

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	405 Wise Ferry Road, Lexington, SC 29072	Order ID	7024603	Property ID	29293797
Inspection Date	01/06/2021	Date of Report	01/08/2021		
Loan Number	42945	APN	00422601005		
Borrower Name	Catamount Properties 2018 LLC	County	Lexington		

Tracking IDs

Order Tracking ID	0104BPOsA	Tracking ID 1	0104BPOsA
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Frye, Gregory	Condition Comments	
R. E. Taxes	\$1,958	Subject appeared at time of inspection to be in good overall condition. No repairs requiring immediate attention noticed from roadside. I assumed the interior is in similar condition as the exterior for this report.	
Assessed Value	\$315,000		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The subject's neighborhood is comprised primarily of properties reflecting similar quality, maintenance, design and appeal, and marketability to the subject property if the subject does not suffer from deferred maintenance. Availability for this neighborhood, of most public services combined with average access to employment, shopping, and schools give it a similar appeal to the market as other nearby neighborhoods. No unfavorable factor was observed which would adversely affect marketability.	
Sales Prices in this Neighborhood	Low: \$69,000 High: \$1,650,000		
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	405 Wise Ferry Road	204 Beauclaire Dr	160 Inverness Dr	222 Ashley Oaks Dr
City, State	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
Zip Code	29072	29072	29072	29072
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	2.92 ¹	2.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$368,000	\$371,000	\$299,000
List Price \$	--	\$368,000	\$371,000	\$299,000
Original List Date		10/26/2020	12/11/2020	09/10/2020
DOM · Cumulative DOM	-- · --	21 · 74	23 · 28	21 · 120
Age (# of years)	30	26	18	32
Condition	Good	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	1.5 Stories traditional	1.5 Stories traditional	1.5 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	3,071	2,935	2,473	2,743
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 3 · 1	3 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	2.45 acres	1.85 acres	1.51 acres	.7 acres
Other	--	shared pond	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Public Remarks All brick home w/ 3 car garage on huge double lot surrounded by hardwoods! Enjoy fishing, kayaking or bird watching on you very own stocked pond in the heart of Lexington. The 4 acres pond is shared with just 6 other homes. This mostly 1 story home has plenty of room for entertaining with a formal dining room, screened in porch and 2 decks! The various pocket doors are also great when you need the room separation and this home has it in all of the common spaces. Largemaster suite on the main level features his & her closets, private bath and separate entrance to the screened in porch to step out and enjoy early morning coffee overlooking the natural pond. New roof in 2013 w/ 35 yr architectural shingles, new HVAC in 2015. Low average utility bills. Gutters on whole house with Gutter guards.
- Listing 2** Public Remarks MC Smith custom built all brick home in Muirfield on 1.51 acres with a 24X36 all brick matching detached garage!! This 4 bedroom, 3.5 bath home has been kept immaculate. As you open the front door beautiful real hardwood floors and crown molding greet you throughout the great room, dining room and backbedroom. The spacious kitchen has an island with 2 full size ovens and cabinet space galore. Enjoy the screened in porch with swing and patio off the kitchen. Themaster bedroom has a tray ceiling with a walk-In closet. The master bath has a dual vanity with whirlpool tub and separate shower. The large FROG has a walk-In closetand full bath which would make an awesome mother-in-law or teen suite.
- Listing 3** Public Remarks Wonderful home in highly desired Ashley Oaks! Great floor plan with recent updates. Master bedroom on main level with 2 huge bedrooms upstairs plus a finished bonus room! Cozy wrap around porch in the front with a huge deck and covered porch overlooking the private .70 acre lot. Super convenient to Lake Murray, excellent schools, and all Lexington amenities.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	405 Wise Ferry Road	124 Foxglen Cir	590 Rawl Rd	131 Buck Dr
City, State	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
Zip Code	29072	29072	29072	29072
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.64 ¹	2.47 ¹	2.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,900	\$325,000	\$389,900
List Price \$	--	\$289,900	\$325,000	\$389,900
Sale Price \$	--	\$290,000	\$325,000	\$380,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/17/2020	08/10/2020	11/19/2020
DOM · Cumulative DOM	-- · --	4 · 48	1 · 24	29 · 89
Age (# of years)	30	47	6	44
Condition	Good	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	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	3,071	2,800	2,836	2,930
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	5 · 2 · 1	3 · 2
Total Room #	7	8	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	800
Pool/Spa	--	--	--	--
Lot Size	2.45 acres	1.01 acres	2.1 acres	4.34 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,500	-\$5,000	-\$20,000
Adjusted Price	--	\$296,500	\$320,000	\$360,000

* 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** Adjustment is for lot size(\$3500) and parking(\$3000). Public Remarks RARE FIND IN LEXINGTON on 1.01 acres. Beautiful established neighborhood. Close to schools and approximately 1 mile to downtown Lexington. 4th BR is the FROG that open to the other 2 BR. Master BR downstairs. Updated bathrooms and kitchen. Laundry room with half BA. Approximately 350 SF in office on main level.
- Sold 2** Adjustment is for for age(-\$5000) Public Remarks Welcome to this beautiful Custom built Schumacher home located on a private pond. Every Schumacher home is backed by a 10-Year Insured Transferable Structural Warranty. This home has no home owners association so you can enjoy the complete life of real home-ownership. This Stunning Aberdeen plan was built on 2.1 acreage with plenty of space for a large family in mind. This home features five bedrooms upstairs with loft space, a first-floor flex room that can be utilized in multiple ways
- Sold 3** Adjustment is for lot size(-\$10000) and basement(-\$10000) Public Remarks This awesome home won't last long! All brick ranch with an 800 sq. ft. heated and cooled basement that is included in the total 2930 square footage could be converted into a shop or living area with sheetrock.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No MLS history is available for the subject in the last 36 months.					
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	\$314,500	\$314,500
Sales Price	\$309,000	\$309,000
30 Day Price	\$284,500	--
Comments Regarding Pricing Strategy		
I searched for FMV comps with a GLA of 2600-3475sf. Due to a rural market area I expanded the search to 3 miles to find similar sized and aged comps. Comps are further limited as the local MLS does not require lot size to be listed. Most agents leave the lot size blank. Some agents use the square footage and some list the actual dimensions. This makes a lot size search almost impossible.		

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



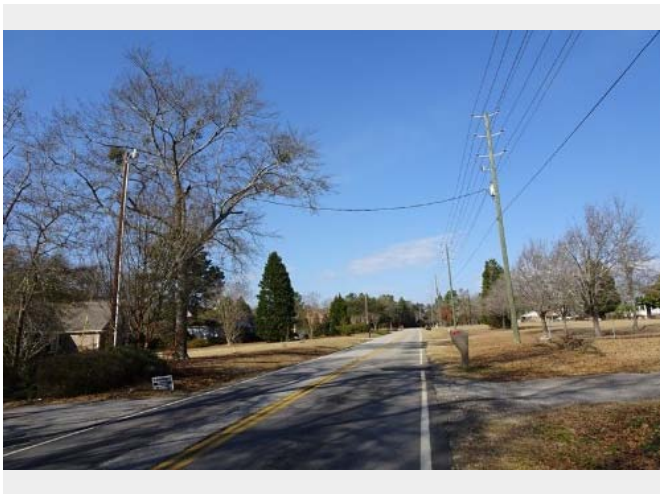
Address Verification



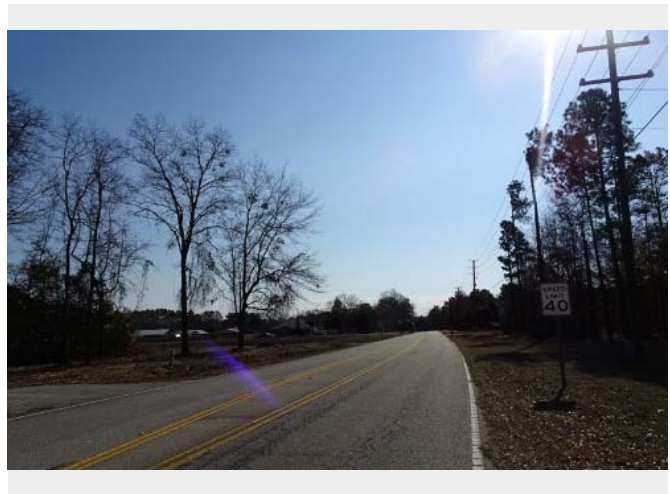
Side



Side



Street



Street

Listing Photos

L1 204 Beauclaire Dr
Lexington, SC 29072



Front

L2 160 Inverness Dr
Lexington, SC 29072



Front

L3 222 Ashley Oaks Dr
Lexington, SC 29072



Front

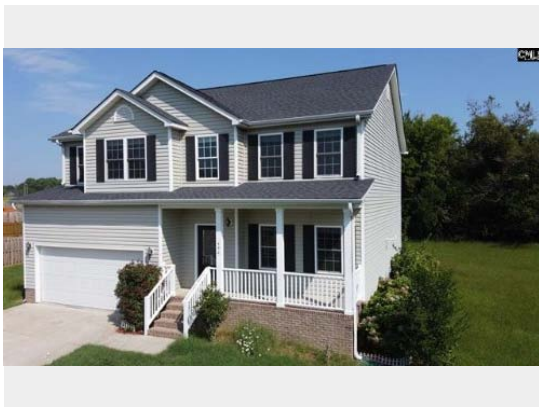
Sales Photos

S1 124 Foxglen Cir
Lexington, SC 29072



Front

S2 590 Rawl Rd
Lexington, SC 29072



Front

S3 131 Buck Dr
Lexington, SC 29072



Front

ClearMaps Addendum

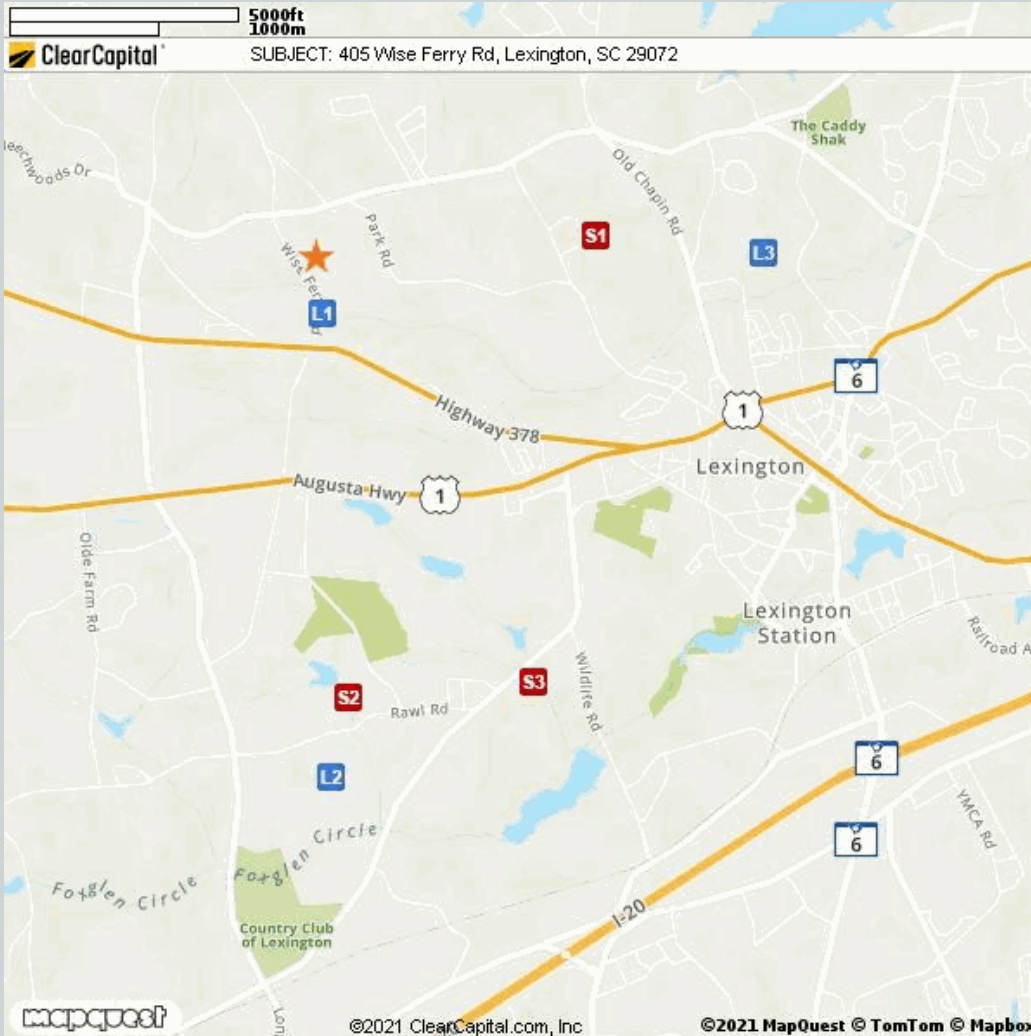
Address ★ 405 Wise Ferry Road, Lexington, SC 29072

Loan Number 42945

Suggested List \$314,500

Suggested Repaired \$314,500

Sale \$309,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	405 Wise Ferry Road, Lexington, SC 29072	--	Parcel Match
L1 Listing 1	204 Beauclaire Dr, Lexington, SC 29072	0.29 Miles ¹	Parcel Match
L2 Listing 2	160 Inverness Dr, Lexington, SC 29072	2.92 Miles ¹	Parcel Match
L3 Listing 3	222 Ashley Oaks Dr, Lexington, SC 29072	2.59 Miles ¹	Parcel Match
S1 Sold 1	124 Foxglen Cir, Lexington, SC 29072	1.64 Miles ¹	Parcel Match
S2 Sold 2	590 Rawl Rd, Lexington, SC 29072	2.47 Miles ¹	Parcel Match
S3 Sold 3	131 Buck Dr, Lexington, SC 29072	2.70 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	Michael Baker	Company/Brokerage	Southern Connections Realty
License No	63690	Address	132 Pear Court Lexington SC 29073
License Expiration	06/30/2021	License State	SC
Phone	8034137878	Email	bposc@att.net
Broker Distance to Subject	8.34 miles	Date Signed	01/07/2021

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.