

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	121 White Cedar Way, Lexington, SC 29073	Order ID	7867455	Property ID	31910140
Inspection Date	01/08/2022	Date of Report	01/11/2022		
Loan Number	47607	APN	00641601077		
Borrower Name	Catamount Properties 2018 LLC	County	Lexington		

Tracking IDs					
Order Tracking ID	01.05.22_BPO	Tracking ID 1	01.05.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MICHAEL A CAMPBELL SR.	Condition Comments	
R. E. Taxes	\$939	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.	
Assessed Value	\$6,404		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	This 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.	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$749,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	121 White Cedar Way	409 Baneberry Ln	137 Ridgehill Dr	129 Spring Frost Dr
City, State	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
Zip Code	29073	29073	29073	29072
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	1.60 ¹	1.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$235,000	\$239,000
List Price \$	--	\$199,900	\$235,000	\$239,000
Original List Date		05/24/2021	11/26/2021	12/17/2021
DOM · Cumulative DOM	-- · --	2 · 232	13 · 46	1 · 25
Age (# of years)	14	14	18	13
Condition	Average	Average	Good	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	1 Story traditional	1.5 Stories traditional	2 Stories traditional	1.5 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,946	1,772	2,019	1,921
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2 · 1	3 · 2
Total Room #	6	7	7	6
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	0.14 acres	.12 acres	.46 acres	.17 acres
Other	--	--	--	--

* Listing 1 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** Public Remarks Hello Lexington! Welcome home to your modern home located in the sought- after Baneberry Place neighborhood in Lexington. This beautiful 4bedroom 2 bathroom home boasts an amazing open floor plan with great entertaining flows! The gleaming original hardwood floors will feel like butter as you walk throughout the living room! The large living room with high ceilings shines with character and has a cozy fireplace and several windows for natural sunlight!
- Listing 2** Public Remarks Beautifully renovated 4 bedroom 2.5 bath zoned for Lexington One School District. This home has an extra large lot of .46 acres, and no HOA. There is new paint, floors, kitchen cabinets, granite counter tops, stainless steel appliances, garage door, and new HVAC unit.
- Listing 3** Public Remarks This charming 3 bed 2 bath ranch + bonus is MOVE IN READY & in IMMACULATE condition! Only one set of owners, who have taken great pride in meticulously maintaining their beloved home. You will fall in love from the moment you arrive & see the beautiful pin oak tree, & southern front porch! Inside, you'll find the sizable living room, with soaring vaulted ceilings, & beautiful laminate floors! The kitchen features stainless steel appliances, a bar perfect for barstools, pantry, andan eat-in kitchen that overlooks the backyard! Sliding open the door onto the lovely screened-in porch, you overlook the beautiful backyard complete with a patio, gorgeous landscaping, & a fenced-in lawn.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	121 White Cedar Way	138 Whitton Ct	129 Mpale Ridge Ct	1005 Sequoia Ct
City, State	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
Zip Code	29073	29073	29073	29073
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.24 ¹	1.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$207,000	\$209,999
List Price \$	--	\$199,900	\$207,000	\$209,999
Sale Price \$	--	\$195,000	\$217,000	\$219,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/29/2021	09/27/2021	07/16/2021
DOM · Cumulative DOM	-- · --	6 · 61	2 · 18	4 · 29
Age (# of years)	14	6	15	5
Condition	Average	Average	Good	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	1 Story traditional	2 Stories traditional	1.5 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,946	1,736	2,027	1,920
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.14 acres	.1 acres	.15 acres	.18 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,500	-\$15,000	-\$15,000
Adjusted Price	--	\$197,500	\$202,000	\$204,000

* Sold 1 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** Adjustment is for parking. Public Remarks Great starter home. Inviting great room with a cozy fireplace welcomes you. You will love the large kitchen with ample counter space, cabinets and walk in pantry! Kitchen is opened to an eat in area. Sliding glass door offers beautiful view of the fully fenced large back yard. Enjoy your view while relaxing on your patio. Owner's suite has vaulted ceilings w/ walk-in closet & private bath with separate shower and a garden tub. All bedrooms are oversized.
- Sold 2** Adjustment is for condition. Similar location, style, age and size. Comp has central heat/ac, fenced rear yard.
- Sold 3** Adjustment is for condition. Public Remarks Beautiful, well-maintained home on a large lot in a cul-de-sac with no one behind you is a perfect setting to come home and relax! The open floor plan on the lower level features spacious great room that opens to an eat-in kitchen. The kitchen features lots of cabinets with tons of counter space, an island, granite countertops, stainless steel appliances, and a pantry with laminate flooring. There is also a half bath and a perfect room that can be used as a home office, craft room, extra storage, or whatever you may need. This four- bedroom home has a large owner's suite with walk-in closet and private bath. There are three additional bedrooms, two with walk-in closets. In the upstairs there is also a spacious laundry room with additional room for storage. Ridgeview community is minutes away from I-20 and conveniently located to shopping and dining on Highway 6, with easy access to downtown Lexington and Columbia.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was listed and expired without selling			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
01/18/2021	\$185,000	--	--	Expired	09/19/2021	\$185,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$204,500	\$204,500
Sales Price	\$199,900	\$199,900
30 Day Price	\$189,900	--
Comments Regarding Pricing Strategy		
I searched for FMV comps with a GLA of 1725-2199sf. Due to a rural market area I expanded the search to 2 miles to find 1 sold and 1 active comp in similar condition as the subject. 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



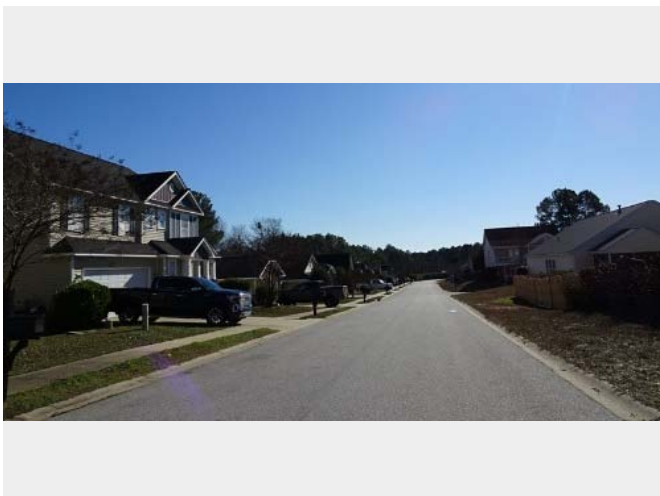
Address Verification



Side



Side



Street



Street

Listing Photos

L1 409 Baneberry Ln
Lexington, SC 29073



Front

L2 137 Ridgehill Dr
Lexington, SC 29073



Front

L3 129 Spring Frost Dr
Lexington, SC 29072



Front

Sales Photos

S1 138 Whitton Ct
Lexington, SC 29073



Front

S2 129 Mpale Ridge Ct
Lexington, SC 29073



Front

S3 1005 Sequoia Ct
Lexington, SC 29073



Front

ClearMaps Addendum

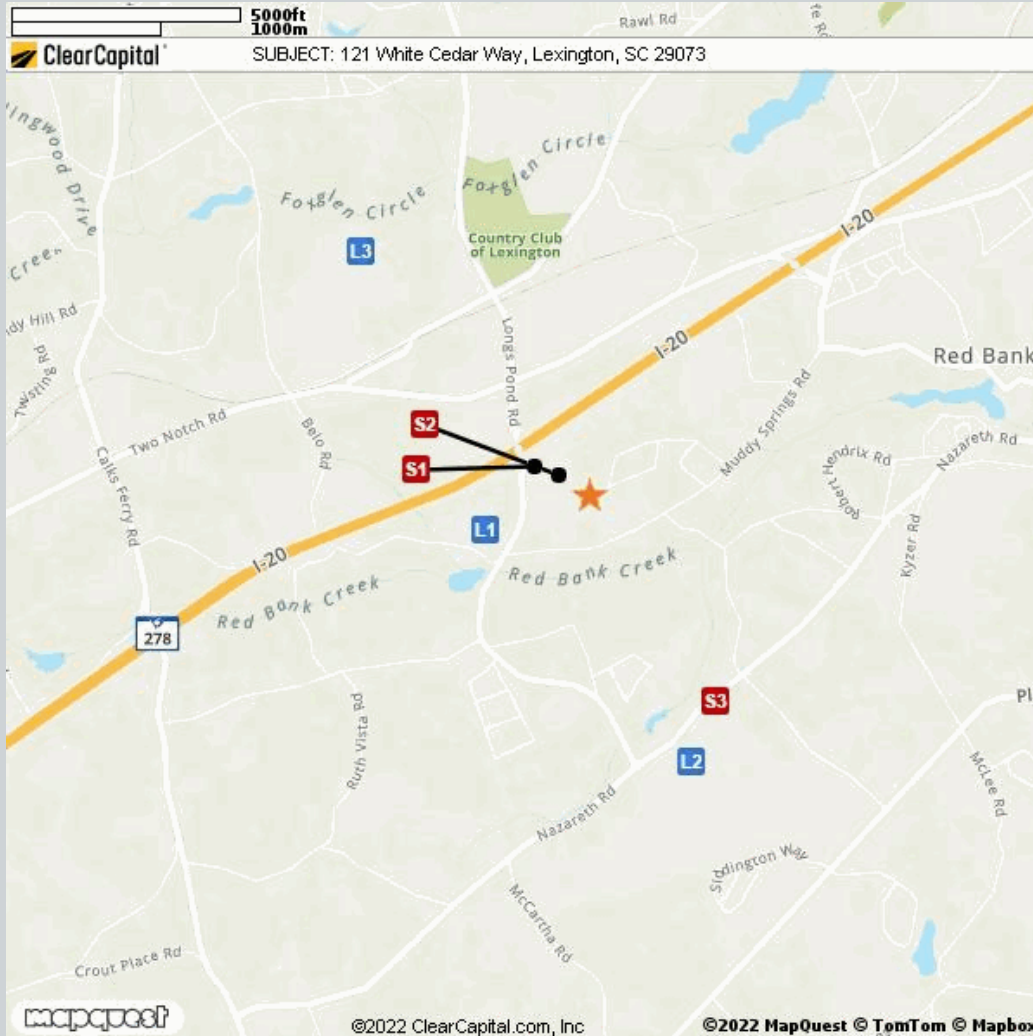
Address ★ 121 White Cedar Way, Lexington, SC 29073

Loan Number 47607

Suggested List \$204,500

Suggested Repaired \$204,500

Sale \$199,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	121 White Cedar Way, Lexington, SC 29073	--	Parcel Match
L1 Listing 1	409 Baneberry Ln, Lexington, SC 29073	0.57 Miles ¹	Parcel Match
L2 Listing 2	137 Ridgehill Dr, Lexington, SC 29073	1.60 Miles ¹	Parcel Match
L3 Listing 3	129 Spring Frost Dr, Lexington, SC 29072	1.91 Miles ¹	Parcel Match
S1 Sold 1	138 Whitton Ct, Lexington, SC 29073	0.35 Miles ¹	Parcel Match
S2 Sold 2	129 Mpale Ridge Ct, Lexington, SC 29073	0.24 Miles ¹	Parcel Match
S3 Sold 3	1005 Sequoia Ct, Lexington, SC 29073	1.37 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	Michael Baker	Company/Brokerage	Southern Connections Realty
License No	63690	Address	132 Pear Court Lexington SC 29073
License Expiration	06/30/2023	License State	SC
Phone	8034137878	Email	bposc@att.net
Broker Distance to Subject	9.64 miles	Date Signed	01/10/2022

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.