

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 | 279 Swamp Creek Lane, Moncks Corner, SOUTH CAROLINA 29461 | Order ID | 7788898 | Property ID | 31735518 |
| Inspection Date | 12/03/2021 | Date of Report | 12/04/2021 | | |
| Loan Number | 47180 | APN | 161-12-03-053 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Berkeley | | |
| Tracking IDs | | | | | |
| Order Tracking ID | 1202BPO | Tracking ID 1 | 1202BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|--|---|--|
| Owner | Larry Payne | Condition Comments | |
| R. E. Taxes | \$5,749 | The subject is a large 2 story traditional style home that appears in average condition with no visible repairs needed. It has a front porch, and attached 2 car garage. The home sits at the end of a cul-de-sac and backs to woods, plus has a small pond next to it. | |
| Assessed Value | \$293,100 | | |
| 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 | Moss Grove Plantation HOA (843)853-5300 | | |
| Association Fees | \$395 / Year (Pool,Other: clubhouse) | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|-------------------------------------|--|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | The neighborhood is a large, fairly new subdivision with homes built by the same builder with various styles to choose from. The subdivision is so large is has 2 major highways on opposite entrances. It is within about 15 minutes to shopping, restaurants, and to downtown Moncks Corner and to downtown Summerville. | |
| Sales Prices in this Neighborhood | Low: \$275,000 High: \$390,000 | | |
| 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 | 279 Swamp Creek Lane | 700 Silver Moss Dr. | 1150 Moss Grove Dr. | 342 Cicadas Song |
| City, State | Moncks Corner, SOUTH CAROLINA | Moncks Corner, SC | Moncks Corner, SC | Moncks Corner, SC |
| Zip Code | 29461 | 29461 | 29461 | 29461 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.21 ¹ | 0.33 ¹ | 0.21 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$335,000 | \$365,000 | \$380,000 |
| List Price \$ | -- | \$335,000 | \$365,000 | \$380,000 |
| Original List Date | | 11/11/2021 | 10/20/2021 | 12/02/2021 |
| DOM · Cumulative DOM | -- · -- | 7 · 23 | 1 · 45 | 1 · 2 |
| Age (# of years) | 3 | 3 | 7 | 13 |
| 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 | Beneficial ; Water | Neutral ; Residential | Neutral ; Residential | Beneficial ; Water |
| Style/Design | 2 Stories traditional | 2 Stories traditional | 2 Stories traditional | 2 Stories traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,943 | 2,480 | 3,312 | 3,020 |
| Bdrm · Bths · ½ Bths | 4 · 3 · 1 | 4 · 2 · 1 | 5 · 3 · 1 | 5 · 2 · 1 |
| Total Room # | 10 | 8 | 11 | 10 |
| 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 | .20 acres | .13 acres | .20 acres | .19 acres |
| Other | front porch | front porch | front porch, screened porch | front 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 was smaller in sq. ft., but was similar in rooms, age, and had the front porch and 2 garages. The value was less because of the sq. ft.

Listing 2 Listing 2 was larger in sq. ft. but was a few years older. It had the similar 2 car and a front porch. This home also had a screened porch. The value was slightly higher.

Listing 3 Listing 3 was the most similar in sq. ft. and it had a view of the lake. This home also had the 2 car garage and a front porch. It was priced high as it had a sunroom, a firepit and even though it was older, it had some updates.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-------------------------------|-----------------------|-----------------------------|----------------------------|
| Street Address | 279 Swamp Creek Lane | 372 Bradley Bend Dr. | 646 Silver Moss Dr. | 1161 Moss Grove Dr. |
| City, State | Moncks Corner, SOUTH CAROLINA | Moncks Corner, SC | Moncks Corner, SC | Moncks Corner, SC |
| Zip Code | 29461 | 29461 | 29461 | 29461 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 4.98 ¹ | 0.24 ¹ | 0.26 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$345,000 | \$349,000 | \$385,000 |
| List Price \$ | -- | \$340,000 | \$349,000 | \$385,000 |
| Sale Price \$ | -- | \$340,000 | \$350,000 | \$390,000 |
| Type of Financing | -- | Va | Conventional | Cash |
| Date of Sale | -- | 10/07/2021 | 10/18/2021 | 11/23/2021 |
| DOM · Cumulative DOM | -- · -- | 28 · 93 | 6 · 60 | 2 · 49 |
| Age (# of years) | 3 | 4 | 6 | 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 | Beneficial ; Water | Beneficial ; Water | 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 | 2,943 | 2,871 | 2,905 | 3,044 |
| Bdrm · Bths · ½ Bths | 4 · 3 · 1 | 5 · 3 · 1 | 5 · 3 · 1 | 4 · 2 · 1 |
| Total Room # | 10 | 11 | 11 | 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 | .20 acres | .18 acres | .16 acres | .17 acres |
| Other | front porch | front porch | front porch, screened porch | front porch, covered patio |
| Net Adjustment | -- | +\$1,820 | +\$1,330 | -\$4,535 |
| Adjusted Price | -- | \$341,820 | \$351,330 | \$385,465 |

* 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.

Recent Sales - Cont.

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

- Sold 1** NOTE: This home is not 4.98 miles from the subject. It is very close to the other 2 sold comps. Not sure why form gps put it there. Sold Comp 1 was similar in sq. ft. and was also on a pond. This home had a front porch and a similar sized lot, and age. Adjustments: Add \$2,520. for sq. ft. Subtract \$700. for the closing costs paid by the seller for the buyer.
- Sold 2** Sold Comp 2 was very similar in sq. ft., and had the 2 car garage, a front porch and a screened porch. Adjustments: Add \$1,330. for sq. ft. Add \$5000. for the subject being on the pond. Subtract \$3,500. for the closing costs paid by the seller for the buyer. Subtract \$1,500. for the screened porch.
- Sold 3** Sold Comp 3 was slightly larger in sq. ft. It had similar rooms, lot size and had the front porch and a covered patio. No concessions were paid. Adjustments: Subtract \$3,535. for the sq. ft. Subtract \$1000. for the covered patio.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | Last sale was on 08/09/2018 for \$304,434. | | | | |
| 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 | \$365,000 | \$365,000 |
| Sales Price | \$360,000 | \$360,000 |
| 30 Day Price | \$355,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The subject had the advantage of being at the back of a cul-de-sac lot with a pond next to it and woods in the back giving it somewhat of a private location. It appeared in average to good shape. There were few listed comps in this large neighborhood as demand is high and supply is low. | | |

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



Other

Listing Photos

L1 700 Silver Moss Dr.
Moncks Corner, SC 29461



Front

L2 1150 Moss Grove Dr.
Moncks Corner, SC 29461



Front

L3 342 Cicadas Song
Moncks Corner, SC 29461



Front

Sales Photos

S1 372 Bradley Bend Dr.
Moncks Corner, SC 29461



Front

S2 646 Silver Moss Dr.
Moncks Corner, SC 29461



Front

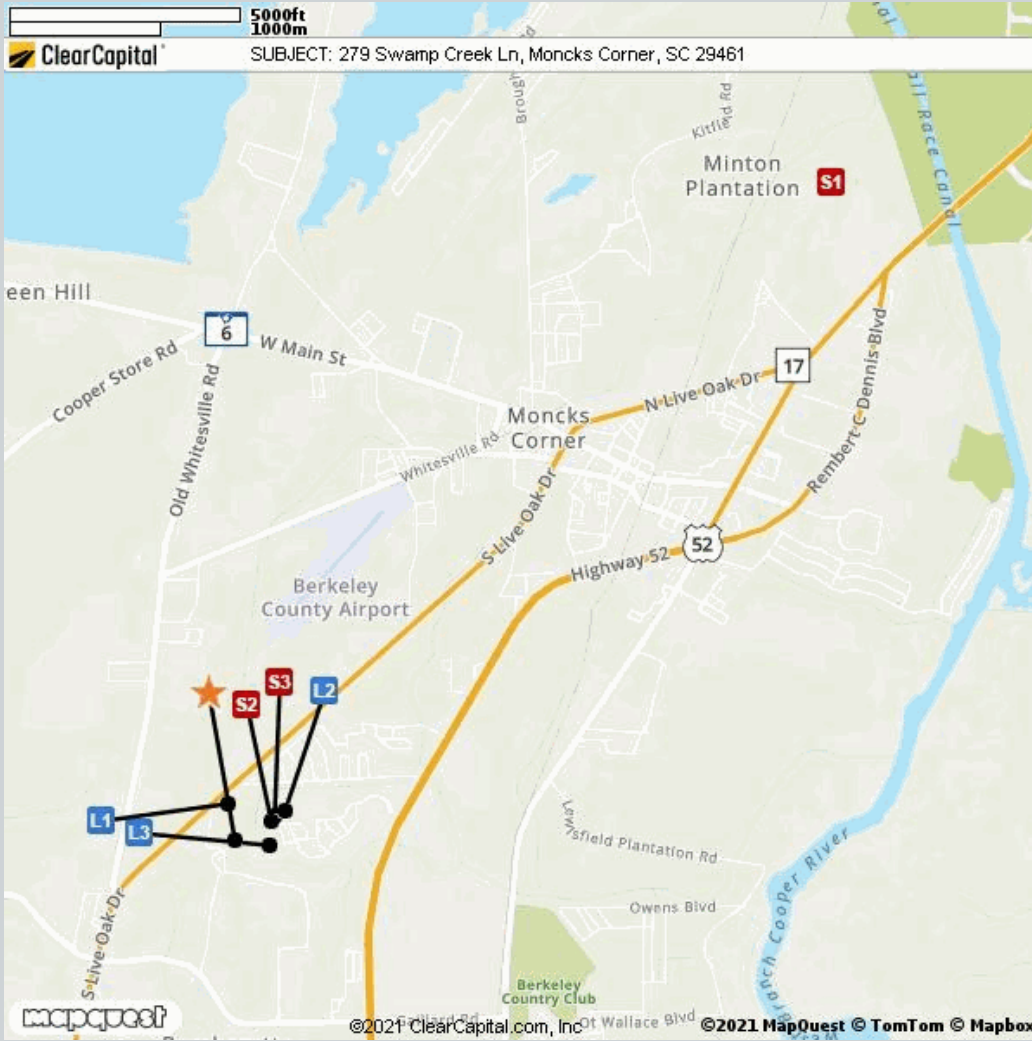
S3 1161 Moss Grove Dr.
Moncks Corner, SC 29461



Front

ClearMaps Addendum

Address ★ 279 Swamp Creek Lane, Moncks Corner, SOUTH CAROLINA 29461
Loan Number 47180 **Suggested List** \$365,000 **Suggested Repaired** \$365,000 **Sale** \$360,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|-------------------------|
| ★ Subject | 279 Swamp Creek Lane, Moncks Corner, South Carolina 29461 | -- | Parcel Match |
| L1 Listing 1 | 700 Silver Moss Dr., Moncks Corner, SC 29461 | 0.21 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1150 Moss Grove Dr., Moncks Corner, SC 29461 | 0.33 Miles ¹ | Parcel Match |
| L3 Listing 3 | 342 Cicadas Song, Moncks Corner, SC 29461 | 0.21 Miles ¹ | Parcel Match |
| S1 Sold 1 | 372 Bradley Bend Dr., Moncks Corner, SC 29461 | 4.98 Miles ¹ | Street Centerline Match |
| S2 Sold 2 | 646 Silver Moss Dr., Moncks Corner, SC 29461 | 0.24 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1161 Moss Grove Dr., Moncks Corner, SC 29461 | 0.26 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 | 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 | 5.39 miles | Date Signed | 12/04/2021 |

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.