

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 | 110 Old Bridge Court, Gastonia, NC 28056 | Order ID | 7946624 | Property ID | 32083109 |
| Inspection Date | 02/05/2022 | Date of Report | 02/06/2022 | | |
| Loan Number | 47651 | APN | 147151 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Gaston | | |

Tracking IDs

| | | | |
|--------------------------|--------------|----------------------|--------------|
| Order Tracking ID | 02.04.22_BPO | Tracking ID 1 | 02.04.22_BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|------------------------|---|
| Owner | Crainshaw Jennifer Lee | Condition Comments Home conforms to the neighborhood, and displays an average level of upkeep. There are no visible signs of repair needed based on the visual inspection. The land that the home sits on is of average upkeep. |
| R. E. Taxes | \$1,216 | |
| Assessed Value | \$134,190 | |
| Zoning Classification | res | |
| 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 | Suburban | Neighborhood Comments This neighborhood shows an average level of upkeep of all the surrounding properties. The public areas are well manicured. This area is close to shopping & Major roadways and highways are not too far from the neighborhood which will aid in homebuyers reaching outside destinations quickly, but the roads are far away enough so that noise is not a issue. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$10,000 High: \$399,000 | |
| 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 | 110 Old Bridge Court | 4315 Green Haven Lane | 4513 Lisa Dr | 3815 Ferncliff Rd |
| City, State | Gastonia, NC | Gastonia, NC | Gastonia, NC | Gastonia, NC |
| Zip Code | 28056 | 28056 | 28056 | 28056 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.22 ¹ | 1.78 ¹ | 1.12 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$199,900 | \$230,000 | \$260,000 |
| List Price \$ | -- | \$199,900 | \$230,000 | \$260,000 |
| Original List Date | | 01/02/2022 | 12/10/2021 | 01/02/2022 |
| DOM · Cumulative DOM | -- · -- | 33 · 35 | 56 · 58 | 33 · 35 |
| Age (# of years) | 35 | 58 | 35 | 55 |
| 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 | 1 Story ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,232 | 1,204 | 1,210 | 1,428 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 8 | 8 | 8 | 8 |
| 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 | 0.36 acres | 0.30 acres | 0.44 acres | 0.39 acres |
| Other | 0 | 0 | 0 | 0 |

* Listing 2 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** Comp listing one has similar bedroom count to the original subject property. Based on the records when researching the subject property and this particular comp the room sizes are almost the same size, which indicates that the home should have similar value per square foot. Using all the data points to the subject being listed equal to or very close to this comps listing price. due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject.
- Listing 2** Comp listing 2 has a similar appeal to the subject home. The bathroom count size is almost identical to the original subject property. The amenities and perks that this home offer provide a good starting point for a listing price for the subject property. This comp has a similar price per square foot value and is accurately priced based on the market and previous home sales.. due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject.
- Listing 3** Based on the analytical data of the surrounding neighborhood this comp shows a good starting point for a listing price of the subject property. The similar bedroom and bathroom count provide a good sense of what the market will allow this subject to be priced at. This homes layout and similarities fully support a listing price in the attached ranges.. due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 110 Old Bridge Court | 313 Woodstream Dr | 3031 Hazelnut Pl | 617 Montana Dr |
| City, State | Gastonia, NC | Gastonia, NC | Gastonia, NC | Gastonia, NC |
| Zip Code | 28056 | 28056 | 28056 | 28056 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.91 ¹ | 0.44 ¹ | 0.48 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$180,000 | \$184,000 | \$219,000 |
| List Price \$ | -- | \$180,000 | \$184,000 | \$219,000 |
| Sale Price \$ | -- | \$175,000 | \$179,900 | \$200,000 |
| Type of Financing | -- | Fha | Fha | Fha |
| Date of Sale | -- | 12/02/2021 | 03/29/2021 | 02/26/2021 |
| DOM · Cumulative DOM | -- · -- | 91 · 92 | 118 · 118 | 115 · 117 |
| Age (# of years) | 35 | 54 | 38 | 46 |
| 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 | 1 Story ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,232 | 1,330 | 1,402 | 1,407 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 8 | 8 | 8 | 8 |
| 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 | 0.36 acres | 0.36 acres | 0.38 acres | 0.40 acres |
| Other | 0 | 0 | 0 | 0 |
| Net Adjustment | -- | +\$2,690 | -\$1,700 | +\$1,860 |
| Adjusted Price | -- | \$177,690 | \$178,200 | \$201,860 |

* 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** Comp Sale 1 is similar to subject property and a good measuring stick for an anticipated sales price. This particular home has a extremely similar size, and features almost identical to the original property therefore the anticipated sales price of the subject should be equal to or better than this comp. due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject. age 190/room 2500
- Sold 2** Sales comp 2 has a very similar available land and home square footage measurements as the original subject property. The price per square foot of subject and comp fall very close if not equal to each other. This homes bedroom and bathroom count mimic each other which is why the price of this sale supports a projected sale price of the original subject property. due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject. gla -1700
- Sold 3** Comp sale 3 encompasses and almost identical available land, bedroom, bathroom, and living space area as the original subject property. The GLA and property amenities are so close that the sales price of this comp can be a very good measuring stick to gauge what the subject properties anticipated sales price will be. Due to the research and data the numbers should fall very close. due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject. age 110/gla 1750

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | none | | | |
| 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 | \$205,000 | \$205,000 |
| Sales Price | \$180,000 | \$180,000 |
| 30 Day Price | \$179,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>due to a lack of comps the search criteria needed to be expanded. This will not have an adverse effect on value because the location and amenities are similar to the subject. Because of the expansion of the criteria this may cause a wide comp value range. Based on the data analysis of the past 12 months the comp data fully supports the anticipated listing and selling price provided in this BPO. In some cases it was necessary to expand the search criteria as much as 12 months and a distance of 20 miles.</p> | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.78 miles and the sold comps closed within the last 12 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported. 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 4315 green haven lane
Gastonia, NC 28056



Front

L2 4513 lisa dr
Gastonia, NC 28056



Front

L3 3815 ferncliff rd
Gastonia, NC 28056



Front

Sales Photos

S1 313 woodstream dr
Gastonia, NC 28056



Front

S2 3031 hazelnut pl
Gastonia, NC 28056



Front

S3 617 montana dr
Gastonia, NC 28056



Front

ClearMaps Addendum

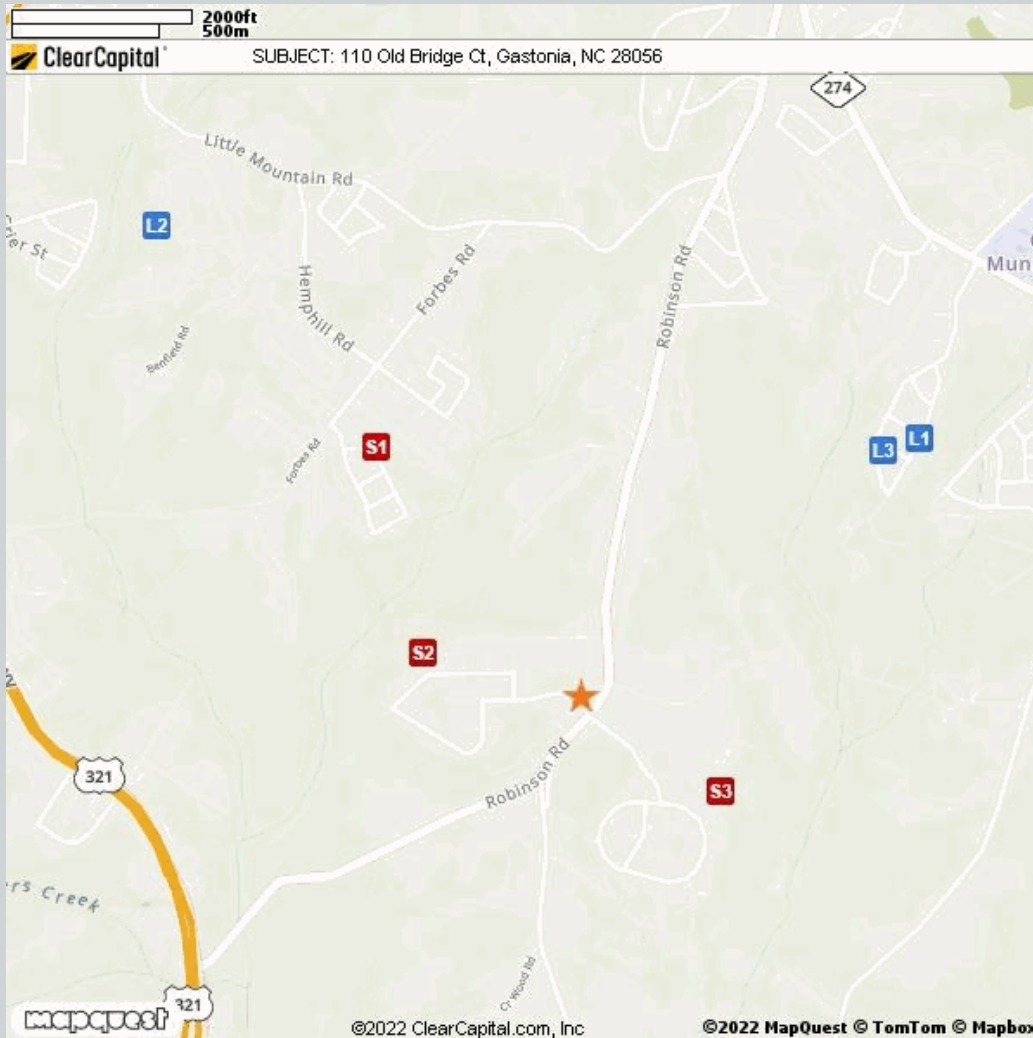
Address ★ 110 Old Bridge Court, Gastonia, NC 28056

Loan Number 47651

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$180,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 110 Old Bridge Court, Gastonia, NC 28056 | -- | Parcel Match |
| L1 Listing 1 | 4315 Green Haven Lane, Gastonia, NC 28056 | 1.22 Miles ¹ | Parcel Match |
| L2 Listing 2 | 4513 Lisa Dr, Gastonia, NC 28056 | 1.78 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3815 Ferncliff Rd, Gastonia, NC 28056 | 1.12 Miles ¹ | Parcel Match |
| S1 Sold 1 | 313 Woodstream Dr, Gastonia, NC 28056 | 0.91 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3031 Hazelnut Pl, Gastonia, NC 28056 | 0.44 Miles ¹ | Parcel Match |
| S3 Sold 3 | 617 Montana Dr, Gastonia, NC 28056 | 0.48 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 | Rj Davenport III | Company/Brokerage | Davenport Realty |
| License No | 258739 | Address | 5219 Sunriver road Gastonia NC 28054 |
| License Expiration | 06/30/2022 | License State | NC |
| Phone | 7049681858 | Email | hoaspencerheights@gmail.com |
| Broker Distance to Subject | 8.37 miles | Date Signed | 02/05/2022 |

/Rj Davenport III/

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 opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

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.