

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	136 Weeping Cypress Drive, Moncks Corner, SOUTH CAROLINA 29461	Order ID	7788898	Property ID	31735516
Inspection Date	12/02/2021	Date of Report	12/03/2021		
Loan Number	47181	APN	210-08-01-048		
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	Leroy Milford	Condition Comments	
R. E. Taxes	\$1,583	<p>The subject is a 2 story traditional styled home in a small subdivision. This is one of the first homes in the neighborhood. There is no MLS history on it, so information was taken from tax records. The bed/baths were estimated. The home appears in average condition with no visible repairs needed.</p>	
Assessed Value	\$225,900		
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	Cypress Grove unknown		
Association Fees	\$600 / Year (Pool, Other: common areas, entrance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The neighborhood is a small subdivision with homes built in approx. 2013 to 2019. There is a neighborhood pool. The entrance is nicely landscaped. The location is about 15 minutes to downtown Summerville or downtown Moncks Corner for shopping or restaurants.</p>	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$348,000		
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	136 Weeping Cypress Drive	418 Brookgreen Dr.	165 Weeping Cypress Dr.	198 Weeping Cypress 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.	--	0.28 ¹	0.09 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$330,000	\$349,900
List Price \$	--	\$315,000	\$330,000	\$349,900
Original List Date		11/27/2021	11/18/2021	11/19/2021
DOM · Cumulative DOM	-- · --	1 · 6	15 · 15	10 · 14
Age (# of years)	7	2	5	5
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	2,656	1,950	2,686	2,541
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	5 · 3
Total Room #	9	8	9	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	.15 acres	.20 acres	.18 acres	.14 acres
Other	front porch	front porch	front 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 is smaller in sq. ft. than the subject, but was newer in age, had a front porch and a loft upstairs instead of the 4th bedroom. The value was slightly less.

Listing 2 Listing 2 was close in sq. ft., had similar rooms, age, and had a front porch also. This home seemed to be priced a little high as it was still on the market - and most homes are going under contract within days of being listed.

Listing 3 Listing 3 was just slightly smaller in sq. ft., but had 5 bedroom, a front porch and a screened porch in back. It was a few years newer than the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	136 Weeping Cypress Drive	433 Brookgreen Dr.	243 Weeping Cypress Dr.	102 Weeping Cypress 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.	--	0.34 ¹	0.29 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$335,000	\$350,000
List Price \$	--	\$300,000	\$335,000	\$348,000
Sale Price \$	--	\$300,000	\$335,000	\$342,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	04/27/2021	04/01/2021	03/17/2021
DOM · Cumulative DOM	-- · --	1 · 61	9 · 54	21 · 64
Age (# of years)	7	3	3	8
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	2,656	2,452	3,073	2,796
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 3 · 1	4 · 3
Total Room #	9	9	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	.15 acres	.22 acres	.13 acres	.14 acres
Other	front porch	front porch	front porch	front porch, screened porch
Net Adjustment	--	+\$7,140	-\$20,220	-\$16,400
Adjusted Price	--	\$307,140	\$314,780	\$325,600

* 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** Sold Comp 1 is smaller in sq. ft., but was a few years newer in age. This home had a similar front porch. No concessions were paid. Add \$7,140. for sq. ft.
- Sold 2** Sold Comp 2 was superior as it was larger in sq. ft. and a few years newer in age. It had a front porch. Adjustments: Subtract \$14,595. for sq. ft. Subtract \$5,625 for closing costs paid by the seller for the buyer.
- Sold 3** Sold Comp 3 was the most similar in sq. ft. and age. It had a 2 car garage, front porch and screened porch. It was the former model home and had really beautiful landscaping. No concessions were paid. Adjustments: Subtract \$4,900. for sq. ft. Subtract \$1,500. for a screened porch. Subtract \$10,000. for upgraded condition as it was the model

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sale was on 01/16/2015 for \$203,996.				
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	\$325,000	\$325,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
The subject seems to be similar in sq. ft. to Sold Comp 3, although that comp had a few better features. Listed Comp 2 was most similar, but priced a little high for the market. This neighborhood is very small and only had 3 homes listed at the present time.		

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



Address Verification



Street

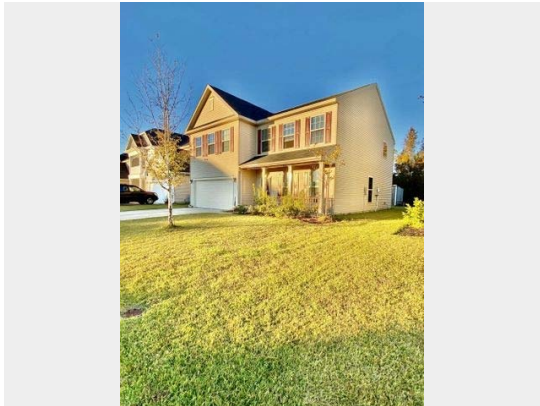
Listing Photos

L1 418 Brookgreen Dr.
Moncks Corner, SC 29461



Front

L2 165 Weeping Cypress Dr.
Moncks Corner, SC 29461



Front

L3 198 Weeping Cypress Dr.
Moncks Corner, SC 29461



Front

Sales Photos

S1 433 Brookgreen Dr.
Moncks Corner, SC 29461



Front

S2 243 Weeping Cypress Dr.
Moncks Corner, SC 29461



Front

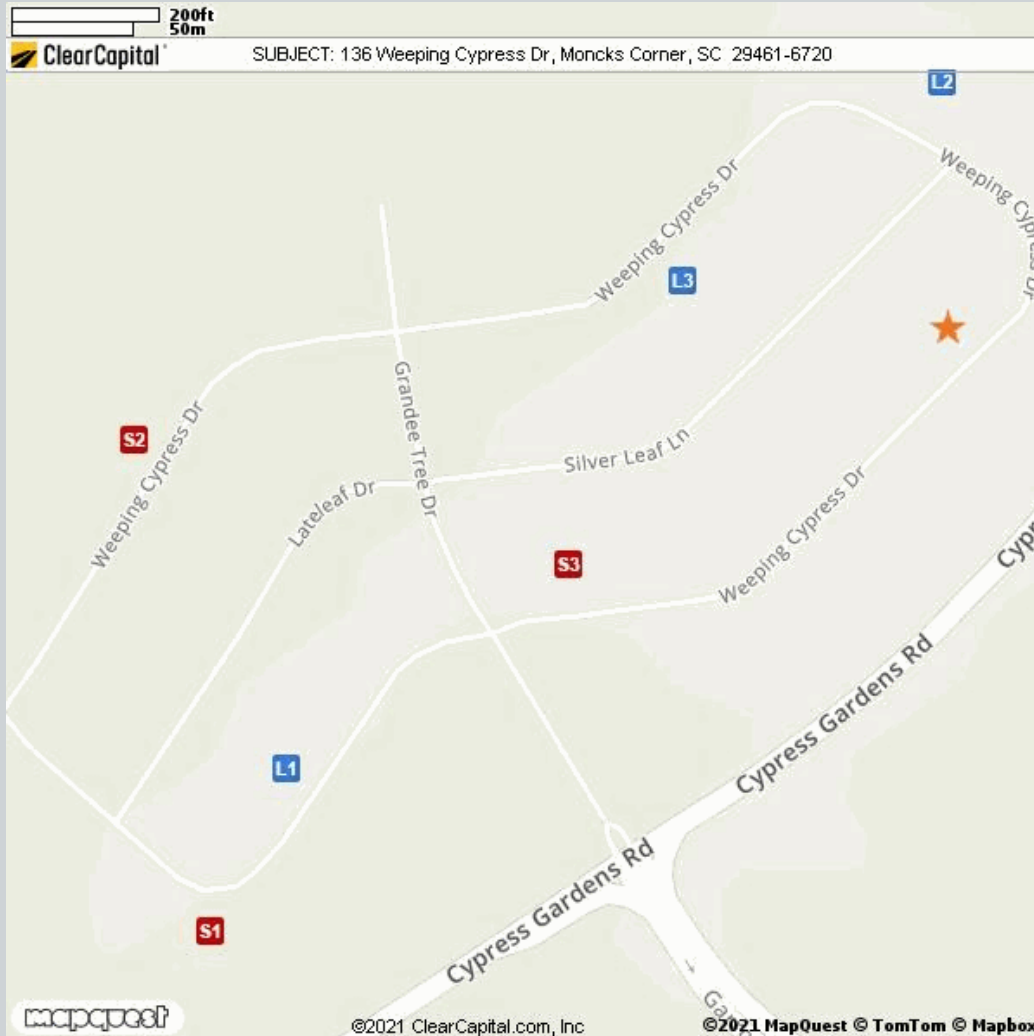
S3 102 Weeping Cypress Dr.
Moncks Corner, SC 29461



Front

ClearMaps Addendum

Address ★ 136 Weeping Cypress Drive, Moncks Corner, SOUTH CAROLINA 29461
Loan Number 47181 **Suggested List** \$325,000 **Suggested Repaired** \$325,000 **Sale** \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	136 Weeping Cypress Drive, Moncks Corner, South Carolina 29461	--	Parcel Match
L1 Listing 1	418 Brookgreen Dr., Moncks Corner, SC 29461	0.28 Miles ¹	Parcel Match
L2 Listing 2	165 Weeping Cypress Dr., Moncks Corner, SC 29461	0.09 Miles ¹	Parcel Match
L3 Listing 3	198 Weeping Cypress Dr., Moncks Corner, SC 29461	0.09 Miles ¹	Parcel Match
S1 Sold 1	433 Brookgreen Dr., Moncks Corner, SC 29461	0.34 Miles ¹	Parcel Match
S2 Sold 2	243 Weeping Cypress Dr., Moncks Corner, SC 29461	0.29 Miles ¹	Parcel Match
S3 Sold 3	102 Weeping Cypress Dr., Moncks Corner, SC 29461	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.

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	0.26 miles	Date Signed	12/03/2021

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.