

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	388 Dante Circle, Beaufort, SC 29906	Order ID	7863815	Property ID	31902106
Inspection Date	01/04/2022	Date of Report	01/06/2022		
Loan Number	47571	APN	R112 031 000 0910 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs					
Order Tracking ID	01.04.22_BPO	Tracking ID 1	01.04.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	TRENT OLSON	Condition Comments	
R. E. Taxes	\$3,499	End unit Townhome, one of 5. Some siding is damaged (wind storm on Jan 2, 2022) should be covered by POA/Regime. 2 story with a screen porch. Gated community.	
Assessed Value	\$7,760		
Zoning Classification	Residential 6101		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Front door was Noticed)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Azalea Square 843-329-7411		
Association Fees	\$300 / Month (Pool,Landscaping,Insurance,Other: exterior, trash, playground)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	4 active, 29 Pending (including new construction), 32 sold past 12 months. Small, gated townhouse community. Convenient to schools, parks, shopping and Marine bases.	
Sales Prices in this Neighborhood	Low: \$137,000 High: \$237,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	388 Dante Circle	105 Bella Way	402 Dante Cir	109bella Way
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.02 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$209,000	\$210,000	\$215,000
List Price \$	--	\$209,000	\$210,000	\$215,000
Original List Date		11/23/2021	12/22/2021	12/13/2021
DOM · Cumulative DOM	-- · --	43 · 44	14 · 15	23 · 24
Age (# of years)	4	14	14	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	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,568	1,630	1,561	1,586
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.04 acres	0.04 acres	0.04 acres
Other	fireplace	no fireplace	fireplace	fireplace

* 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** Similar size, older and same lot. Great opportunity to own one of the largest townhomes in the desirable Azalea Square community! With 3 bedrooms plus a loft & 2.5 baths, this home boasts an open floor plan with elevated ceilings in the living room, a beautiful kitchen with granite countertops & stainless-steel appliances, and a first-floor master bedroom with his & her closets. An added feature, this great townhome has an enclosed porch off the living room which is great for indoor/outdoor living! Azalea Square is a gated community with a pool & playground and is conveniently located close to Parris Island.
- Listing 2** Similar size, older and same lot. Wonderful opportunity to own a 3-bedroom 2.5 bath townhome in Azalea Square. Two story open floorplan has a kitchen and dining combo with fireplace in the dining area. The living room area is open and spacious. Wood flooring in the living and dining areas and ceramic tile in the kitchens and bath. Master bedroom boasts an ensuite bath and a roomy walk-in closet. Carpet in the upstairs and all three bedrooms. Enjoy the outdoors without the bugs on the screened porch and enjoy the privacy of the fenced backyard. Washer and dryer do not convey with the sale.
- Listing 3** Similar size, older and same lot. This well maintained 3-bedroom 2.5 bath townhome offers a single attached garage. Through the front door you enter a large living & dining area with a view into the kitchen. A few nice features downstairs are a screened porch, an extra living space with vaulted ceilings, a gas fireplace, half bath, screened in porch, bright kitchen with ample storage & stainless appliances, hardwood and some tile downstairs. Three bedrooms, two full baths and laundry room are all upstairs. This unit is located right across from the pool with ample additional parking areas. Azalea Squares' monthly HOA includes water, sewer, trash pickup, exterior building insurance & maintenance, landscaping, and pool & gate maintenance. Only a few minutes' drive to all the military bases, downtown, shopping, restaurants

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	388 Dante Circle	408 Dante Cir	359 Dante Cir	343 Dante Cir
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.05 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$232,500	\$219,000
List Price \$	--	\$185,000	\$232,500	\$219,000
Sale Price \$	--	\$185,000	\$237,500	\$222,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/29/2021	12/10/2021	11/10/2021
DOM · Cumulative DOM	-- · --	51 · 51	60 · 60	47 · 47
Age (# of years)	4	14	5	4
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,568	1,614	1,553	1,663
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.04 acres	0.05 acres	0.05 acres
Other	fireplace	no fireplace	no fireplace	no fireplace
Net Adjustment	--	-\$1,300	+\$850	-\$2,750
Adjusted Price	--	\$183,700	\$238,350	\$219,750

* 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** Similar size, older and same lot size. Adj. \$-2,300 SF, 1,000 age and 0 lot. Open floor plan design with 2 large bedrooms upstairs, MASTER Downstairs and attached garage. Covered porches. Community pool and playground. Short drive to Parris Island and Historic Downtown Beaufort.
- Sold 2** Similar size age and lot size. Adj. \$750 SF, 100 age and 0 lot. "Great Updated Azalea Square End Unit! This home has everything that you have been looking for: Stainless appliances, hardwood floors, stone countertops, modern low country décor, updated bathrooms, great storage, a garage and a fenced backyard with pet-friendly synthetic grass, which is maintenance free. The community is gated with a community pool, Playground, lakes, and friendly neighbors. Located close to downtown Beaufort, Parris Island, The Naval Base, Savannah and Bluffton. Don't wait to see this one and call it home!"
- Sold 3** Similar size, age and lot size. Adj. \$-4,750 SF, 0 age, 0 lot and \$2,000 pond view. This End Unit Frederick Floor Plan has the Master Bedroom on the 1st Floor, 2 Bedrooms Upstairs and an Attached Garage * The Kitchen Features Stainless Steel Appliances, Granite Countertops and 36' Cabinets * LVP Flooring on the Main 1st Floor, Wood Stairs and Carpet in the Bedrooms and Upstairs * Tankless Water Heater * End Unit that Backs Up to the Woods * Large Backyard * Azalea Square is a Centrally Located Private Gated Community with a Community Pool. The HOA covers water, sewer, trash, landscape, gate, termite bonds, gate, pool, management, exterior maintenance and insurance.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				One owner and had been listed in 2018 (Previous MLS in documents). Unknow how long vacant or if it had been a rental.			
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	\$230,000	\$230,000
Sales Price	\$229,000	\$229,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Subject is an end unit with a pond view and a fireplace. Unit is only 4 years old vs. the provided listings (limited listings available). Waiting list on new construction. This age unit sells well. Some siding is damaged (wind storm on Jan 2, 2022) should be covered by POA/Regime.		

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



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Back



Street



Street



Other

Listing Photos

L1 105 Bella Way
Beaufort, SC 29906



Front

L2 402 Dante Cir
Beaufort, SC 29906



Front

L3 109 Bella Way
Beaufort, SC 29906



Front

Sales Photos

S1 408 Dante Cir
Beaufort, SC 29906



Front

S2 359 Dante Cir
Beaufort, SC 29906



Front

S3 343 Dante Cir
Beaufort, SC 29906



Front

ClearMaps Addendum

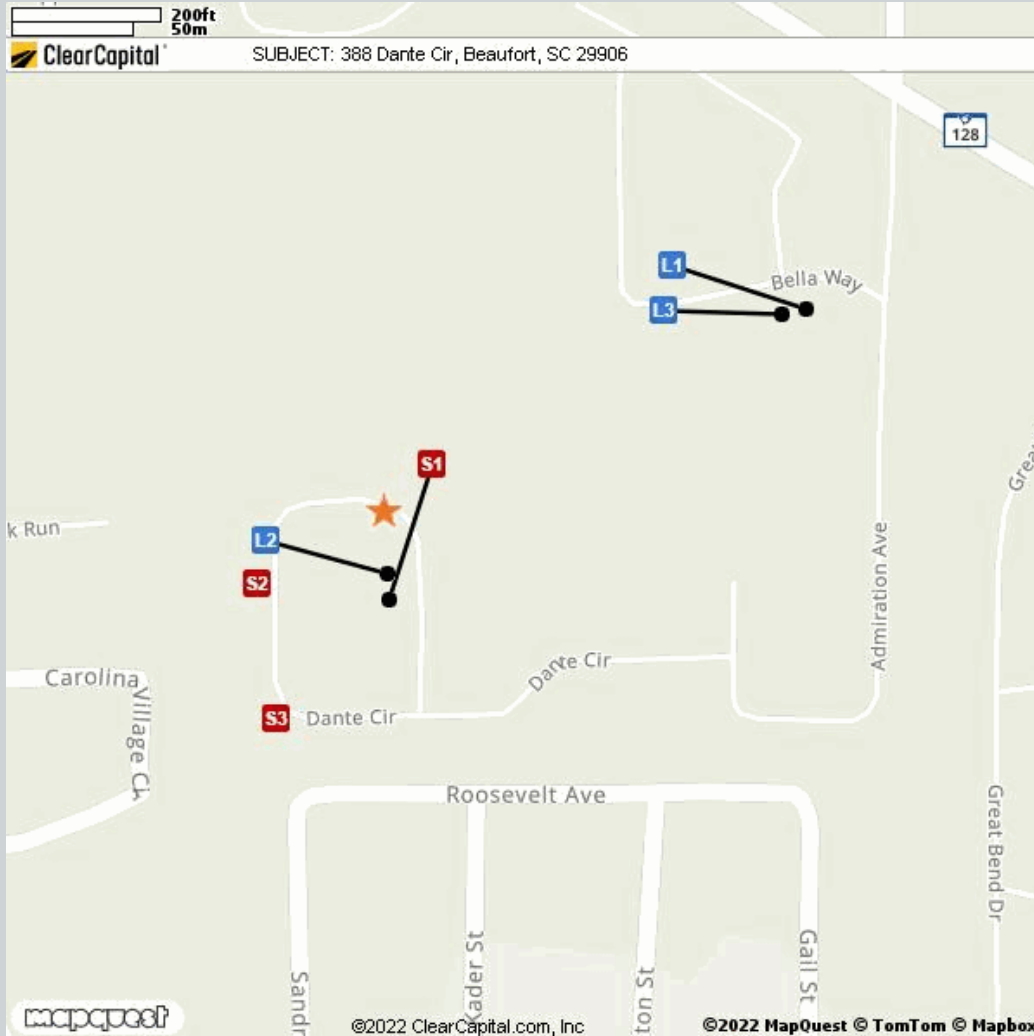
Address ★ 388 Dante Circle, Beaufort, SC 29906

Loan Number 47571

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$229,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	388 Dante Circle, Beaufort, SC 29906	--	Parcel Match
L1 Listing 1	105 Bella Way, Beaufort, SC 29906	0.18 Miles ¹	Parcel Match
L2 Listing 2	402 Dante Cir, Beaufort, SC 29906	0.02 Miles ¹	Parcel Match
L3 Listing 3	109bella Way, Beaufort, SC 29906	0.17 Miles ¹	Parcel Match
S1 Sold 1	408 Dante Cir, Beaufort, SC 29906	0.03 Miles ¹	Parcel Match
S2 Sold 2	359 Dante Cir, Beaufort, SC 29906	0.05 Miles ¹	Parcel Match
S3 Sold 3	343 Dante Cir, Beaufort, SC 29906	0.08 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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688	Address	2715 Bluestem Dr Beaufort SC 29902
License Expiration	06/30/2022	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	2.66 miles	Date Signed	01/06/2022

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.