

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.

<b>Address</b>	210 Ponderosa Drive, Ladson, SC 29456	<b>Order ID</b>	8232010	<b>Property ID</b>	32803250
<b>Inspection Date</b>	05/26/2022	<b>Date of Report</b>	05/27/2022		
<b>Loan Number</b>	47182	<b>APN</b>	233-14-06-101		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Berkeley		

Tracking IDs					
<b>Order Tracking ID</b>	05.25.22_BPO_Updates	<b>Tracking ID 1</b>	05.25.22_BPO_Updates		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,339	The subject is a 2 story traditional styled home that appears in average condition with no visible repairs needed. It has a large lot, front porch and 2 car garage.	
<b>Assessed Value</b>	\$238,800		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The neighborhood is a large subdivision with older homes mixed with some newer ones on large lots. The location is close to shopping, restaurants and has easy highway access.	
<b>Sales Prices in this Neighborhood</b>	Low: \$185,000 High: \$387,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	210 Ponderosa Drive	1353 Hermitage Lane	1040 Briar Rose Lane	1103 Briar Rose Lane
City, State	Ladson, SC	Ladson, SC	Ladson, SC	Ladson, SC
Zip Code	29456	29456	29456	29456
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 <sup>1</sup>	0.86 <sup>1</sup>	0.84 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$359,000	\$415,000
List Price \$	--	\$350,000	\$359,000	\$397,000
Original List Date		04/29/2022	04/18/2022	05/14/2022
DOM · Cumulative DOM	-- · --	2 · 28	3 · 39	13 · 13
Age (# of years)	18	4	17	15
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	2,312	1,978	2,376	2,732
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	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	.30 acres	.14 acres	.17 acres	.18 acres
Other	front porch	screened porch	front porch	front porch

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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. than the subject, but is newer in age. It had a screened porch. The value is close to the subject's value.

**Listing 2** Listing 2 is close to the subject's sq. ft. and similar in age. This home also had a front porch. The value is most similar to the subject.

**Listing 3** Listing 3 was larger in sq. ft. and double front porches. It was a few years newer than the subject. The value is superior.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	210 Ponderosa Drive	3023 Loxley Lane	1301 Apache Pine Dr.	2024 Clipstone Dr.
City, State	Ladson, SC	Ladson, SC	Ladson, SC	Ladson, SC
Zip Code	29456	29456	29456	29456
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 <sup>1</sup>	0.35 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$332,500	\$332,987	\$333,000
List Price \$	--	\$332,500	\$332,987	\$333,000
Sale Price \$	--	\$334,000	\$336,500	\$350,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	03/01/2022	02/08/2022	05/16/2022
DOM · Cumulative DOM	-- · --	5 · 34	11 · 39	4 · 35
Age (# of years)	18	17	31	18
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	2,312	2,436	2,300	2,362
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	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	.30 acres	.15 acres	.20 acres	.20 acres
Other	front porch	front porch, screened porch	none	front porch
Net Adjustment	--	-\$10,180	+\$11,840	-\$3,500
Adjusted Price	--	\$323,820	\$348,340	\$346,500

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 larger in sq. ft. but similar in age. This home had a similar front porch and also a screened porch. No concessions were paid. Adjustments: Subtract \$8,680. for sq. ft. Subtract \$1,500. for the screened porch.
- Sold 2** Sold Comp 2 was very similar in sq. ft. It was older in age and did not have any porches. No concessions were paid. Adjustments: Add \$840. for sq. ft. Add \$1000. for a front porch. Add \$10,000. for the age, and also that the home was dated inside.
- Sold 3** Sold Comp 3 was similar in sq. ft., age and had a front porch. No concessions were paid. Adjustments: Subtract \$3,500. for sq. ft. This home is most similar in value to the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Home was listed on 02/18/2022, then withdrawn and cancelled.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
02/18/2022	\$299,900	03/22/2022	\$299,900	Cancelled	03/28/2022	\$299,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$350,000	\$350,000
<b>Sales Price</b>	\$346,000	\$346,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject was most similar to Sold Comps 3 as the sq. ft. was similar and the age and front porch. For listed comps, the closest available that were at all similar in sq. ft. were the listed comps used. Listed Comp 2 was the most similar in sq. ft., age and the front porch. Homes are selling quickly as there is little inventory.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 1353 Hermitage Lane  
Ladson, SC 29456



Front

**L2** 1040 Briar Rose Lane  
Ladson, SC 29456



Front

**L3** 1103 Briar Rose Lane  
Ladson, SC 29456



Front



## Sales Photos

**S1** 3023 Loxley Lane  
Ladson, SC 29456



Front

**S2** 1301 Apache Pine Dr.  
Ladson, SC 29456



Front

**S3** 2024 Clipstone Dr.  
Ladson, SC 29456



Front

### ClearMaps Addendum

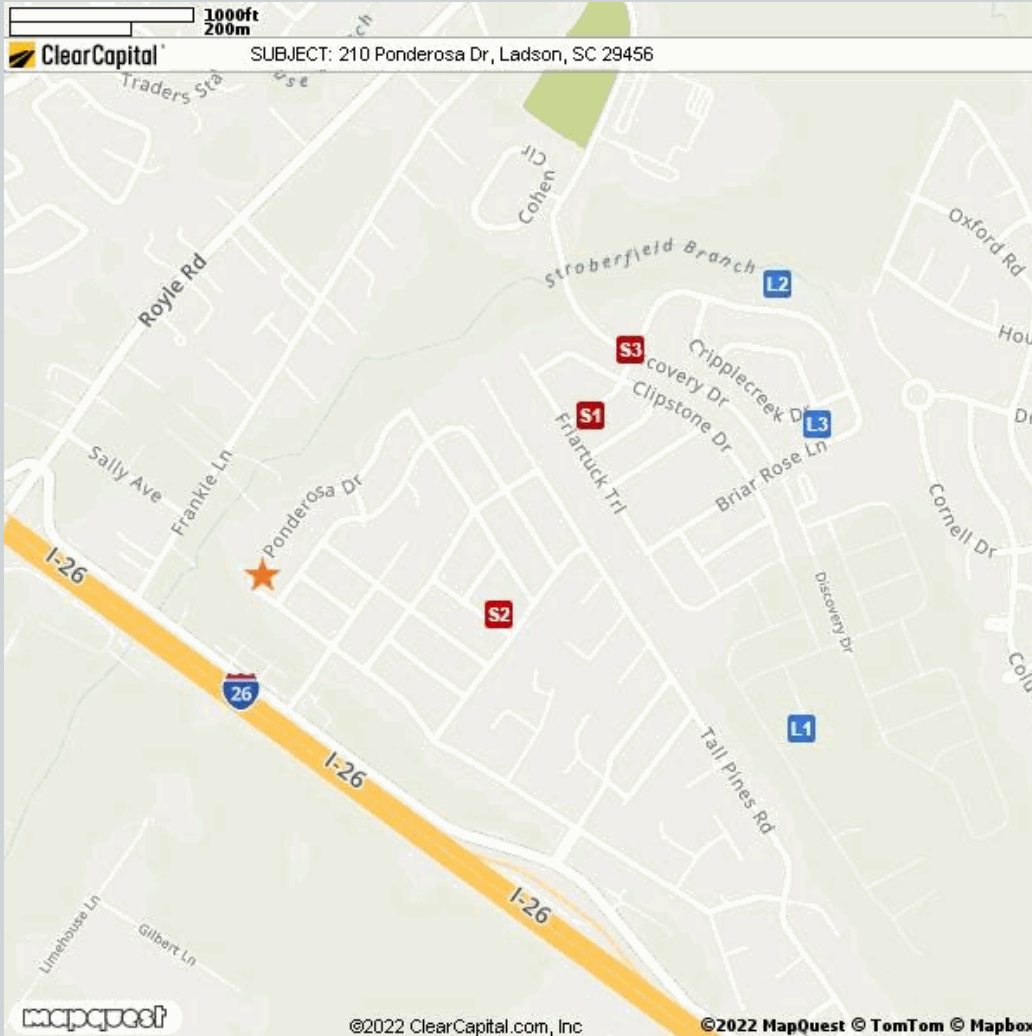
**Address** ★ 210 Ponderosa Drive, Ladson, SC 29456

**Loan Number** 47182

**Suggested List** \$350,000

**Suggested Repaired** \$350,000

**Sale** \$346,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	210 Ponderosa Drive, Ladson, SC 29456	--	Parcel Match
L1 Listing 1	1353 Hermitage Lane, Ladson, SC 29456	0.81 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1040 Briar Rose Lane, Ladson, SC 29456	0.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1103 Briar Rose Lane, Ladson, SC 29456	0.84 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3023 Loxley Lane, Ladson, SC 29456	0.54 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1301 Apache Pine Dr., Ladson, SC 29456	0.35 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2024 Clipstone Dr., Ladson, SC 29456	0.63 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Donna Baxter	<b>Company/Brokerage</b>	Carolina Elite Real Estate
<b>License No</b>	40181	<b>Address</b>	3306 Mariners Way Moncks Corner SC 29461
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	8432700573	<b>Email</b>	dbaxter555@yahoo.com
<b>Broker Distance to Subject</b>	15.61 miles	<b>Date Signed</b>	05/27/2022

*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:**

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