Price	--	\$236,060	\$226,060	\$227,440

* 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** Slightly larger in same subdivision. Subject is one of the smallest homes. Adj. \$-21,240 SF, 0 age, -200 lot, -5,000 closing. Spacious open floor plan 4 bedroom home with 2.5 baths. This home offers a large master bedroom and bath with spacious walk-in closet. The upgraded kitchen with tile back splash and granite counter tops are a great attribute to the home. The sizable back yard allow for entertaining already equipped with wood deck and fire pit. Privacy fence is perfect for dogs and kids. The home has the new popular luxury vinyl plank floors that are very durable. This home want last long on desirable Lady's Island.
- Sold 2** Adj. -\$45,240 SF, 0 age, -1,700 lot, -5000 closing. Larger but same subdivision, subject is one of the smallest homes. 4 Bedroom, 2.5 Bath home has it! Situated on a large, private lot at end of cul de sac, this lovely 2,382sf home has room inside and out! Relax on the back patio/built-in benches on deck, or enjoy evenings sitting by the firepit. Special Features include: open floor plan, new laminate wood flooring, new Stainless Steel kitchen appliances (new microwave to be installed prior to closing,) sizable pantry, large family room, flex room on main lvl that can be used as separate living area or office, expansive master suite with large shower & lots of storage, and convenient, upper lvl laundry room. All this, plus a 2 car garage, large driveway for extra parking, & covered front porch!
- Sold 3** Larger but same street,(Map location of Sold#3 is incorrect) subject is one of the smallest homes. Adj. -\$42,360 SF, -100 age, -1,100 lot, -5,000 closing. Nestled in an oversized lot in Tidal Walk, the features of the home include a screened-in porch, fenced-in privacy backyard, stainless steel appliances, granite countertops, and an attractive open floor plan. Favored by many home buyers, the two-story home holds a comfortable living space on the first floor which can be used as a study room, office, or a playroom! The large fenced in yard accommodating the home is a huge plus!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				expired listing, with interior photos, has been added to the documents. Appears to have been over valued based on SF.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
08/08/2019	\$265,000	10/07/2019	\$245,000	Expired	06/22/2020	\$245,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$229,000	\$229,000
Sales Price	\$226,100	\$226,100
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Subject appears to be maintained and most recent listing indicated the interior had also been maintained. Expired listing is in the documents, appeared to have been overvalued for size of home. When priced correctly it should sell quickly.		

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 8 Cottage Walk
Beaufort, SC 29907



Front

L2 22 Oleander
Beaufort, SC 29907



Front

L3 62 Ardmore
Beaufort, SC 29907



Front

Sales Photos

S1 4854 Breeze Way
Beaufort, SC 29907



Front

S2 4921 Breeze Way
Beaufort, SC 29907



Front

S3 4923 Tidalwalk Lane
Beaufort, SC 29907



Front

ClearMaps Addendum

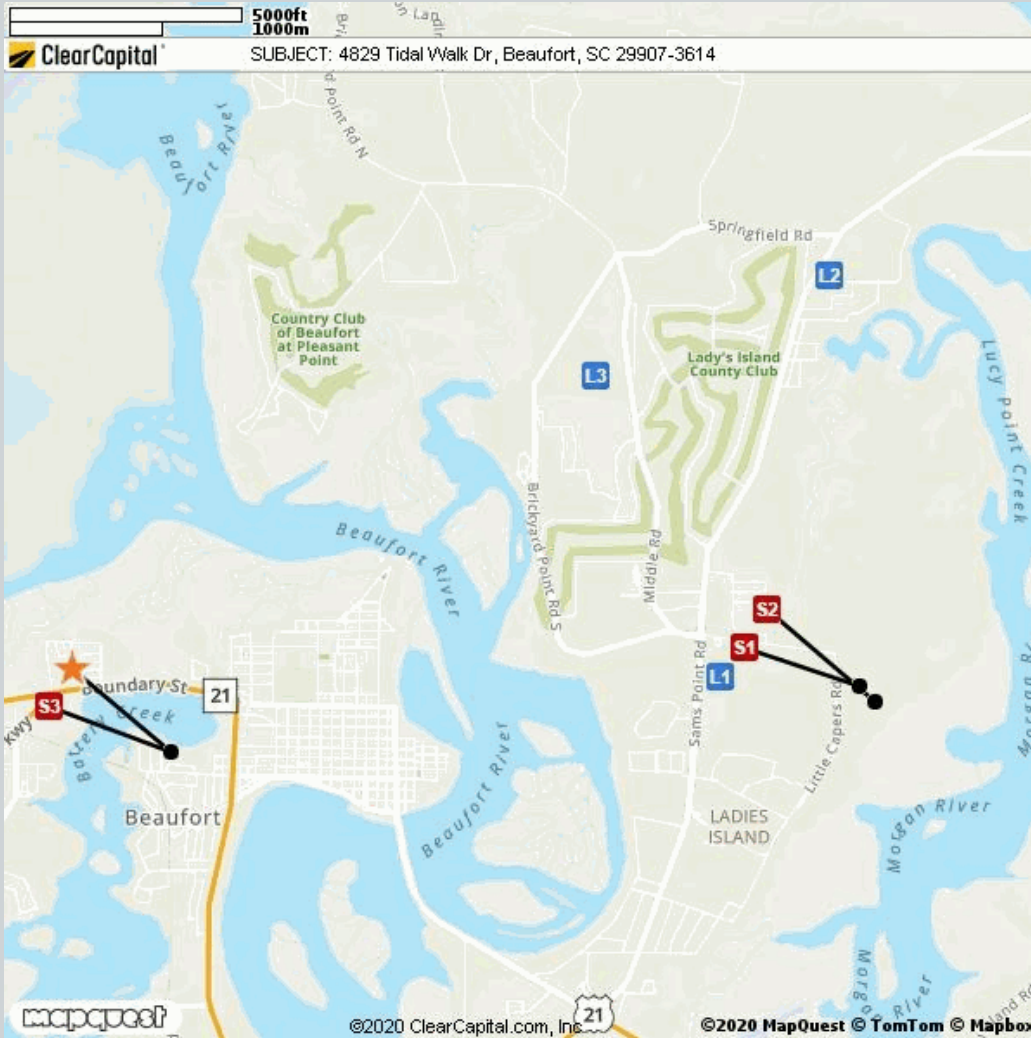
Address ★ 4829 Tidal Walk Drive, Beaufort, SC 29907

Loan Number 42765

Suggested List \$229,000

Suggested Repaired \$229,000

Sale \$226,100



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4829 Tidal Walk Drive, Beaufort, SC 29907	--	Street Centerline Match
L1 Listing 1	8 Cottage Walk, Beaufort, SC 29907	3.12 Miles ¹	Parcel Match
L2 Listing 2	22 Oleander, Beaufort, SC 29907	4.59 Miles ¹	Parcel Match
L3 Listing 3	62 Ardmore, Beaufort, SC 29907	3.17 Miles ¹	Parcel Match
S1 Sold 1	4854 Breeze Way, Beaufort, SC 29907	4.00 Miles ¹	Parcel Match
S2 Sold 2	4921 Breeze Way, Beaufort, SC 29907	4.08 Miles ¹	Parcel Match
S3 Sold 3	4923 Tidalwalk Lane, Beaufort, SC 29907	0.00 Miles ¹	Street Centerline 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	2715 Bluestem Dr Beaufort SC 29902
License Expiration	06/30/2022	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	2.20 miles	Date Signed	12/18/2020

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.