

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	410 Fenton Street, Raleigh, NC 27604	Order ID	9121294	Property ID	35001735
Inspection Date	01/23/2024	Date of Report	01/23/2024		
Loan Number	46542	APN	0061985		
Borrower Name	Champery Real Estate 2015 LLC	County	Wake		

Tracking IDs

Order Tracking ID	1.22_BPO	Tracking ID 1	1.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject appears to be in the process of being renovated.
R. E. Taxes	\$3,687	
Assessed Value	\$507,397	
Zoning Classification	R-10	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is located in an established east Raleigh neighborhood that is going through a period of revitalization.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$385,000 High: \$588,000	
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	410 Fenton Street	2332 Millbank Street	1200 Downing Road	608 Dennis Avenue
City, State	Raleigh, NC	Raleigh, NC	Raleigh, NC	Raleigh, NC
Zip Code	27604	27610	27610	27604
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.38 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$425,000	\$500,000
List Price \$	--	\$400,000	\$425,000	\$500,000
Original List Date		10/27/2023	01/16/2024	12/22/2023
DOM · Cumulative DOM	-- · --	34 · 88	7 · 7	32 · 32
Age (# of years)	70	69	69	66
Condition	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,102	1,161	1,347	1,095
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	3 · 1
Total Room #	8	6	5	5
Garage (Style/Stalls)	Carport 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.22 acres	.28 acres	.4 acres
Other	--	--	--	--

* 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** Nicely updated 3 bedroom ranch ITB. Low maintenance brick and vinyl exterior. FULL WALKOUT BASEMENT provides loads of storage or potential additional living space. Hardwood floors throughout. Updated kitchen w/quartz counters and ceramic backsplash. Nice lot with large paved area for potential storage shed or garage/carport. All appliances convey. EV ready. NO HOA fees!
- Listing 2** Modern bungalow situated inside Raleigh Beltline. Walk into your light and airy floor plan filled with natural lights. As you step inside, you'll be greeted by an inviting living room that seamlessly connects to a spacious dining area, overlooks a delightful covered porch. This gorgeous home features a luxurious kitchen with sleek SS appliances, including a gas stove, elegant quartz countertops, a deep sink, and modern kitchen cabinets. You'll love the OVERSIZED PRIMARY BEDROOM offers a large sitting area that can be utilized as your office corner, and primary bath features sleek and modern vanity sink, and ceramic tiled shower. This home was utilized as an Airbnb, and it's a quick commute to Downtown Raleigh and all major highways. Home has NO HOA, take advantage of endless growth opportunities in DT Raleigh.
- Listing 3** Three bedroom ranch w/walk down unfinished basement in the premier Woodcrest Subdivision of Raleigh. Natural hardwoods, quartz countertops, brick exterior w/board and batten siding. this home is currently leased on a month to month basis. Being one of the widest lots in the community, there is room for a high density development as well as being a single family home. Sitting on near half of an acre, nestled against Lions Park, walking distance to Mordecai, Oakwood, Brookside Bodega, and Whittaker Mill Road. This lot is part of the Frequent Transit Zone. Zoned R-10. Based on preliminary site studies, this lot could be suitable for residential new builds, townhomes, or micro apartments that would be able to accommodate short or long term rental units.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	410 Fenton Street	1800 Rankin Street	2124 Watkins Street	306 Acorn Street
City, State	Raleigh, NC	Raleigh, NC	Raleigh, NC	Raleigh, NC
Zip Code	27604	27604	27604	27604
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.17 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,000	\$475,000	\$559,000
List Price \$	--	\$439,000	\$475,000	\$559,000
Sale Price \$	--	\$450,000	\$529,999	\$575,000
Type of Financing	--	Assume Loan	Conventional	Conventional
Date of Sale	--	10/20/2023	08/29/2023	08/25/2023
DOM · Cumulative DOM	-- · --	4 · 43	2 · 33	2 · 37
Age (# of years)	70	75	66	66
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,102	1,041	1,344	1,389
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	3 · 2	3 · 1
Total Room #	8	7	7	7
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.24 acres	.19 acres	.29 acres	.36 acres
Other	--	3200 concessions	8,000 concessions	--
Net Adjustment	--	-\$11,700	-\$21,500	-\$11,500
Adjusted Price	--	\$438,300	\$508,499	\$563,500

* Sold 3 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** Charming cottage situated in the heart of Belvidere Park on a large, flat corner lot. With several thoughtful additions including a separate diningroom, office/flex space, and a garage, this two bedroom, one bath home lives large. You'll feel right at home amidst the mature landscaping and graceful oak trees that beckon you outside where you're only minutes from downtown Raleigh, restaurants, greenways and schools. Large insulated windows provide an abundance of natural light and warmth that highlights the gorgeous hardwood floors throughout the home. Crown molding, built-in bookcases, and arched doorways echo the home's 1949 roots, while granite counters, stainless appliances, and ample storage provide modern updates. This ITB gem won't last! Adjust -3200 concessions, -15000 garage, 2500 inferior baths, 4000 inferior size
- Sold 2** Precious ITB RANCH in popular Woodcrest! Character and charm abound! Lots of windows and natural light. HDWD floors + NEW LVP in kitchen. 3 BRs + OFFICE/Flex space which could be Bonus or even 4th BR! On .3 mostly flat acres so you have a YARD + Off street parking & Storage shed. Walk to Lions Park or hop on the Crabtree Greenway right in the hood! Get to one of 5 breweries, Costco, or Trader Joe's in minutes. Be almost anywhere in DT Raleigh in 5 mins, and enjoy all the shopping, dining, and culture. You are in the middle of it all AND you'll have a cute house! **Agents! See AO Remarks about offer deadline! Adjust -8000 concessions, -2500 superior baths, -11000 superior size
- Sold 3** The perfect urban oasis on a gorgeous lot in one of Downtown Raleigh's favorite neighborhoods. Absolutely incredible condition, tremendous design and fabulous open floorplan. Light and bright living spaces with a wall of windows. Stellar kitchen with custom cabinets and countertops. Three nicely sized bedrooms plus an updated bath with smart tile work is neat as a pin. Even more windows in the glorious den just right for a home office or reading your favorite novel. Sunny outside patio overlooks the oversized fully fenced backyard. Roomy shed is a dream workshop or artist retreat. Easy stroll to the Tap Yard, Brookside, Gateway, Person Street dining and drinks. So close to Lions Park and the Crabtree Creek Greenway. This is a special opportunity. Adjust 2500 inferior baths, -1000 superior lot size, -13000 superior size

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject last listed and sold on 10/12/2021 for \$395,000.				
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	\$555,000	\$555,000
Sales Price	\$550,000	\$550,000
30 Day Price	\$540,000	--
Comments Regarding Pricing Strategy		
All comps are located within a .75 mile radius of the subject.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street



Other

Listing Photos

L1 2332 Millbank Street
Raleigh, NC 27610



Front

L2 1200 Downing Road
Raleigh, NC 27610



Front

L3 608 Dennis Avenue
Raleigh, NC 27604



Front

Sales Photos

S1 1800 Rankin Street
Raleigh, NC 27604



Front

S2 2124 Watkins Street
Raleigh, NC 27604



Front

S3 306 Acorn Street
Raleigh, NC 27604



Front

ClearMaps Addendum

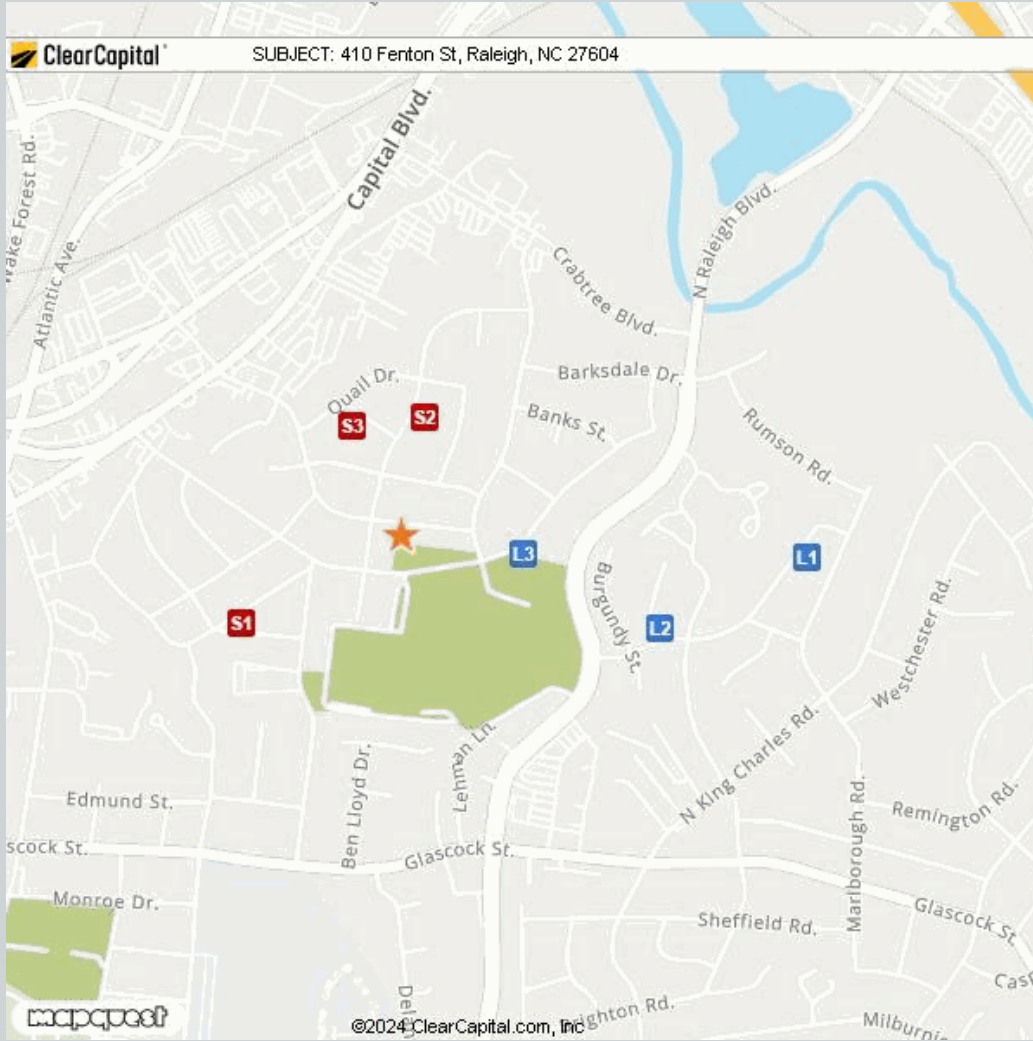
Address ★ 410 Fenton Street, Raleigh, NC 27604

Loan Number 46542

Suggested List \$555,000

Suggested Repaired \$555,000

Sale \$550,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	410 Fenton Street, Raleigh, NC 27604	--	Parcel Match
L1 Listing 1	2332 Millbank Street, Raleigh, NC 27610	0.57 Miles ¹	Parcel Match
L2 Listing 2	1200 Downing Road, Raleigh, NC 27610	0.38 Miles ¹	Parcel Match
L3 Listing 3	608 Dennis Avenue, Raleigh, NC 27604	0.17 Miles ¹	Parcel Match
S1 Sold 1	1800 Rankin Street, Raleigh, NC 27604	0.25 Miles ¹	Parcel Match
S2 Sold 2	2124 Watkins Street, Raleigh, NC 27604	0.17 Miles ¹	Parcel Match
S3 Sold 3	306 Acorn Street, Raleigh, NC 27604	0.16 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.

Report Instructions - cont.

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.

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	John Hargrove	Company/Brokerage	Parrish Realty of Knightdale
License No	209769	Address	7210 Knightdale Blvd Knightdale NC 27545
License Expiration	06/30/2024	License State	NC
Phone	9193896167	Email	johnh149@bellsouth.net
Broker Distance to Subject	7.22 miles	Date Signed	01/23/2024

/John Hargrove/

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 opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

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.