

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>	220 Melon Drive, West Columbia, SC 29170	<b>Order ID</b>	7800486	<b>Property ID</b>	31759424
<b>Inspection Date</b>	12/08/2021	<b>Date of Report</b>	12/08/2021		
<b>Loan Number</b>	47245	<b>APN</b>	00555602006		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Lexington		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1207BPO	<b>Tracking ID 1</b>	1207BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	WILLIAM KIRCHDOFER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,905	Subject appeared at time of inspection to be in average overall condition. No repairs requiring immediate attention noticed from roadside. I assumed the interior is in similar condition as the exterior for this report.	
<b>Assessed Value</b>	\$4,076		
<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>	\$0		
<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>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject's neighborhood is comprised primarily of properties reflecting similar quality, maintenance, design and appeal, and marketability to the subject property if the subject does not suffer from deferred maintenance. Availability for this neighborhood, of most public services combined with average access to employment, shopping, and schools give it a similar appeal to the market as other nearby neighborhoods. No unfavorable factor was observed which would adversely affect marketability.	
<b>Sales Prices in this Neighborhood</b>	Low: \$71,000 High: \$550,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	220 Melon Drive	108 Savanna Woods Cir	109 Stonecross Ct	263 Sausage Ln
<b>City, State</b>	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
<b>Zip Code</b>	29170	29170	29170	29170
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.40 <sup>1</sup>	1.80 <sup>1</sup>	0.87 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$140,000	\$169,900	\$170,000
<b>List Price \$</b>	--	\$140,000	\$169,900	\$170,000
<b>Original List Date</b>		12/07/2021	12/02/2021	11/11/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 1	4 · 6	4 · 27
<b>Age (# of years)</b>	19	35	11	30
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,258	1,302	1,132	1,292
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	.16 acres	.28 acres	.26 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Public Remarks 3Br/2Ba Home in a great location, being sold AS-IS, zoned Lex 1 schools. This home features many updates such as light fixtures, kitchen cabinets and backsplash, new kitchen sink and renovated hall bath. Although the home needs some TLC there has been a jumpstart on updates. Backyard is fully fenced and has a large workshop equipped with electricity.
- Listing 2** Public Remarks MOVE IN READY! Single story featuring an inviting FRONT PORCH, luxury plank flooring, VAULTED Ceiling, recent carpet + paint and 2 car garage. Main bedroom with WALK IN CLOSET. Enjoy the outdoors in the SCREENED PORCH overlooking a large, FENCED backyard. Full appliance package to include REFRIGERATOR, WASHER + DRYER. Neighborhood Pool. Zoned for popular Lexington 1 schools.
- Listing 3** Public Remarks A great home being sold "As-Is". This home is very livable in its current condition. The sellers have added new hardwoods that extend from the living room to kitchen and down the hallway. They also added a covered back-porch, a water filtration system, and the HVAC is approximately 5 yrs old. This home is on a nice, flat lot with a fully fenced backyard + shed. Relax on the rocking chair front porch or enjoy activities in the large backyard. This home has a very nice flow from the main living area to the kitchen and dining area. There's a beautiful brick fireplace for those chilly nights.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	220 Melon Drive	319 Dove Trace Ct	187 Sausage Ln	168 Wildflower Ln
<b>City, State</b>	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
<b>Zip Code</b>	29170	29170	29170	29170
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.57 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$147,800	\$160,000	\$159,900
<b>List Price \$</b>	--	\$147,800	\$160,000	\$159,900
<b>Sale Price \$</b>	--	\$147,800	\$170,000	\$179,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	10/29/2021	07/16/2021	11/19/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 32	1 · 65	31 · 65
<b>Age (# of years)</b>	19	30	26	24
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,258	1,239	1,179	1,307
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	Detached 2 Car(s)	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.24 acres	.29 acres	.25 acres	.23 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$2,500	-\$7,500	-\$5,000
<b>Adjusted Price</b>	--	\$150,300	\$162,500	\$174,000

\* Sold 1 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** Adjustment is for parking. Comp is similar to the subject in condition, location, style, age and size. Comp has central heat/ac,

**Sold 2** Adjustment is for condition(-\$5000) and parking(-\$2500). Public Remarks Looking to downsize to a single level home or want a starter home that provides plenty of outdoor space?.....You have found it!!!! This 3 bedroom, 2bath home sits on a quarter acre lot and has a large 2 bay workshop in the back. Sit in the great room and enjoy a relaxing fire in your wood burning fire place or out on your new deck with your wonderful new neighbors. Large driveway allows for plenty of parking if you would rather use the detached garage as a workshop. Located minutes from I-20 and I-26.

**Sold 3** Adjustment is for condition. Public Remarks Move-in ready w/fresh interior paint thru out and new carpet! This home is a Hendrix-Built classic w/laminate hardwood flooring, heavy trim package, true laundry room, pantry and a great master suite! Heat pump approx 8 years, new architectural shingled roof approx 5 years, update kitchen appliances and a garage!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS history is available for the subject in the last 36 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$154,900	\$154,900
<b>Sales Price</b>	\$150,500	\$150,500
<b>30 Day Price</b>	\$140,500	--
<b>Comments Regarding Pricing Strategy</b>		
I searched for FMV comps with a GLA of 1000-1475sf. I expanded the search to 3 miles to find 1 sold and 1 active comp in similar condition. Homes in the area are a mix of styles, ages and sizes. All comps used are from the same market area as the subject. Comps used are the most similar to the subject in style, age and size found at time of the report. All comps used are similar to the subject in utility and market appeal.		

## 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



Side



Side



Street



Street



## Listing Photos

**L1** 108 Savanna Woods Cir  
West Columbia, SC 29170



Front

**L2** 109 Stonecross Ct  
West Columbia, SC 29170



Front

**L3** 263 Sausage Ln  
West Columbia, SC 29170



Front

## Sales Photos

**S1** 319 Dove Trace Ct  
West Columbia, SC 29170



Front

**S2** 187 Sausage Ln  
West Columbia, SC 29170



Front

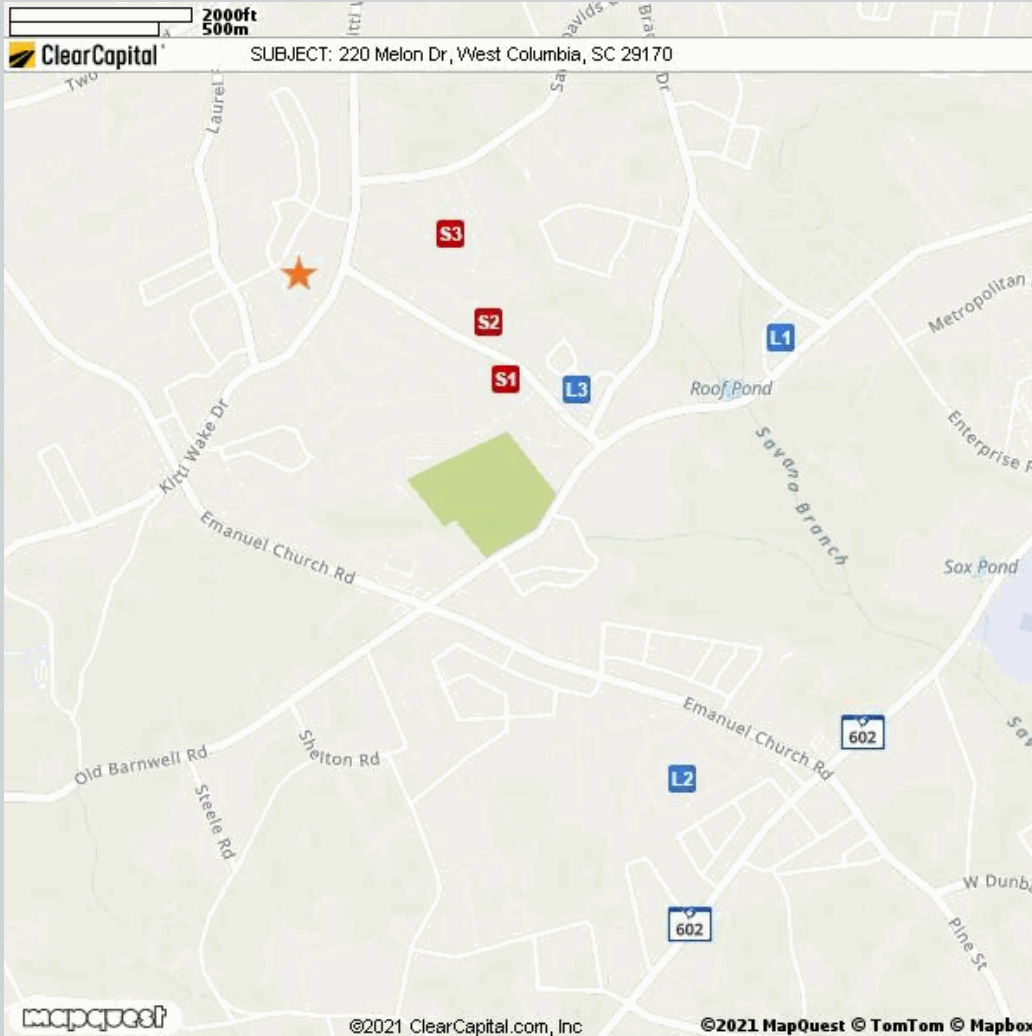
**S3** 168 Wildflower Ln  
West Columbia, SC 29170



Front

## ClearMaps Addendum

**Address** ★ 220 Melon Drive, West Columbia, SC 29170  
**Loan Number** 47245      **Suggested List** \$154,900      **Suggested Repaired** \$154,900      **Sale** \$150,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	220 Melon Drive, West Columbia, SC 29170	--	Parcel Match
L1 Listing 1	108 Savanna Woods Cir, West Columbia, SC 29170	1.40 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	109 Stonecross Ct, West Columbia, SC 29170	1.80 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	263 Sausage Ln, West Columbia, SC 29170	0.87 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	319 Dove Trace Ct, West Columbia, SC 29170	0.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	187 Sausage Ln, West Columbia, SC 29170	0.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	168 Wildflower Ln, West Columbia, SC 29170	0.47 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.

\*\*\* 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

## Report Instructions - cont.

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

<b>Broker Name</b>	Michael Baker	<b>Company/Brokerage</b>	Southern Connections Realty
<b>License No</b>	63690	<b>Address</b>	132 Pear Court Lexington SC 29073
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	8034137878	<b>Email</b>	bposc@att.net
<b>Broker Distance to Subject</b>	3.28 miles	<b>Date Signed</b>	12/08/2021

*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.