

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>	634 Gants Road, York, SC 29745	<b>Order ID</b>	8044073	<b>Property ID</b>	32337359
<b>Inspection Date</b>	03/14/2022	<b>Date of Report</b>	03/14/2022		
<b>Loan Number</b>	47904	<b>APN</b>	0700103058		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	York		

Tracking IDs					
<b>Order Tracking ID</b>	03.14.22 BPO	<b>Tracking ID 1</b>	03.14.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	NELSON CRYSTAL & NELSON BENJAMIN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,873	<p>On the York County GIS map, it appears that part of the property is subject to R-5 zoning and part is zoned R-7. It also appears that part of the property is outside of the lot boundaries on the GIS. I've uploaded a copy of the GIS map and the plat map I located in the York County Register of Deeds.. The interior of the property was not inspected. The exterior of the property was inspected from the road. The tax records does not list the bedroom count, but I was able to locate an older MLS sheet. I used the bedroom count from the MLS sheet.</p>	
<b>Assessed Value</b>	\$10,422		
<b>Zoning Classification</b>	Mixed Zoning		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Austen Lakes (877) 252-3327		
<b>Association Fees</b>	\$300 / Year (Other: HOA)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>There are 7 properties for sale within 1 mile of the subject. 5 are under contract. 2 are in the same subdivision as the subject. There were 30 properties that sold in the last 6 months within 1 mile of the subject. 0 were new construction properties. 16 of the properties were in the same subdivision as the subject. 14 of those properties had square footage within 20% of the subject.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$120,000 High: \$445,000		
<b>Market for this type of property</b>	Increased 14 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	634 Gants Road	281 Austen Lakes Drive	1057 Whitehall Hill Road	849 Wilcrest Court
City, State	York, SC	York, SC	York, SC	York, SC
Zip Code	29745	29745	29745	29745
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 <sup>1</sup>	0.11 <sup>1</sup>	2.12 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$330,000	\$320,000
List Price \$	--	\$350,000	\$330,000	\$320,000
Original List Date		02/24/2022	02/22/2022	01/07/2022
DOM · Cumulative DOM	-- · --	6 · 18	6 · 20	17 · 66
Age (# of years)	3	2	1	15
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	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,049	2,181	2,069	2,423
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	9	7	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	.187 acres	.29 acres	.19 acres	.33 acres
Other	No fireplace	No fireplace	No fireplace	No fireplace

\* 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** The property is under contract. The property is in the same subdivision as the subject. The property does not have a first floor bedroom. The property has a fenced yard. The property is situated on a cul- de-sac. Adj made: -6732 sq ft, -1030 lot size Adj price: \$342,238

**Listing 2** The property is under contract. The property is in the same subdivision as the subject. The property does not have a first floor bedroom. Adj made: -1020 sq ft Adj price: \$328,980

**Listing 3** The property is under contract. The property has a fenced yard and a shed. The property does not have a first floor bedroom. The HVAC was replaced in 2021. Adj made: -19074 sq ft, +6000 year built, -1430 lot size Adj price: \$305,496

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	634 Gants Road	156 Austen Lakes Drive	254 Austen Lakes Drive	629 Gants Road
<b>City, State</b>	York, SC	York, SC	York, SC	York, SC
<b>Zip Code</b>	29745	29745	29745	29745
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	7.94 <sup>1</sup>	0.37 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$355,000	\$380,000	\$319,900
<b>List Price \$</b>	--	\$355,000	\$340,000	\$319,900
<b>Sale Price \$</b>	--	\$355,000	\$351,253	\$335,000
<b>Type of Financing</b>	--	Usda	Conventional	Conventional
<b>Date of Sale</b>	--	01/25/2022	02/25/2022	10/15/2021
<b>DOM · Cumulative DOM</b>	-- · --	21 · 63	9 · 44	2 · 28
<b>Age (# of years)</b>	3	6	2	3
<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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,049	2,375	2,196	2,095
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	8	9	7
<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>	.187 acres	.22 acres	.2 acres	.25 acres
<b>Other</b>	No fireplace	No fireplace	No fireplace	No fireplace
<b>Net Adjustment</b>	--	-\$20,456	-\$7,497	-\$2,976
<b>Adjusted Price</b>	--	\$334,544	\$343,756	\$332,024

\* 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** 3500 was paid in concessions. The property is in the same subdivision as the subject. The property does not have a first floor bedroom. The property has granite counter-tops. Adj made: -16626 sq ft, -330 lot size, -3500 concessions
- Sold 2** No concessions were paid. The property is in the same subdivision as the subject. The property has a fenced yard. Adj made: -7497 sq ft
- Sold 3** No concessions were paid. The property is in the same subdivision as the subject. The property does not have a first floor bedroom. The property is situated on a corner lot. The property has granite counter-tops. Adj made: -2346 sq ft, -630 lot size

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				I located a MLS sheet where the property sold on 04/07/2020 for 271,000.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$345,000	\$345,000
<b>Sales Price</b>	\$340,000	\$340,000
<b>30 Day Price</b>	\$335,000	--
<b>Comments Regarding Pricing Strategy</b>		
Disclaimer: This opinion is not an appraisal of the market price 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 should 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 origination, including first and second mortgages, refinances, and equity lines of credit.		

## 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** 281 Austen Lakes Drive  
York, SC 29745



Front

**L2** 1057 Whitehall Hill Road  
York, SC 29745



Front

**L3** 849 Wilcrest Court  
York, SC 29745



Front



## Sales Photos

**S1** 156 Austen Lakes Drive  
York, SC 29745



Front

**S2** 254 austen lakes Drive  
York, SC 29745



Front

**S3** 629 Gants Road  
York, SC 29745



Front

### ClearMaps Addendum

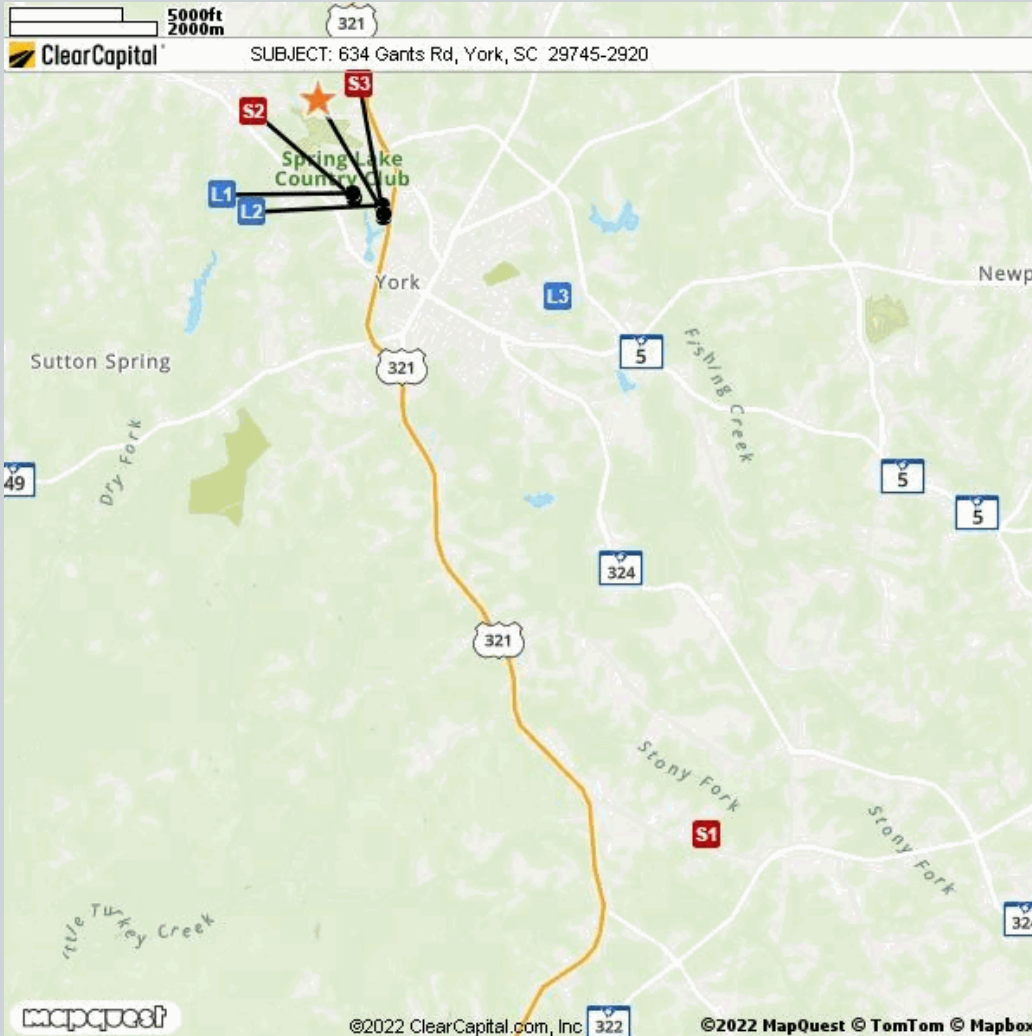
**Address** ★ 634 Gants Road, York, SC 29745

**Loan Number** 47904

**Suggested List** \$345,000

**Suggested Repaired** \$345,000

**Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	634 Gants Road, York, SC 29745	--	Parcel Match
L1 Listing 1	281 Austen Lakes Drive, York, SC 29745	0.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1057 Whitehall Hill Road, York, SC 29745	0.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	849 Wilcrest Court, York, SC 29745	2.12 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	156 Austen Lakes Drive, York, SC 29745	7.94 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	254 Austen Lakes Drive, York, SC 29745	0.37 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	629 Gants Road, York, SC 29745	0.04 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Nicole Hackworth (SC)	<b>Company/Brokerage</b>	Rochelle Moon Realty LLC
<b>License No</b>	120822	<b>Address</b>	4423 Cypress Cove Rock Hill SC 29732
<b>License Expiration</b>	06/30/2022	<b>License State</b>	SC
<b>Phone</b>	9194953945	<b>Email</b>	nchomeadvisor@gmail.com
<b>Broker Distance to Subject</b>	10.10 miles	<b>Date Signed</b>	03/14/2022

*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.**