

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 Orleans Drive, Wellford, SC 29385	Order ID	7480100	Property ID	30762888
Inspection Date	08/03/2021	Date of Report	08/03/2021		
Loan Number	45821	APN	6050003602		
Borrower Name	Catamount Properties 2018 LLC	County	Spartanburg		

Tracking IDs

Order Tracking ID	0803BPO_Citi	Tracking ID 1	0803BPO_Citi
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KHON KEO	Condition Comments Brick and vinyl house that appears vacant for several months minimum. There is a notice posted on the door regarding violation for overgrown yard. The house does not appear to need any other emergency repairs to the exterior. Unknown the condition of the interior but assume that there is damage due to lack of HVAC and power for several months. Does not appear to have recent updates and is only average in condition.
R. E. Taxes	\$1,182	
Assessed Value	\$170,890	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (lock box)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments small neighborhood of one street with all houses built by same builder. It is located in the district 6 school district and there is new construction around the neighborhood of competitively sized houses. The location is commutable to Greer and Spartanburg and within 5 miles of basic shopping.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$161,250 High: \$310,900	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	209 Orleans Drive	312 Corey	221 Legacy Dr	2112 John Dodd Rd
City, State	Wellford, SC	Inman, SC	Inman, SC	Wellford, SC
Zip Code	29385	29349	29349	29385
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.71 ¹	1.70 ¹	1.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,000	\$265,000	\$269,000
List Price \$	--	\$249,000	\$265,000	\$269,000
Original List Date		07/14/2021	07/14/2021	07/29/2021
DOM · Cumulative DOM	-- · --	20 · 20	20 · 20	5 · 5
Age (# of years)	16	16	15	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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,687	1,460	1,964	1,924
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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	0.56 acres	0.59 acres	0.55 acres	0.71 acres
Other	porch,deck,FP	porch,deck,fence,shed	porch,deck,solar,FP,shed,fence,scr porch,deck,fence,shed,FP porch	

* 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 Located in the same school district, smaller in sf and with similar age. Owner occupied, no repairs appear needed. Has shed in rear and fenced yard.

Listing 2 Located in the same school district, larger in sf and similar in age with similar lot size. Has solar panels and a fenced yard with screened porch and shed. Owner occupied with no recent updates.

Listing 3 Similar in age with larger sf and larger lot. Owner occupied with no recent updates and has fenced yard with shed. Located in the same school district.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	209 Orleans Drive	681 Jordan Creek Rd	209 Anchors Away Dr	703 Dateria Way
City, State	Wellford, SC	Inman, SC	Inman, SC	Inman, SC
Zip Code	29385	29349	29349	29349
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.36 ¹	2.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,900	\$224,900	\$249,900
List Price \$	--	\$219,900	\$224,900	\$249,900
Sale Price \$	--	\$219,900	\$235,000	\$250,000
Type of Financing	--	Usda	Cnv	Fha
Date of Sale	--	02/18/2021	04/16/2021	04/20/2021
DOM · Cumulative DOM	-- · --	54 · 54	40 · 40	7 · 40
Age (# of years)	16	17	15	6
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	1,687	1,745	2,004	1,674
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	7	7	6
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	--	Spa - Yes	--	--
Lot Size	0.56 acres	0.66 acres	0.62 acres	0.25 acres
Other	porch,deck,FP	Porch,patio,fence,FP,sauna,shed, porch,deck,FP,fence	porch,deck,FP,fence	porch,patio,fence
Net Adjustment	--	-\$6,230	-\$9,295	-\$10,245
Adjusted Price	--	\$213,670	\$225,705	\$239,755

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Owner occupied and located in the same school district. Has larger lot and is older in age. Owner occupied.

Sold 2 Newer in age with larger lot and larger sf. All vinyl with fenced yard and deck in rear. Located in the same school district and owner occupied.

Sold 3 Newer in age and all brick with smaller lot. Owner occupied with fenced yard and located in the same school district. Smaller in sf.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		n/a					
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	\$220,900	\$222,900
Sales Price	\$220,000	\$222,000
30 Day Price	\$210,000	--

Comments Regarding Pricing Strategy

It is assumed that the interior is not updated and that there are some cosmetic repairs that will need to be done to the property as it has been vacant for several months minimum. There were none active or sold at this time in the subject neighborhood and there were none that were distressed in any way at this time. All comparables are located in the same school district and in the same market area. This opinion is not an appraisal of market value of the property & may not be used in lieu of an appraisal. This opinion may not be used by any party as primary basis to determine value of a parcel of or interest in real property for mortgage loan origination, including first & second mortgages, refinances, or equity lines of credit. This report is solely the opinion of this broker of what the property should be marketed in current market. This is a Broker Price Opinion & not a statement of value but an anticipated Sale Price. All information regarding the subject is taken from tax records &/or MLS, every effort was made to find active & sold comps that were similar in year built, sf, style, lot size, condition & location to the subject. Although the stay at home order in SC was lifted in 2020, the effects of the Covid-19 on the market are being still felt. There were closings in 2020 and early 2021 that were postponed and some contracts were canceled due to buyers' loss of employment as major employers had shut down due to the lack of business or supplies as well as to comply with the stay at home order during 2020. This year the effects are less evident although the Delta variant is beginning to have an effect again as the number of infected in this area rises again. Businesses had re-opened but not fully as there is a shortage of workers currently. New construction is a high % in this market but has slowed due to shortages in lumber and other building materials. Prices on new construction continue to climb although the market is close to being too expensive for most buyers and prices rising is beginning to slow slightly as the summer continues.

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



Other



Other



Other

Listing Photos

L1 312 Corey
Inman, SC 29349



Front

L2 221 Legacy Dr
Inman, SC 29349



Front

L3 2112 John Dodd Rd
Wellford, SC 29385



Front

Sales Photos

S1 681 Jordan Creek Rd
Inman, SC 29349



Front

S2 209 Anchors Away Dr
Inman, SC 29349



Front

S3 703 Dateria Way
Inman, SC 29349



Front

ClearMaps Addendum

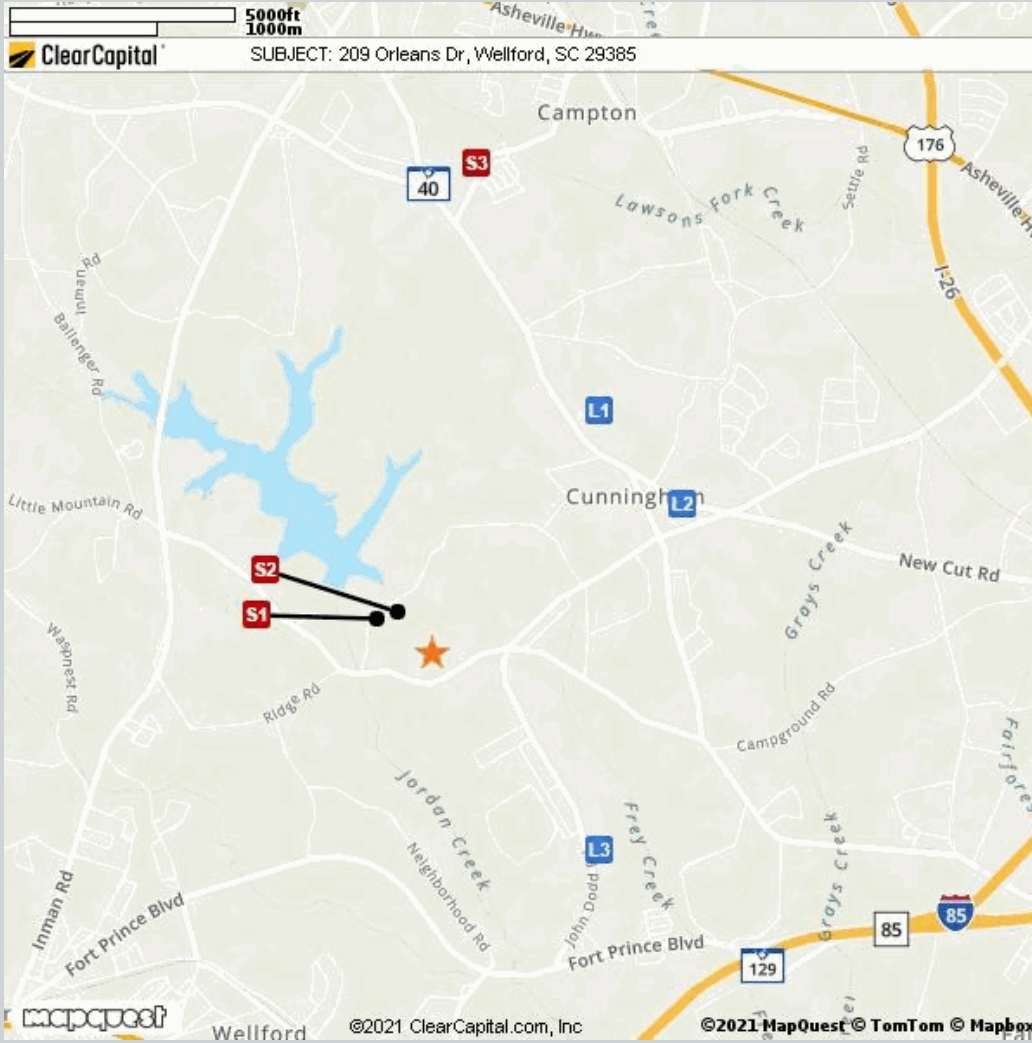
Address ★ 209 Orleans Drive, Wellford, SC 29385

Loan Number 45821

Suggested List \$220,900

Suggested Repaired \$222,900

Sale \$220,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	209 Orleans Drive, Wellford, SC 29385	--	Parcel Match
L1 Listing 1	312 Corey, Inman, SC 29349	1.71 Miles ¹	Parcel Match
L2 Listing 2	221 Legacy Dr, Inman, SC 29349	1.70 Miles ¹	Parcel Match
L3 Listing 3	2112 John Dodd Rd, Wellford, SC 29385	1.45 Miles ¹	Parcel Match
S1 Sold 1	681 Jordan Creek Rd, Inman, SC 29349	0.37 Miles ¹	Parcel Match
S2 Sold 2	209 Anchors Away Dr, Inman, SC 29349	0.36 Miles ¹	Parcel Match
S3 Sold 3	703 Dateria Way, Inman, SC 29349	2.81 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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 photo of each side of the subject
3. One photo of what the subject faces
4. One address verification photo
5. Two street scene photos looking down the street in each direction from the subject
6. Photos of any damages viewable from the exterior inspection
7. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Aivars Mecs	Company/Brokerage	Mecs Homes Realty
License No	19834	Address	475 Bollweevil Way Wellford SC 29385
License Expiration	06/30/2022	License State	SC
Phone	8649092336	Email	aamecs@gmail.com
Broker Distance to Subject	1.16 miles	Date Signed	08/03/2021

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.