

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>	86 Brandermill Road, Spartanburg, NC 29301	<b>Order ID</b>	8320498	<b>Property ID</b>	33039651
<b>Inspection Date</b>	07/10/2022	<b>Date of Report</b>	07/13/2022		
<b>Loan Number</b>	47636	<b>APN</b>	6-20-10-055.000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Spartanburg		

### Tracking IDs

<b>Order Tracking ID</b>	07.08.22_BPO_Update	<b>Tracking ID 1</b>	07.08.22_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Caramount Properties 2018, LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,231	Subject appears to be in fair condition. All wooden windows & exterior trim need to be scraped & painted. Landscaping needs to be cut & trimmed. Dumpster sitting in the driveway.	
<b>Assessed Value</b>	\$366,400		
<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>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<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>	Improving	Spartanburg county unemployment 3 %. This is contributed by major industries, BMW, (county's largest employer,) & at 25-30 suppliers for the automobile industry. They are continuing expansions in the plants creating more new jobs. Job opportunities & Job training is excellent in the area. Spartanburg County offers many degrees of education, a Branch of the University of South Carolina, Wofford College, Converse College, Spartanburg Methodist College, V/Com (a medical college), Sherman Chiropractor College, Spartanburg Community College, & 3 Vocational schools for high school pr...	
<b>Sales Prices in this Neighborhood</b>	Low: \$405,000 High: \$525,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Spartanburg county unemployment 3 %. This is contributed by major industries, BMW, (county's largest employer,) & at 25-30 suppliers for the automobile industry. They are continuing expansions in the plants creating more new jobs. Job opportunities & Job training is excellent in the area. Spartanburg County offers many degrees of education, a Branch of the University of South Carolina, Wofford College, Converse College, Spartanburg Methodist College, V/Com (a medical college), Sherman Chiropractor College, Spartanburg Community College, & 3 Vocational schools for high school preparation for college. These Colleges & universities offer heavy circular classes for the auto industry & medical fields. Amazon, Walmart, & Dish have huge distribution centers in the county. New industries are announcing plans industry in Spartanburg County & other plans for expansions due to the railroad system, SC Port Authority, International airport & all- around good weather throughout the year

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	86 Brandermill Road	273 Creekside Dr	201 E Woodglenn Rd	317 N. Oakley Ln
<b>City, State</b>	Spartanburg, NC	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC
<b>Zip Code</b>	29301	29301	29301	29301
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.00 <sup>2</sup>	0.04 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$474,900	\$498,500	\$514,900
<b>List Price \$</b>	--	\$474,900	\$498,500	\$514,900
<b>Original List Date</b>		05/26/2022	05/03/2022	05/31/2022
<b>DOM · Cumulative DOM</b>	-- · --	4 · 48	35 · 71	1 · 43
<b>Age (# of years)</b>	28	31	30	26
<b>Condition</b>	Average	Average	Fair	Average
<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>	2 Stories Traditional	2 Stories Traditional	1 Story Ranch	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,350	3,169	2,918	3,900
<b>Bdrm · Bths · ½ Bths</b>	4 · 3 · 1	4 · 2 · 1	4 · 3	5 · 4 · 1
<b>Total Room #</b>	9	9	9	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.76 acres	.81 acres	.80 acres	.89 acres
<b>Other</b>	Fireplace	Fireplace	Fireplace	Fireplace

\* 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.

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

**Listing 1** Brick veneer exterior, Fenced yard, Corner lot. Public water, septic tank. HVAC-2020, Pubic water, septic tank. Central vacuum, Sun room. Deck Irrigation system. Fireplace, gas logs. Pending contract

**Listing 2** Stucco exterior. FWA Natual gas heat & central air conditioning, Corner lot, Irrigation system, Deck, Insulated windows. New appliances, granite counter tops, lighting. Carpet & hardwood flooring. Ceramic tile bathrooms. House is in fair condition, needs many updates, carpet, paint, heating & air, deck replaced & Lighting fixtures. Priced too high. Estate Sale.

**Listing 3** Brick veneer exterior, Patio, Public water, septic tank. Covered front porch. Solid surface counter tops, Office/Study. Carpet, Laminate wood, & Hardwood flooring. Pending contract.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	86 Brandermill Road	238 Donegal Dr	224 Bent Oak Way	36 Bohler Lane
City, State	Spartanburg, NC	Moore, SC	Spartanburg, SC	Spartanburg, SC
Zip Code	29301	29369	29301	29301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.75 <sup>1</sup>	0.59 <sup>1</sup>	0.50 <sup>2</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$449,500	\$489,900	\$489,900
List Price \$	--	\$449,500	\$489,900	\$489,900
Sale Price \$	--	\$455,000	\$500,000	\$500,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	05/06/2022	07/06/2022	04/29/2022
DOM · Cumulative DOM	-- · --	3 · 39	43 · 44	56 · 56
Age (# of years)	28	22	33	34
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 I	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,350	3,006	3,194	3,040
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 2 · 1	4 · 3 · 1	4 · 3
Total Room #	9	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	.76 acres	.87 acres	1.52 acres	.75 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$1,000	-\$16,000	-\$1,000
Adjusted Price	--	\$456,000	\$484,000	\$499,000

\* 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** Adjustments: Bathroom/+\$1000, Square footage/+\$3000. Age/- \$3000, Brick veneer exterior, vinyl trim. Public water, septic tank. New Deck, Corner lot, Solid surface counter tops, Carpet & Hardwood flooring. Ceramic tile bathrooms.
- Sold 2** Adjustments: Lot size/- \$10000, Square footage/+1000, Age/- \$1000, - Brick veneer exterior, Public utilities, Deck, Gas logs, Carpet & Hardwood flooring. Ceramic tile flooring. Solid surface counter tops. Roof -2012, HVAC-2016. Seller paid \$5000 in purchaser's closing cost.
- Sold 3** Adjustments: Bathroom/- \$1000, Square footage/+\$3500, Age/+3000. Brick veneer, Vinyl trim. Deck, Fenced yard, Patio, Public water, septic tank. FWA Natural gas heat & central air. Office/Study. Solid surface counter tops, Central vacuum, Carpet & Hardwood flooring.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No listing history noted at the time of inspection				
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$476,000	\$486,000
<b>Sales Price</b>	\$474,000	\$484,000
<b>30 Day Price</b>	\$456,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market has increased up to 5 % in past 6 months. All listing & sold comps are in upscale neighborhood, in award winning school district 6. Excels in sports, academics, arts, & music. Market data utilize is considered to best possible value at the time of inspection		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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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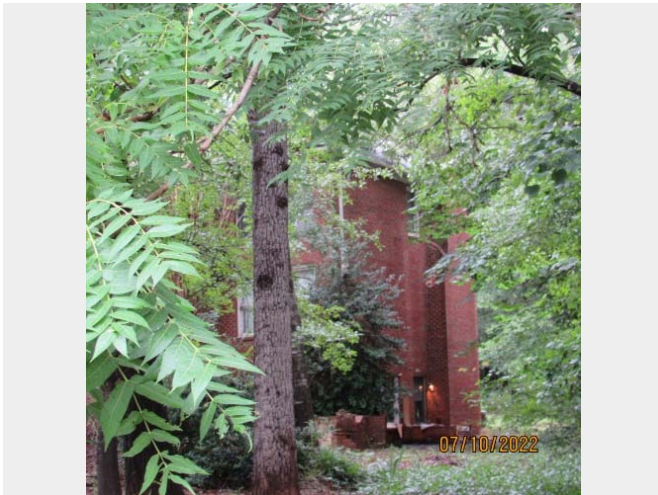
## Subject Photos



Front



Address Verification



Side



Side



Street



Other

## Subject Photos



Other



Other



## Listing Photos

**L1** 273 Creekside Dr  
Spartanburg, SC 29301



Front

**L2** 201 E Woodglenn Rd  
Spartanburg, SC 29301



Front

**L3** 317 N. Oakley Ln  
Spartanburg, SC 29301



Front

## Sales Photos

**S1** 238 Donegal Dr  
Moore, SC 29369



Front

**S2** 224 Bent Oak Way  
Spartanburg, SC 29301



Front

**S3** 36 Bohler Lane  
Spartanburg, SC 29301



Front

## ClearMaps Addendum

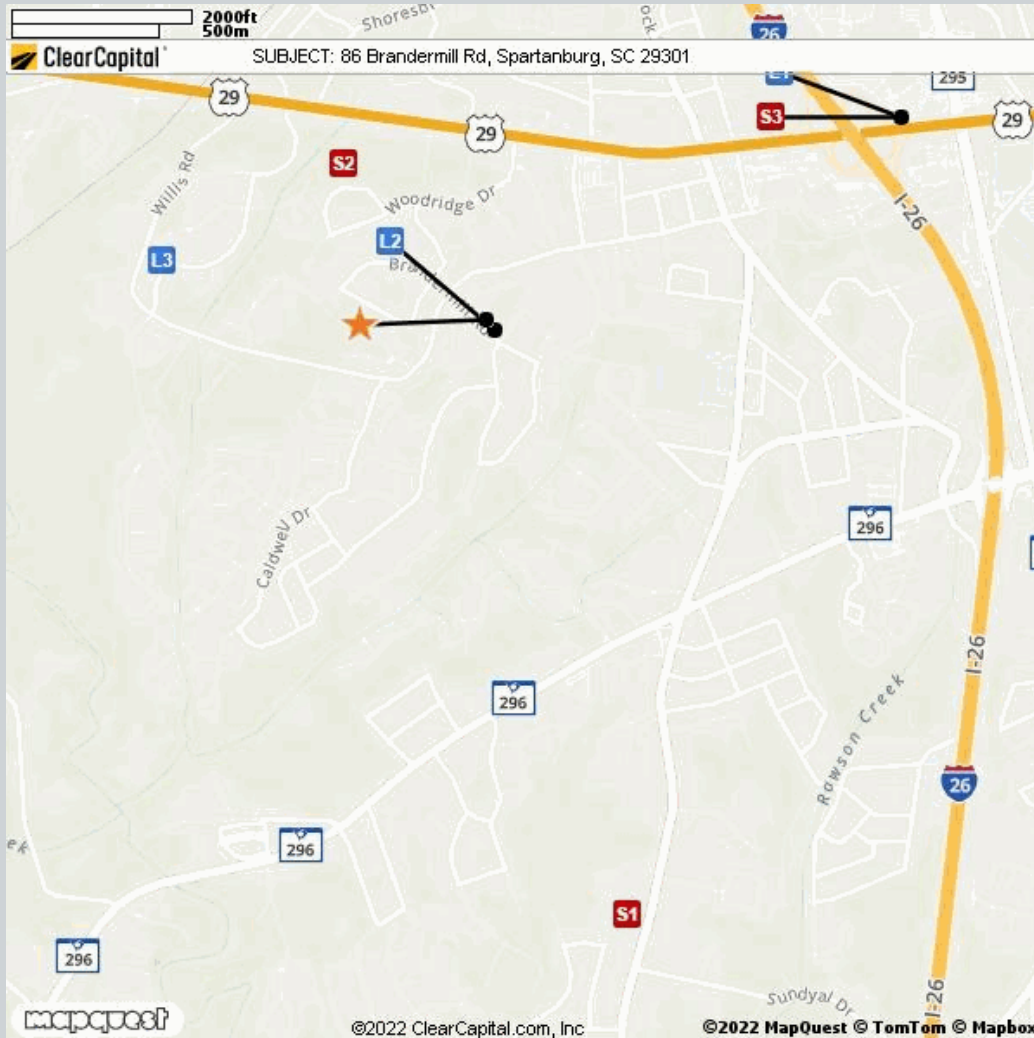
**Address** ★ 86 Brandermill Road, Spartanburg, NC 29301

**Loan Number** 47636

**Suggested List** \$476,000

**Suggested Repaired** \$486,000

**Sale** \$474,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	86 Brandermill Road, Spartanburg, NC 29301	--	Parcel Match
L1 Listing 1	273 Creekside Dr, Spartanburg, SC 29301	1.00 Miles <sup>2</sup>	Unknown Street Address
L2 Listing 2	201 E Woodglenn Rd, Spartanburg, SC 29301	0.04 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	317 N. Oakley Ln, Spartanburg, SC 29301	0.96 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	238 Donegal Dr, Moore, SC 29369	1.75 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	224 Bent Oak Way, Spartanburg, SC 29301	0.59 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	36 Bohler Lane, Spartanburg, SC 29301	0.50 Miles <sup>2</sup>	Unknown Street Address

<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>	Diane Howard	<b>Company/Brokerage</b>	Century 21 Blackwell.com
<b>License No</b>	14417	<b>Address</b>	1340 Old Furnace Rd Boiling Springs SC 29316
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	8649094108	<b>Email</b>	diane.howard@century21blackwell.com
<b>Broker Distance to Subject</b>	7.77 miles	<b>Date Signed</b>	07/13/2022

*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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