

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	134 Apache Drive, Summerville, SC 29483	Order ID	7493450	Property ID	30792738
Inspection Date	08/09/2021	Date of Report	08/09/2021		
Loan Number	45823	APN	144-09-06-035		
Borrower Name	Catamount Properties 2018 LLC	County	Dorchester		

Tracking IDs					
Order Tracking ID	0809BPO_Citi	Tracking ID 1	0809BPO_Citi		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Ralph Huntzinger	Condition Comments The subject is a 2 story traditional styled home that appeared in average condition with no visible repairs needed. It had an attached 2 car garage and front porch. The lot size was almost a 1/4 acre. Sq. ft. of home was taken from tax records.
R. E. Taxes	\$1,083	
Assessed Value	\$158,967	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Occupied	
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 The neighborhood is an older subdivision with homes in the front built in the 1980's and homes toward the back (including the subject), built in 2000. The location is close to schools, shopping and some restaurants. There is easy access to major roads.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$295,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	134 Apache Drive	209 Apache Dr.	603 Navaho Blvd.	401 Navaho Circle
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.14 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$267,500	\$280,000	\$339,900
List Price \$	--	\$267,500	\$280,000	\$285,900
Original List Date		07/06/2021	07/31/2021	06/03/2021
DOM · Cumulative DOM	-- · --	15 · 34	2 · 9	42 · 67
Age (# of years)	21	31	21	34
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 traditional	1 Story traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,912	1,241	1,912	2,476
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 3	4 · 3 · 1
Total Room #	9	7	9	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.19 acres	.17 acres	.27 acres
Other	front porch	screened porch	front porch	covered 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. , and only had a 1 car garage. This home was older, but had a screened porch. Value is inferior to the subject.

Listing 2 Listing 2 is the most similar to the subject. The sq. ft., age, rooms and front porch were all similar.

Listing 3 Listing 3 is an older home in the neighborhood. It appears to have converted some of its attached garage space into living space. There is a detached 1 car garage and a covered porch.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	134 Apache Drive	412 Catawba Dr.	116 Sioux Ct.	177 Apache Dr.
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.08 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$286,800	\$287,500
List Price \$	--	\$260,000	\$286,800	\$287,500
Sale Price \$	--	\$255,000	\$286,800	\$295,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	03/12/2021	08/04/2021	07/27/2021
DOM · Cumulative DOM	-- · --	119 · 134	1 · 0	2 · 35
Age (# of years)	21	22	22	21
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 traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,912	1,917	1,950	2,037
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
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	.21 acres	.20 acres	.20 acres	.17 acres
Other	front porch	front porch, screened porch	front porch	front porch, covered patio
Net Adjustment	--	-\$1,500	-\$950	-\$4,125
Adjusted Price	--	\$253,500	\$285,850	\$290,875

* 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** Sold Comp 1 was similar in sq. ft., rooms, age, lot size and not only had a front porch, but had a screened porch. This home had 2 fall throughs of contracts due to buyer's financing which caused it to be on the market for a while. No concessions were paid. Adjustments: Subtract \$1,500. for the screened porch
- Sold 2** Sold Comp 2 was just sold recently. It had slightly more sq. ft. and was similar in age, lot size, and had a front porch. No concessions were paid. Adjustments: Subtract \$950. for sq. ft.
- Sold 3** Sold Comp 3 was larger in sq. ft. but was similar in age, lot size, 2 car garage. This home had a front porch plus a covered back patio. No concessions were paid. Adjustments: Subtract \$3,125. for sq. ft. Subtract \$1000. for the covered back patio.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Carolina One	Last sale was on 08/15/2012 for \$143,000.					
Listing Agent Name	Tammi Knowles						
Listing Agent Phone	(843)509-7314						
# 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
07/25/2021	\$240,000	07/30/2021	\$240,000	Pending/Contract	07/30/2021	\$240,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$275,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
The average price of the sold comps available was in the \$270,000. to \$275,000 range for the subject's size. Listed comp 2, was the most similar to the subject and was listed at \$280,000.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.23 miles and the sold comps closed within the last 5 months. The market is reported as having increased 2% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 209 Apache Dr.
Summerville, SC 29483



Front

L2 603 Navaho Blvd.
Summerville, SC 29483



Front

L3 401 Navaho Circle
Summerville, SC 29483



Front

Sales Photos

S1 412 Catawba Dr.
Summerville, SC 29483



Front

S2 116 Sioux Ct.
Summerville, SC 29483



Dining Room

S3 177 Apache Dr.
Summerville, SC 29483



Front

ClearMaps Addendum

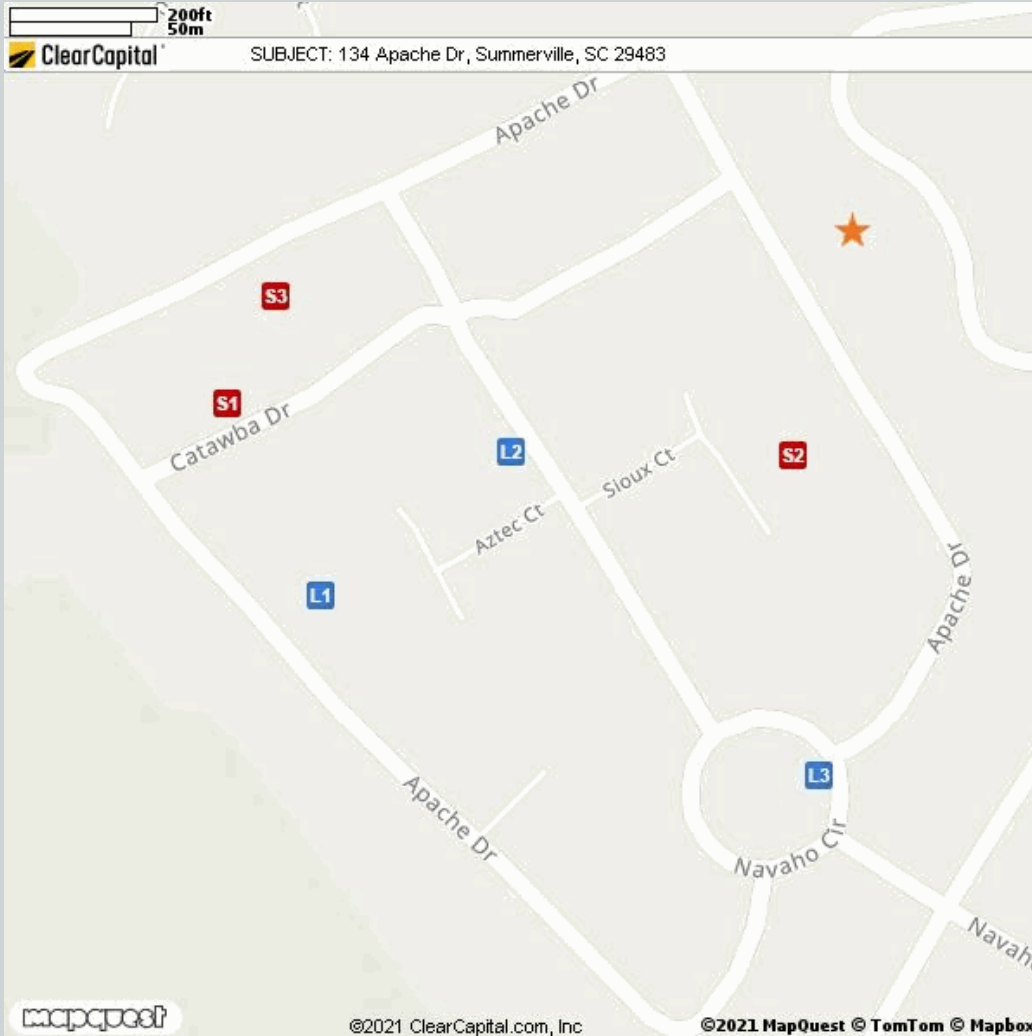
Address ★ 134 Apache Drive, Summerville, SC 29483

Loan Number 45823

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	134 Apache Drive, Summerville, SC 29483	--	Parcel Match
L1 Listing 1	209 Apache Dr., Summerville, SC 29483	0.23 Miles ¹	Parcel Match
L2 Listing 2	603 Navaho Blvd., Summerville, SC 29483	0.14 Miles ¹	Parcel Match
L3 Listing 3	401 Navaho Circle, Summerville, SC 29483	0.19 Miles ¹	Parcel Match
S1 Sold 1	412 Catawba Dr., Summerville, SC 29483	0.23 Miles ¹	Parcel Match
S2 Sold 2	116 Sioux Ct., Summerville, SC 29483	0.08 Miles ¹	Parcel Match
S3 Sold 3	177 Apache Dr., Summerville, SC 29483	0.21 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 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	12.39 miles	Date Signed	08/09/2021

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.