

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	504 30th Avenue Unit 16, Myrtle Beach, SC 29577	Order ID	8232010	Property ID	32803162
Inspection Date	05/26/2022	Date of Report	05/31/2022		
Loan Number	47362	APN	42406030093		
Borrower Name	Catamount Properties 2018 LLC	County	Horry		

Tracking IDs					
Order Tracking ID	05.25.22_BPO_Updates	Tracking ID 1	05.25.22_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	Subject is a 2 story style townhouse. The unit is a center unit with features including siding exterior finish, patio and attached storage. The building exterior is well maintained by the HOA and conforms to the neighborhood. No upgrades, repairs or negative conditions noted.
R. E. Taxes	\$1,481		
Assessed Value	\$94,875		
Zoning Classification	Residential A-3		
Property Type	townhouse		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Hidden Oaks 843-282-2072		
Association Fees	\$275 / Month (Landscaping,Insurance,Other: trash)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	Subjects neighborhood is comprised of townhome complexes, single family homes and adjacent commercial businesses. Properties include average exterior upkeep. Highway 17 is nearby and provides convenient access to shopping, restaurants, schools and beach access. There are no board ups noted in the community and per MLS data there is no REO activity.
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$110000 High: \$346000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	504 30th Avenue Unit 16	1625 Low Country PI Unit D	1675 Low Country PI Unit F	315 Castle Dr #1434
City, State	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC
Zip Code	29577	29577	29577	29579
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.97 ²	2.97 ¹	3.19 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$256,900	\$249,900	\$279,900
List Price \$	--	\$256,900	\$249,900	\$279,900
Original List Date		05/25/2022	05/07/2022	05/20/2022
DOM · Cumulative DOM	-- · --	3 · 6	19 · 24	10 · 11
Age (# of years)	37	14	14	5
Condition	Average	Good	Good	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	Beneficial ; Golf Course
Style/Design	3 Stories townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,702	1,450	1,450	1,800
Bdrm · Bths · ½ Bths	3 · 3 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	8	7	7	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.02 acres	0.03 acres	.14 acres
Other	patio, fencing	patio, gated	patio, gated	patio

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Lack of townhome comparables resulted in expanding search and exceeding distance guidelines. Superior location in gated community with community pool and condition with updates including new interior paint, upgraded kitchen with stainless appliances, granite counters and pantry, LVP flooring, new heat pump. No incentives noted. Current MLS status is active.
- Listing 2** Lack of townhome comparables resulted in expanding search and exceeding distance guidelines. Superior location in gated community with amenities and condition with new flooring, paint, hot water heater, microwave, screen door. No incentives noted. Current MLS status is pending.
- Listing 3** Lack of townhome comparables resulted in expanding search and exceeding distance guidelines. No incentives noted. Superior complex amenities including pool and tennis. Current MLS status is active.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	504 30th Avenue Unit 16	504 30th Ave N Unit 2	4088 Fairway Lakes Dr Unit 4088	2970 Old Bryan Dr Unit B6
City, State	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC
Zip Code	29577	29577	29577	29577
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	1.82 ¹	1.33 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$162,500	\$210,000	\$209,900
List Price \$	--	\$162,500	\$210,000	\$209,900
Sale Price \$	--	\$168,000	\$210,000	\$200,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	01/14/2022	05/20/2022	01/06/2022
DOM · Cumulative DOM	-- · --	36 · 36	31 · 31	53 · 53
Age (# of years)	37	37	35	37
Condition	Average	Average	Average	Good
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	3 Stories townhouse	3 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,702	1,702	1,468	1,496
Bdrm · Bths · ½ Bths	3 · 3 · 1	3 · 3 · 1	3 · 3	3 · 2 · 1
Total Room #	8	8	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.03 acres	0.03 acres	0.16 acres	0.07 acres
Other	patio, fencing	patio, fencing, deck	patio, fencing	fencing
Net Adjustment	--	+\$13,440	+\$200	-\$6,500
Adjusted Price	--	\$181,440	\$210,200	\$193,500

* 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** Located in subjects complex. Equal style, room count and square footage. Lack of comparables resulted in extending sold comp search back 6 months. Per MLS property sales price is higher than listing price and no incentives included. Adjustments include: +13440 market price increase since closing date.
- Sold 2** Lack of townhome comparables resulted in expanding search and exceeding distance guidelines. Adjustments include: +11700 sq.ft., +1500 bath count, -5000 end unit location, -8000 water view. No incentives noted.
- Sold 3** Located in subjects market area. Superior recent renovations. Equal style and similar complex with no amenities included. Adjustments include: +10300 sq.ft., +4000 bedroom count, -5000 end unit, -1800 granite counters, -4000 stainless appliances, -10000 renovated property (no specific details provided)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per online county records, subjects most recent sale date was 03/15/2013 at \$85000			
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	\$208,000	\$208,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$195,000	--
Comments Regarding Pricing Strategy		
<p>Subjects data obtained from prior MLS data sheet dated year 2010 and online county tax records. Copies of the information is included in the docs and data section. Lack of comps with similar style or features resulted in extending sold comp search back 6 months, expanding search and exceeding distance and feature guidelines and the use of comps with superior upgrades. A wide range of prices was unavoidable due to subjects characteristics, market availability and a wide range of competing prices. Strong consideration given to both competing listing and sold comps, subjects location in a market with limited competing listings and low DOM for recent sales. This resulted in placing subjects recommended market price at the higher end of adjusted sold comp prices. A thorough search of the market area indicates that selected comps are most similar to subject of townhomes recently listed and sold in MLS.</p>		

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



Address Verification



Street

Listing Photos

L1 1625 Low Country PI Unit D
Myrtle Beach, SC 29577



Front

L2 1675 Low Country PI Unit F
Myrtle Beach, SC 29577



Front

L3 315 Castle Dr #1434
Myrtle Beach, SC 29579



Front

Sales Photos

S1 504 30th Ave N Unit 2
Myrtle Beach, SC 29577



Front

S2 4088 Fairway Lakes Dr Unit 4088
Myrtle Beach, SC 29577



Front

S3 2970 Old Bryan Dr Unit B6
Myrtle Beach, SC 29577



Front

ClearMaps Addendum

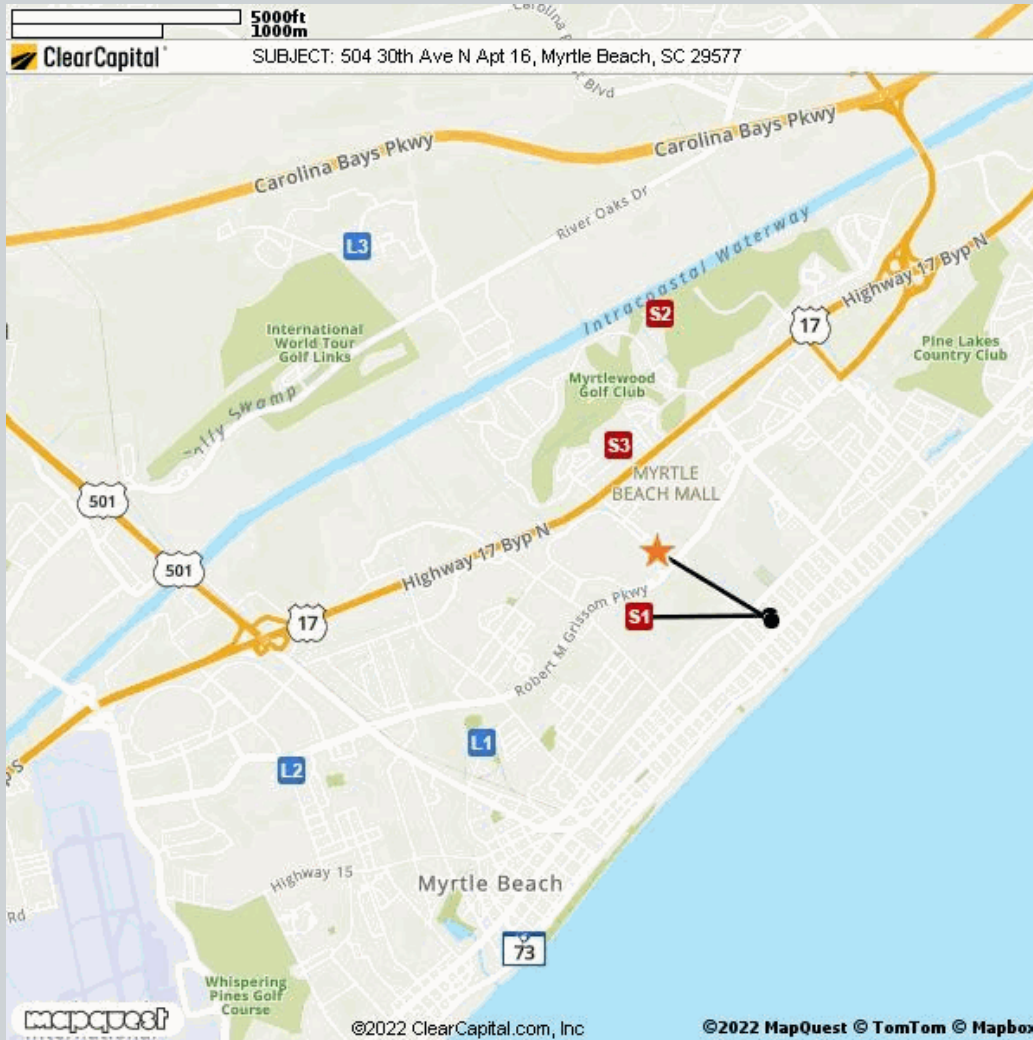
Address ★ 504 30th Avenue Unit 16, Myrtle Beach, SC 29577

Loan Number 47362

Suggested List \$208,000

Suggested Repaired \$208,000

Sale \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	504 30th Avenue Unit 16, Myrtle Beach, SC 29577	--	Parcel Match
L1 Listing 1	1625 Low Country PI Unit D, Myrtle Beach, SC 29577	2.97 Miles ²	Unknown Street Address
L2 Listing 2	1675 Low Country PI Unit F, Myrtle Beach, SC 29577	2.97 Miles ¹	Parcel Match
L3 Listing 3	315 Castle Dr #1434, Myrtle Beach, SC 29579	3.19 Miles ¹	Parcel Match
S1 Sold 1	504 30th Ave N Unit 2, Myrtle Beach, SC 29577	0.03 Miles ¹	Parcel Match
S2 Sold 2	4088 Fairway Lakes Dr Unit 4088, Myrtle Beach, SC 29577	1.82 Miles ¹	Parcel Match
S3 Sold 3	2970 Old Bryan Dr Unit B6, Myrtle Beach, SC 29577	1.33 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	Patricia Parker Rogers	Company/Brokerage	Enterprise Realty
License No	9031	Address	5795 Enterprise Road Myrtle Beach SC 29588
License Expiration	06/30/2023	License State	SC
Phone	8432225261	Email	patriciaparkerhomes@gmail.com
Broker Distance to Subject	8.68 miles	Date Signed	05/30/2022

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:

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.