

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>	6706 Bryant Street Unit D, Myrtle Beach, SC 29572	<b>Order ID</b>	8603490	<b>Property ID</b>	33870165
<b>Inspection Date</b>	02/02/2023	<b>Date of Report</b>	02/06/2023		
<b>Loan Number</b>	47782	<b>APN</b>	42106020041		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Horry		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	02.01.23 BPO Citi-CS Update	<b>Tracking ID 1</b>	02.01.23 BPO Citi-CS Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC,	Subject is a 2 story style townhome. Features include center unit location, siding exterior finish. The property is well maintained and conforms to the neighborhood. No upgrades, repairs or negative conditions noted at the time of inspection.
<b>R. E. Taxes</b>	\$1,140	
<b>Assessed Value</b>	\$70,300	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	townhouse	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Northlake Townhomes 843-443-4003	
<b>Association Fees</b>	\$128 / Month (Other: common area)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Urban	Subjects neighborhood is comprised of townhome and condominium complexes and single family homes. Properties include average exterior upkeep. The area is centrally located and is convenient to schools, restaurants, businesses and shopping. No board ups noted in the area and per MLS there is no REO activity.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$415,000	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6706 Bryant Street Unit D	503 Pinewood Rd Unit 5b	503 Pinewood Rd Unit 4l	3200 Oak St Unit C
City, State	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC
Zip Code	29572	29577	29577	29577
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.37 <sup>1</sup>	1.38 <sup>1</sup>	2.82 <sup>1</sup>
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$230,000	\$184,900	\$215,000
List Price \$	--	\$219,900	\$184,900	\$215,000
Original List Date		10/20/2022	01/24/2023	01/19/2023
DOM · Cumulative DOM	-- · --	108 · 109	12 · 13	18 · 18
Age (# of years)	33	39	39	39
Condition	Average	Good	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	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
# Units	1	1	1	1
Living Sq. Feet	960	1,070	1,070	972
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1
Total Room #	5	5	5	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	.02 acres	0.02 acres	0.02 acres	0.03 acres
Other	center unit	center unit	center unit	center unit

\* Listing 2 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** Located in nearby competing complex. Equal room count. Superior condition with recent renovations including new LVP flooring, kitchen cabinets, stainless appliances, quartz countertops, tile backsplash and new tiled shower. No incentives noted. Current MLS status is active.

**Listing 2** Located in nearby competing complex. Equal room count and style. Superior newer stainless appliances. No incentives included. Current MLS status is pending.

**Listing 3** Lack of comparables resulted in expanding comp search. Equal room count. Similar square footage. Superior condition with new LVP flooring, vanity and roof. No incentives noted. Current MLS status is active.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6706 Bryant Street Unit D	3008 Church St Unit C3	310 75th Ave N Unit 11	415 28th Ave N Unit B9
<b>City, State</b>	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC
<b>Zip Code</b>	29572	29577	29572	29577
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.17 <sup>1</sup>	0.71 <sup>1</sup>	3.15 <sup>1</sup>
<b>Property Type</b>	Other	Other	Other	Other
<b>Original List Price \$</b>	--	\$215,000	\$189,900	\$175,000
<b>List Price \$</b>	--	\$189,900	\$189,900	\$175,000
<b>Sale Price \$</b>	--	\$189,900	\$180,440	\$175,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	09/15/2022	01/10/2023	09/23/2022
<b>DOM · Cumulative DOM</b>	-- · --	97 · 97	61 · 61	39 · 39
<b>Age (# of years)</b>	33	39	44	39
<b>Condition</b>	Average	Average	Average	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 townhouse	2 Stories townhouse	2 Stories townhouse	2 Stories townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	1,000	1,098	882
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1	2 · 1 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	.02 acres	0.02 acres	0.02 acres	0.02 acres
<b>Other</b>	center unit	center unit	center unit	none
<b>Net Adjustment</b>	--	-\$600	-\$8,010	+\$710
<b>Adjusted Price</b>	--	\$189,300	\$172,430	\$175,710

\* Sold 3 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** Lack of comparables resulted in expanding search and exceeding distance guidelines. Equal style, center unit and room count. Adjustments include: -1800 square footage, +1200 year built. No incentives noted.
- Sold 2** Located in nearby competing community equal with no amenities, room count and center unit. Adjustments include: -6210 sq.ft., +2200 year built, -4000 new roof in 2022. No incentives noted.
- Sold 3** Lack of comparables resulted in expanding comp search and exceeding distance guidelines. Equal room count. Adjustments include: +3510 sq.ft., +1200 year built, -4000 new hvac in 2022. No incentives noted.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		Per online county records subjects most recent sale date was 01/26/2022 at \$125000					
<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>	\$184,000	\$184,000
<b>Sales Price</b>	\$179,000	\$179,000
<b>30 Day Price</b>	\$175,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subjects data obtained from online county records and prior MLS data sheet. Copies of the information is included in the docs and data section. Limited comparables resulted in extending sold comp search back 6 months, expanding search and exceeding distance and feature guidelines including year built. Lack of competing listings resulted in the use of comparables with sq.ft. slightly exceeding subjects. Expanding search further to locate properties with less sq.ft. variance resulted in locating comps with superior or inferior locations or comparables and a wider range of features and pricing. A wide range of prices was unavoidable due to subjects characteristics, market availability and a wide range of competing prices. Consideration has been factored in for any feature variances noted. Primary reliance is placed on adjusted sold comp prices and subjects location in a market with few competing listings. This resulted in placing subjects recommended market price at the higher range 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 current report is showing a large variance in as-is conclusions with the most current duplicate completed by the same vendor. The large variance was explained by the vendor to be due to the following, "Primary reliance is placed on adjusted sold comp prices and subjects location in a market with few competing listings. This resulted in placing subjects recommended market price at the higher range 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."

## Subject Photos



Front



Address Verification



Address Verification



Street

## Listing Photos

**L1** 503 Pinewood Rd Unit 5B  
Myrtle Beach, SC 29577



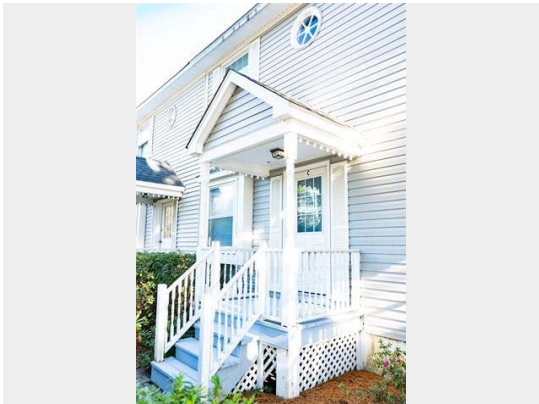
Front

**L2** 503 Pinewood Rd Unit 4L  
Myrtle Beach, SC 29577



Front

**L3** 3200 Oak St Unit C  
Myrtle Beach, SC 29577



Front



## Sales Photos

**S1** 3008 Church St Unit C3  
Myrtle Beach, SC 29577



Front

**S2** 310 75th Ave N Unit 11  
Myrtle Beach, SC 29572



Front

**S3** 415 28th Ave N Unit B9  
Myrtle Beach, SC 29577



Front

## ClearMaps Addendum

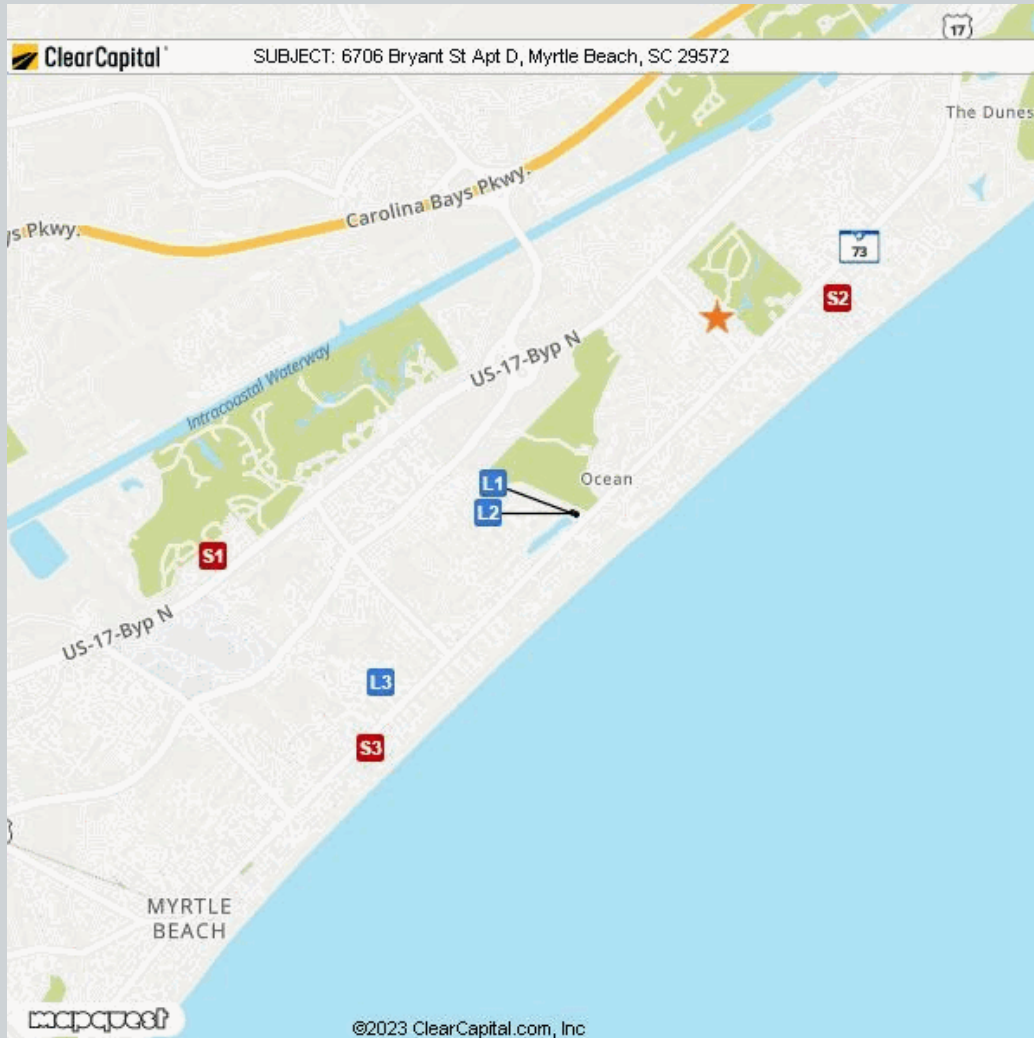
**Address** ★ 6706 Bryant Street Unit D, Myrtle Beach, SC 29572

**Loan Number** 47782

**Suggested List** \$184,000

**Suggested Repaired** \$184,000

**Sale** \$179,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6706 Bryant Street Unit D, Myrtle Beach, SC 29572	--	Parcel Match
L1 Listing 1	503 Pinewood Rd Unit 5b, Myrtle Beach, SC 29577	1.37 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	503 Pinewood Rd Unit 4I, Myrtle Beach, SC 29577	1.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3200 Oak St Unit C, Myrtle Beach, SC 29577	2.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3008 Church St Unit C3, Myrtle Beach, SC 29577	3.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	310 75th Ave N Unit 11, Myrtle Beach, SC 29572	0.71 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	415 28th Ave N Unit B9, Myrtle Beach, SC 29577	3.15 Miles <sup>1</sup>	Parcel Match

<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>	Patricia Parker Rogers	<b>Company/Brokerage</b>	Enterprise Realty
<b>License No</b>	9031	<b>Address</b>	5795 Enterprise Road Myrtle Beach SC 29588
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	8432225261	<b>Email</b>	patriciaparkerhomes@gmail.com
<b>Broker Distance to Subject</b>	11.29 miles	<b>Date Signed</b>	02/06/2023

*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.**