

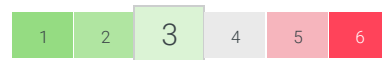
Subject Details

PROPERTY TYPE	GLA
SFR	3,336 Sq. Ft.
BEDS	BATHS
5	3.1
STYLE	YEAR BUILT
Traditional	1990
LOT SIZE	OWNERSHIP
0.08 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Greenville	0548040102600

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

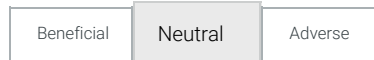
QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

VIEW

🏠 Residential



LOCATION

🏠 Residential



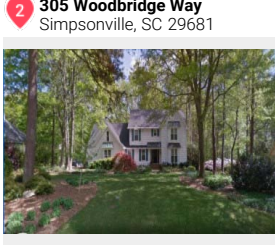
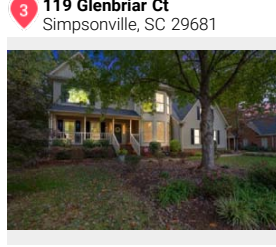


SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The above noted information verified and or selected from CRS Data a product provided for members of GGARMLS; Greenville County.



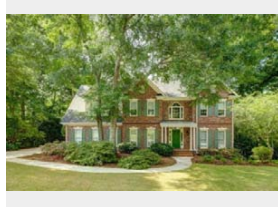

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>303 Woodbridge Way Simpsonville, SC 29681</p>	 <p>202 Woodbridge Way Simpsonville, SC 29681</p>	 <p>305 Woodbridge Way Simpsonville, SC 29681</p>	 <p>119 Glenbriar Ct Simpsonville, SC 29681</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.16 miles	0.03 miles	0.18 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	Public Records	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	10/16/2020	06/01/2021	10/21/2021
SALE PRICE/PPSF	--	\$450,000 \$143/Sq. Ft.	\$420,000 \$138/Sq. Ft.	\$530,000 \$167/Sq. Ft.
CONTRACT/ PENDING DATE	--	10/25/2021	06/01/2021	10/23/2021
SALE DATE	--	12/01/2020	06/28/2021	11/23/2021
DAYS ON MARKET	--	46	3	33
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.08 Acre(s)	0.74 Acre(s)	0.82 Acre(s)	0.62 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Traditional	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	31	31	31	31
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	9/5/3.1	7/4/3	7/4/3	7/4/3
GROSS LIVING AREA	3,336 Sq. Ft.	3,154 Sq. Ft. \$9,100	3,034 Sq. Ft. \$15,100	3,167 Sq. Ft. \$8,450
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Central	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	3 GA -\$25,000	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-3.53% -\$15,900	3.60% \$15,100	1.59% \$8,450
GROSS ADJUSTMENTS		7.58% \$34,100	3.60% \$15,100	1.59% \$8,450
ADJUSTED PRICE		\$434,100	\$435,100	\$538,450

Sales Comparison (Continued)

Provided by
Appraiser

	 <p>303 Woodbridge Way Simpsonville, SC 29681</p>	 <p>355 English Oak Rd Simpsonville, SC 29681</p>	 <p>13 Wolf Run Dr Simpsonville, SC 29681</p>	 <p>209 Millstone Way Simpsonville, SC 29681</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.19 miles	0.62 miles	0.32 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	Public Records	MLS; Other	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	09/04/2021	09/01/2021	04/23/2021
SALE PRICE/PPSF	--	\$550,000 \$162/Sq. Ft.	\$528,000 \$143/Sq. Ft.	\$485,000 \$156/Sq. Ft.
CONTRACT/ PENDING DATE	--	Unknown	Unknown	05/05/2021
SALE DATE	--	09/10/2021	09/17/2021	06/23/2021
DAYS ON MARKET	--	1	12	61
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.08 Acre(s)	0.80 Acre(s)	0.39 Acre(s)	0.38 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Traditional	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	31	25	25	27
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	9/5/3.1	7/4/3	7/4/3.1	7/5/2.1
GROSS LIVING AREA	3,336 Sq. Ft.	3,390 Sq. Ft. -\$2,700	3,683 Sq. Ft. -\$4,550	3,106 Sq. Ft. \$11,500
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	2 GA	2 GA
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-0.49% -\$2,700	-0.86% -\$4,550	2.37% \$11,500
GROSS ADJUSTMENTS		0.49% \$2,700	0.86% \$4,550	2.37% \$11,500
ADJUSTED PRICE		\$547,300	\$523,450	\$496,500

Value Conclusion + Reconciliation



Provided by
Appraiser

\$435,000
AS-IS VALUE

1-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Comparable # 1 GGARMLS# 1430318; Comparable # 2 GGARMLS# 1457722; Comparable #3 GGARMLS# 1457202; Comparable # 4CRS Data 0548.17-01-020.00; Comparable #5 1451490 Weighting The appraiser has utilized five closed sales and no listing with the unadjusted range of value between the closed sales. After the adjustments, the range of value. It is typical for the range of value to change after the sales have been adjusted. Primary weight is placed on Sale #1 as this sale most similar after applying warranted adjustments. This sale is adjusted to \$. The other sales as well as the Cost Approach, also support the final value conclusion.

EXPLANATION OF ADJUSTMENTS

"The appraiser is responsible for determining which comparables are the best and most appropriate for the assignment. Fannie Mae expects the appraiser to account for all factors that affect value when completing the analysis. Comparable sales should have similar physical and legal characteristics when compared to the subject property. These characteristics include, but are not limited to, site, room count, gross living area, style, and condition. This does not mean that the comparable must be identical to the subject property, but it should be competitive and appeal to the same market participants that would also consider purchasing the subject property. Comparables that are significantly different from the subject property may be acceptable; however, the appraiser must describe the differences, consider these factors in the market value, and provide an explanation justifying the use of the comparable(s)." Historic paired analysis used. If matched pair analysis is not likely, the appraiser uses expertise to determine the adjustments based on the reactions of buyers and sellers within the marketplace.

ADDITIONAL COMMENTS (OPTIONAL)

The Sales Approach is the primary method for valuing single-family homes like the subject. Buyers, sellers and other market participants typically utilize this approach in valuing properties such as the subject. The Cost Approach is applied to homes when the approach is applicable. Homes built within five years or so of the effective date are normally valued within this approach as are properties when the data is sufficient to produce a credible result and analysis. The Income Approach is typically not employed in this market as market participants do not normally utilize this approach in the analysis and value of single family homes. The market is not investor driven and is much more of an owner occupied market. I certify, as the appraiser, that have not appraised or provided a previous service regarding the subject property within the three years prior to this assignment and have no current or prospective interest in the subject property or parties involved.

Reconciliation Summary

Final Reconciliation The Sales Approach to Value is the primary approach to value when valuing single-family homes such as the subject. This approach is the most utilized analysis for buyers and sellers and participants in the market. As this is the most relevant approach to value, sole weight is therefore placed on this approach. The Income Approach to Value is not typically utilized when valuing single family homes as income is not generally a motivating factor for owner of single-family homes. Generally, owner occupancy is the main motivation for buyers and sellers. The Cost Approach to Value should be applied if the subject property is five years old or newer or if this approach is valid within the market and there is sufficient data to support site value, building cost, and depreciation in the market. Typically, for older homes this approach is not relevant within the market due to the difficulty in accurately measuring depreciation.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The above noted information verified and or selected from CRS Data a product provided for members of GGARMLS; Greenville County.

Neighborhood and Market

From Page 7

The majority of amenities supporting the subject property are located within these boundaries. However, it is not uncommon to go outside these boundaries for these amenities. Access to these supporting amenities is good with several highways and secondary roads in the area. The appeal to market is good and there are no know negative factors affecting the marketability of the subject property.

Analysis of Prior Sales & Listings

From Page 6

Transaction 11/15/2021 \$0 2641/4987 Deed Book (GGARMLS) Greater Greenville Association of Realtors Multiple Listing Service;(SptbgMLS)

Highest and Best Use Additional Comments

Highest and Best Use Highest and best use is defined by The Appraisal of Real Estate as: the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. Highest and Best Use of land as though Vacant: Site size and configuration are typical of the area and of competitive locations. Based upon a review of land uses in the area, market trends and current zoning ordinances, the highest and best use of the subject is single-family development. Highest and Best Use of a Property as Improved: Site size and site configuration are typical of the area and of competitive locations. Based upon a review of land uses in the area, market trends and current zoning ordinances, the highest and best use of the subject is considered to be as the existing single-family home.

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
--	-------	------	-------	-------------

No

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

Public Records,Tax Records

EFFECTIVE DATE

12/06/2021

SALES AND LISTING HISTORY ANALYSIS

Transaction 11/15/2021 \$0 2641/4987 Deed Book (GGARMLS) Greater Greenville Association of Realtors Multiple Listing Service;(SptbgMLS)

Order Information

BORROWER	LOAN NUMBER
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Catamount Properties 2018 LLC	47035
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PROPERTY ID	ORDER ID
-------------	----------

31720461	7781698
----------	---------

ORDER TRACKING ID	TRACKING ID 1
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1130CV	1130CV
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Legal

OWNER	ZONING DESC.
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DEBORAH G ALPHIN	Residential
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ZONING CLASS	ZONING COMPLIANCE
--------------	-------------------

R-S	Legal
-----	-------

LEGAL DESC.

Block Lot 26; Bradley Oaks: Plat Book/Page 10-M/0016

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
----------------------	-----------------------

✓

✓

LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
----------------------	----------------------

✓

✓

Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
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\$2,009	\$560 Per Year	PUD
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FEMA FLOOD ZONE

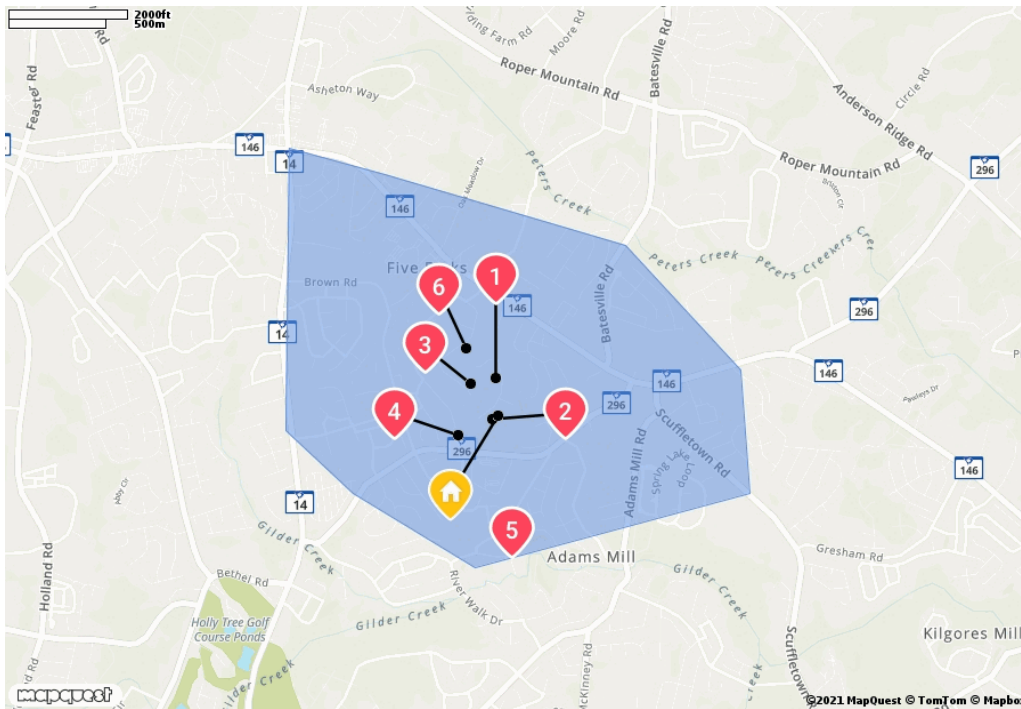
45045C0436E

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

165

Months Supply

0.5

Avg Days Until Sale

4

Subject Neighborhood as defined by the Appraiser

TYPE

Urban **Suburban** Rural

BUILT-UP

>75% **25-75%** <25%

DEMAND / SUPPLY

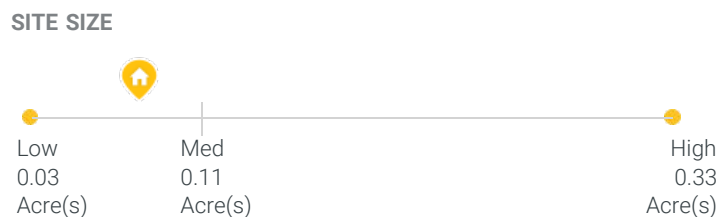
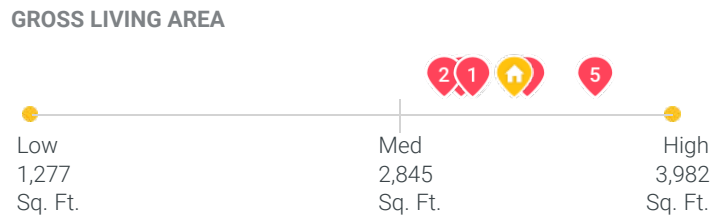
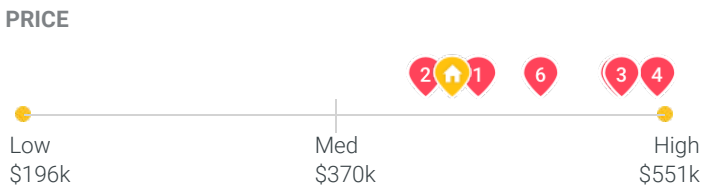
Shortage **Balance** Surplus

VALUES

Declining **Stable** Increasing

NEIGHBORHOOD & MARKET COMMENTS

The majority of amenities supporting the subject property are located within these boundaries. However, it is not uncommon to go outside these boundaries for these amenities. Access to these supporting amenities is good with several highways and secondary roads in the area. The appeal to market is good and there are no known negative factors affecting the marketability of the subject property.



Subject Photos



Front



Address Verification



Side



Street

Comparable Photos

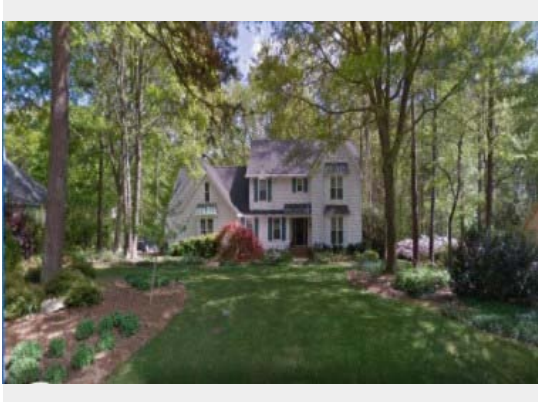
Provided by
Appraiser

1 202 Woodbridge Way
Simpsonville, SC 29681



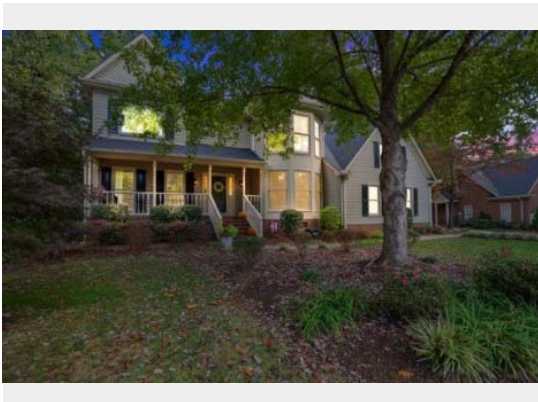
Front

2 305 Woodbridge Way
Simpsonville, SC 29681



Front

3 119 Glenbriar Ct
Simpsonville, SC 29681



Front

Comparable Photos

Provided by
Appraiser

4 355 English Oak Rd
Simpsonville, SC 29681



Front

5 13 Wolf Run Dr
Simpsonville, SC 29681



Front

6 209 Millstone Way
Simpsonville, SC 29681



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Tim Harris, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature

 Provided by
Appraiser

EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Tim Harris and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

Marilyn Woods

NAME

Marilyn Woods, SRA

EFFECTIVE DATE

12/01/2021

DATE OF REPORT

12/07/2021

LICENSE #

3327

STATE

SC

EXPIRATION

06/30/2022

COMPANY

Woods Certified FHA Appraisers, LLC

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Vacant	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 1 spaces	2	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	⚠ Fair	Appeared to be in average condition.
SIGNIFICANT REPAIRS NEEDED	✓ No	No noted repairs.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	⚠ Fair	Neighboring homes appear to be in average condition.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	-
ROAD QUALITY	⚠ Fair	Average condition.
NEGATIVE EXTERNALITIES	✓ No	-
POSITIVE EXTERNALITIES	✓ No	-

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Tim Harris/	12916	Tim Harris	Providence Realty & Marketing, LLC	12/01/2021