

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	7488 Northgate Drive, Charleston, SC 29410	Order ID	7031385	Property ID	29311422
Inspection Date	01/08/2021	Date of Report	01/08/2021		
Loan Number	43007	APN	2590703040		
Borrower Name	Hollyvale Rental Holdings LLC	County	Berkeley		

Tracking IDs					
Order Tracking ID	0107BPOs	Tracking ID 1	43007		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Maddox Sylvia J	Condition Comments	
R. E. Taxes	\$2,559	Subject appears well maintained. There is no visible exterior damage, nor any indications that pending maintenance items have been deferred. * Interior condition is unknown. * Tax records have minimal subject data characteristics. MLS data from subject's last sale was utilized.	
Assessed Value	\$9,870		
Zoning Classification	4% Qualified Residen		
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	Tanner Plantation HOA 843-971-5096		
Association Fees	\$385 / Year (Pool,Other: Play Park, Trash Pickup, Walking Trails)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in the Tanner Plantation, an HOA-governed subdivision in Hanahan. Trailing six month sale prices have averaged 3.7% higher than in the prior six month period, with average days on market stable at ~23 days over the trailing 12 months. Supply is limited,with under 2 months of available inventory. There were no REO sales over the trailing 12 months, nor are there any active REO listings.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$475,132		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7488 Northgate Drive	7025 Lanier Street	7303 Brown Thrasher Court	7315 Kestrel Trail
City, State	Charleston, SC	Hanahan, SC	Hanahan, SC	Hanahan, SC
Zip Code	29410	29410	29410	29410
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.36 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$314,900	\$315,000	\$325,000
List Price \$	--	\$314,900	\$315,000	\$325,000
Original List Date		12/19/2020	12/21/2020	01/06/2021
DOM · Cumulative DOM	-- · --	20 · 20	18 · 18	1 · 2
Age (# of years)	11	14	14	15
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 Contemporary	2 Stories Contemporary	2 Stories Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,164	2,118	2,123	2,014
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 3	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Detached 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	.17 acres	.19 acres	.18 acres	.19 acres
Other	Fireplace,Patio,Porch	Fireplace,Fence	Fireplace,Fence,Patio,Porch	Fireplace,Fence,Patio,Screened Patio

* 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.

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

Listing 1 This home is older construction than subject, with the same room counts but slightly less square footage of living space.

Listing 2 This home is older construction than subject,with superior room counts but slightly less square footage of living space.

Listing 3 This home is older construction than subject, with inferior room counts and less square footage of living space.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7488 Northgate Drive	7153 Sweetgrass Boulevard	7447 Northgate Drive	7325 Horned Grebe Court
City, State	Charleston, SC	Hanahan, SC	Hanahan, SC	Hanahan, SC
Zip Code	29410	29410	29410	29410
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.11 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,900	\$309,900	\$311,900
List Price \$	--	\$289,900	\$309,900	\$311,900
Sale Price \$	--	\$288,000	\$309,900	\$320,000
Type of Financing	--	V.A.	V.A.	Conventional
Date of Sale	--	09/15/2020	10/14/2020	11/23/2020
DOM · Cumulative DOM	-- · --	1 · 39	3 · 39	2 · 46
Age (# of years)	11	15	12	14
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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,164	2,172	2,151	2,093
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.18 acres	.12 acres	.19 acres
Other	Fireplace,Patio,Porch	Fence,Patio	Fireplace,Fence,Patio,Porch,Scr	Fireplace,Deck,Fence,Patio Patio
Net Adjustment	--	+\$2,150	-\$4,800	+\$4,500
Adjusted Price	--	\$290,150	\$305,100	\$324,500

* 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** This home is older construction than subject,with the same room counts and similar square footage. It lacks a fireplace. ~ Adjustments to subject: Age: \$2,000 GLA: -\$400 Fireplace: \$1,000 Fence: -\$800 Porch: \$500 Acreage: -\$150
- Sold 2** This home is 1 year older construction than subject,with superior room counts but similar square footage. ~ Adjustments to subject: Age: \$500 GLA: \$650 Fence:-\$800 Screened Patio: -\$1,000 Bedrooms: -\$5,000 Acreage: \$850
- Sold 3** This home is older construction than subject, with inferior room counts and less living space. ~ Adjustments to subject: Age: \$1,500 GLA: \$3,450 Deck: -\$800 Fence: -\$800 Porch: \$500 Half bath: \$1,000 Acreage: -\$350

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject's last MLS activity was the current owner's 2014 arm's length purchase.			
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	\$305,500	\$305,500
Sales Price	\$300,000	\$300,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
<p>The suggested prices represent an opinion of a reasonable arm's length, non-distressed sale price for the subject in today's market. It is supported by a comparative market analysis of recently sold comparable properties in the subject's subdivision of Tanner Plantation. Also considered are the available competitive listings, and the local market data from the Charleston Trident Association of Realtors, which indicates rising average prices, low days on market, and minimal available inventory.</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



Street

Listing Photos

L1 7025 Lanier Street
Hanahan, SC 29410



Front

L2 7303 Brown Thrasher Court
Hanahan, SC 29410



Front

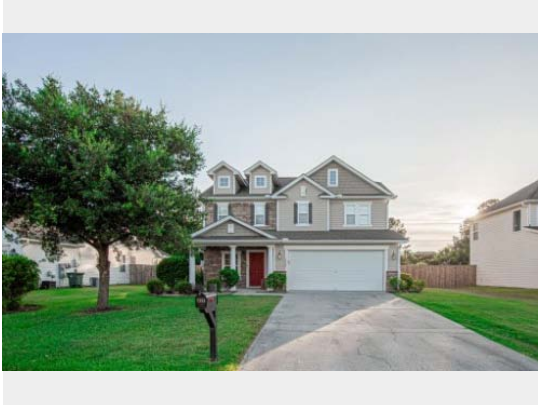
L3 7315 Kestrel Trail
Hanahan, SC 29410



Front

Sales Photos

S1 7153 Sweetgrass Boulevard
Hanahan, SC 29410



Front

S2 7447 Northgate Drive
Hanahan, SC 29410



Front

S3 7325 Horned Grebe Court
Hanahan, SC 29410



Front

ClearMaps Addendum

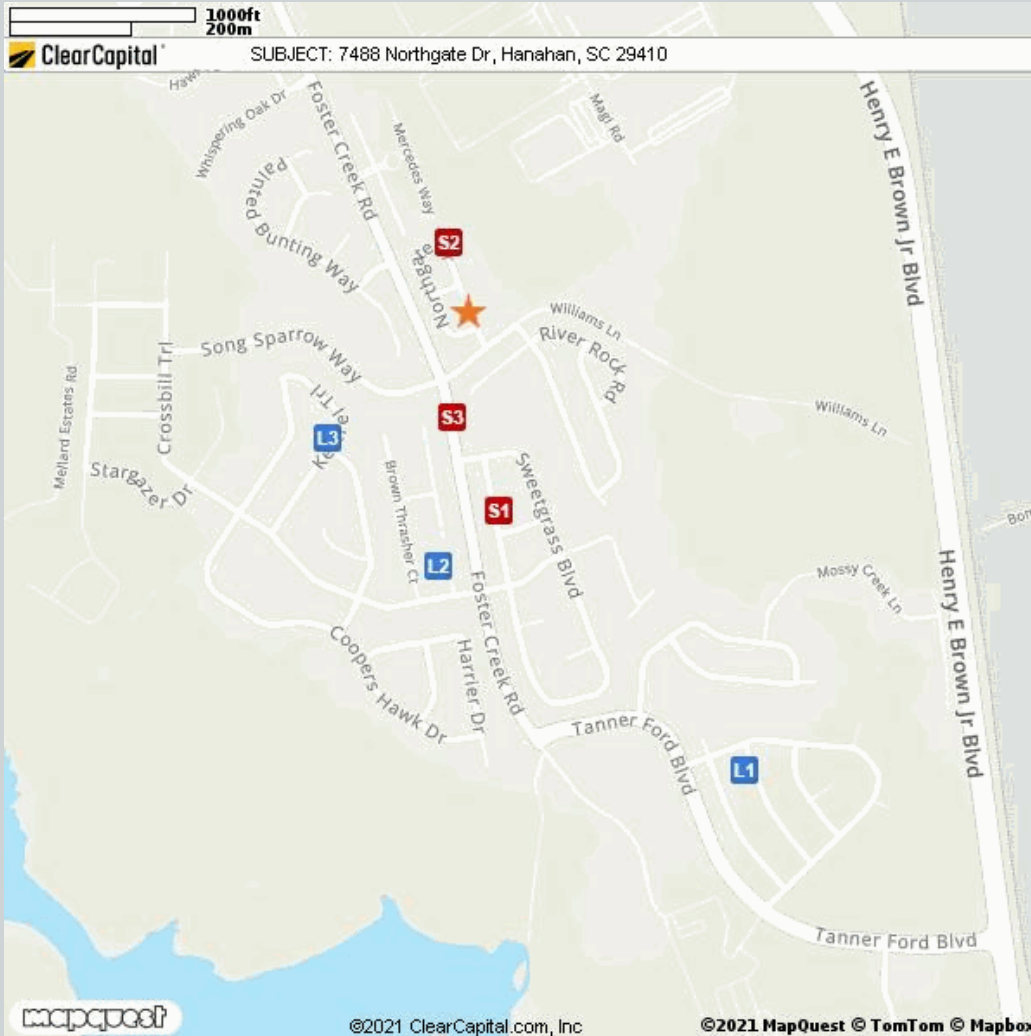
Address ★ 7488 Northgate Drive, Charleston, SC 29410

Loan Number 43007

Suggested List \$305,500

Suggested Repaired \$305,500

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7488 Northgate Drive, Charleston, SC 29410	--	Parcel Match
L1 Listing 1	7025 Lanier Street, Hanahan, SC 29410	0.77 Miles ¹	Parcel Match
L2 Listing 2	7303 Brown Thrasher Court, Hanahan, SC 29410	0.36 Miles ¹	Parcel Match
L3 Listing 3	7315 Kestrel Trail, Hanahan, SC 29410	0.26 Miles ¹	Parcel Match
S1 Sold 1	7153 Sweetgrass Boulevard, Hanahan, SC 29410	0.28 Miles ¹	Parcel Match
S2 Sold 2	7447 Northgate Drive, Hanahan, SC 29410	0.11 Miles ¹	Parcel Match
S3 Sold 3	7325 Horned Grebe Court, Hanahan, SC 29410	0.14 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	Joseph Herrera	Company/Brokerage	The Boulevard Company
License No	86369	Address	806 Johnnie Dodds Blvd Mount Pleasant SC 29464
License Expiration	06/30/2022	License State	SC
Phone	8434602663	Email	josephherrera@email.com
Broker Distance to Subject	12.30 miles	Date Signed	01/08/2021

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.