

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	21 Capitol Court, Greenville, SC 29601	Order ID	8418392	Property ID	33273764
Inspection Date	09/09/2022	Date of Report	09/11/2022		
Loan Number	48450	APN	0023000300600		
Borrower Name	Catamount Properties 2018 LLC	County	Greenville		

Tracking IDs					
Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	GREENVILLE HOUSING FUND LLC	The home appeared to be in average to good condition for the age of the home at the time of the inspection with no notable repairs. The home appears to conform to the homes in the area.
R. E. Taxes	\$781	
Assessed Value	\$3,750	
Zoning Classification	Residential RM-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (lockbpx)	
Ownership Type	Fee Simple	
Property Condition	Good	
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		Neighborhood Comments
Location Type	Suburban	The homes in the neighborhood appeared to be in average to good condition for their age from the street view at the time of inspection.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$161500 High: \$569000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	21 Capitol Court	312 Orders St	307 Frank St	37 E Main St
City, State	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
Zip Code	29601	29609	29601	29611
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.22 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$274,900	\$275,000
List Price \$	--	\$215,000	\$224,900	\$275,000
Original List Date		08/04/2022	06/17/2022	07/14/2022
DOM · Cumulative DOM	-- · --	38 · 38	86 · 86	59 · 59
Age (# of years)	21	92	102	72
Condition	Good	Good	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 ranch	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,070	1,008	1,011	960
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	2 · 1	2 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.17 acres	0.06 acres	0.12 acres
Other	none	--	--	--

* 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** Beautiful one-story home. New vinyl siding with 3 bedrooms, 1 bath, vinyl plank flooring throughout and beautiful new cabinetry with granite counter tops. HVAC unit is new. In the kitchen the oven is new as well as the microwave, kitchen faucet, stainless steel sink and lighting fixtures. The Elementary school is Cherry Dale and the middle school is Lakeview. No HOA and only 5 minutes to downtown Greenville. Showings are available from 9 am to 7 pm any day. Home is move in ready and seller is offering \$5,000 toward closing cost.
- Listing 2** OPEN HOUSE TODAY (08/13) FROM 1-3PM! Affordable home in an incredible location! Walking distance to the Swamp Rabbit Trail, Hampton Station, Unity Park and much much more. Whether you're looking for a flip, rental, or primary residence, this property checks all the boxes! (photos are from when the property was listed as an AirBnB)
- Listing 3** Stylish uniquely renovated one-story home just minutes from Swamp Rabbit Trail, Unity Park, and Drive Baseball Stadium! Two beds one bath and a TON of character! Come and see this gem on a corner lot. In the up and coming Woodside mill area with one of a kind vision. Too many improvements to list. This is your chance to secure a striking home for yourself. Full of color in a world of grey. I'm sure your heart will stay at 37 E Main St in Greenville, SC!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	21 Capitol Court	416 Birnie St	221 A Street	75 E 7th St
City, State	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
Zip Code	29601	29611	29609	29611
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.86 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$374,611	\$199,900	\$233,000
List Price \$	--	\$374,611	\$199,900	\$233,000
Sale Price \$	--	\$217,500	\$217,500	\$243,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	06/10/2022	06/29/2022	03/28/2022
DOM · Cumulative DOM	-- · --	1 · 35	1 · 12	32 · 32
Age (# of years)	21	50	30	76
Condition	Good	Good	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 ranch	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,070	996	1,152	1,342
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.07 acres	0.17 acres	0.17 acres
Other	none	--	--	--
Net Adjustment	--	+\$7,449	-\$3,200	-\$8,100
Adjusted Price	--	\$224,949	\$214,300	\$234,900

* 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** STUNNING Urban Contemporary brick ranch within one block of the future Unity Park in Downtown Greenville! This customrenovated 2BR/2BA is the perfect location to match your lifestyle! Grab lunch and a craft cocktail at SouthernSide Brewery beforehopping on the Swamp Rabbit Trail. Find your creative spark at The Commons while you work remotely. Catch a baseball gameon a summer evening at Fluor Field. This cozy 2br/2ba has all the details and custom design choices you could want in your nexthome. The exterior features board and batten siding and white brick accented with black window frames to give your home amodern farmhouse look with an urban contemporary vibe. Inside you will find a open concept with many designer featuresincluding hardwood flooring all the main living areas, new custom cabinets/backsplash gorgeous quartz countertops, new stainlesssteel appliances with wine chiller and all new custom light fixtures. The home also includes NEW HVAC, NEW ROOF, NEWBATHROOMS and so much more. **This home is 1 of 5 brick ranches all situated next to each other. The remaining 4 will go upfor sale as they near completion. More pictures will be added as the home is further along in construction. A list of design fixturesand more information can be provided by request.**. Please contact the listing agent Jansen Young with Joan Herlong &Associates Sotheby's International Realty for any questions or showing requests.
- Sold 2** LOCATION!! Priced to Sell!! Nestled on the corner of a quiet street within the quickly rising area of Poe Mill, this property would make the perfectstarter home, great cash flow rental, or easy flip for the investor looking for a deal in this competitive market. Upon entering, you're greeted by afunctional floor plan you will be sure to love. Master is separate from the other 2 bedrooms, and is complete with it's own spacious full bath. Newflooring has recently been installed and fresh paint touchups throughout. Enjoy relaxing on the front porch or back deck overlooking the privateback yard. Home has been well maintained and is move in ready, but is being sold As-Is. Located within a mile from Downtown Greenville, 4minutes from Cherrydale Shopping Center, and a short drive to the Swamp Rabbit Trail, we don't expect this one to last long! Book yourshowing today!
- Sold 3** Completely renovated inside and out! There are NEW homes popping up all around you. We are located just a half a mile from the SwampRabbit Trail and convenient to Greenville's fabulous downtown, this classic vinyl ranch showcases all new systems (roof, electrical, plumbing,HVAC, and water heater) along with a new open floor plan and extensive designer details that you are sure to fall in love with! Gorgeoushardwood floors first make an appearance as you step through the front door and extend through the living areas. A large Great Room gives youplenty of space for everyday entertaining. It also gives new recessed lighting, a lighted ceiling fan and crown molding that adds a polishedfinishing touch. The Great Room flows seamlessly into the Kitchen where you will find new stainless-steel appliances, custom soft closecabinetry, granite countertops, a unique tile backsplash,and a center island workspace. The Kitchen also gives direct access to the new deckwhere you can enjoy al fresco dining and weekend barbeques. No detail was overlooked in the luxury Master Suite! It offers new neutral carpet,a 5x12 walk-in closet, lighted ceiling fan and a private bath with his & her vanities, tile flooring, and an oversized shower with a frameless glassenclosure. Both secondary bedrooms also have excellent closet space and new carpet. They share a Jack-and-Jill style bath that includes a tub/shower combination, tile flooring and a cultured marble vanity. Hop on your bike and head over to the Swamp Rabbit Trail, Southside Brewery orSoul Yoga.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home last sold on 03/08/2022 for \$185,000 and then sold again on 03/08/2022 for \$220,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/08/2022	\$220,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
The home was priced based on the comps, condition, exterior viewing, and the local area. All information was pulled or obtained by using the tax records, mls, a supplied appraisal by the lender or by estimation. All information is considered accurate by extraordinary assumptions.		

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



Front



Front



Front



Front



Address Verification

Subject Photos



Address Verification



Side



Side



Side



Side



Side

Subject Photos



Side



Street



Street

Listing Photos

L1 312 Orders St
Greenville, SC 29609



Front

L2 307 Frank St
Greenville, SC 29601



Front

L3 37 E Main St
Greenville, SC 29611



Front

Sales Photos

S1 416 Birnie St
Greenville, SC 29611



Front

S2 221 A Street
Greenville, SC 29609



Front

S3 75 E 7th St
Greenville, SC 29611



Front

ClearMaps Addendum

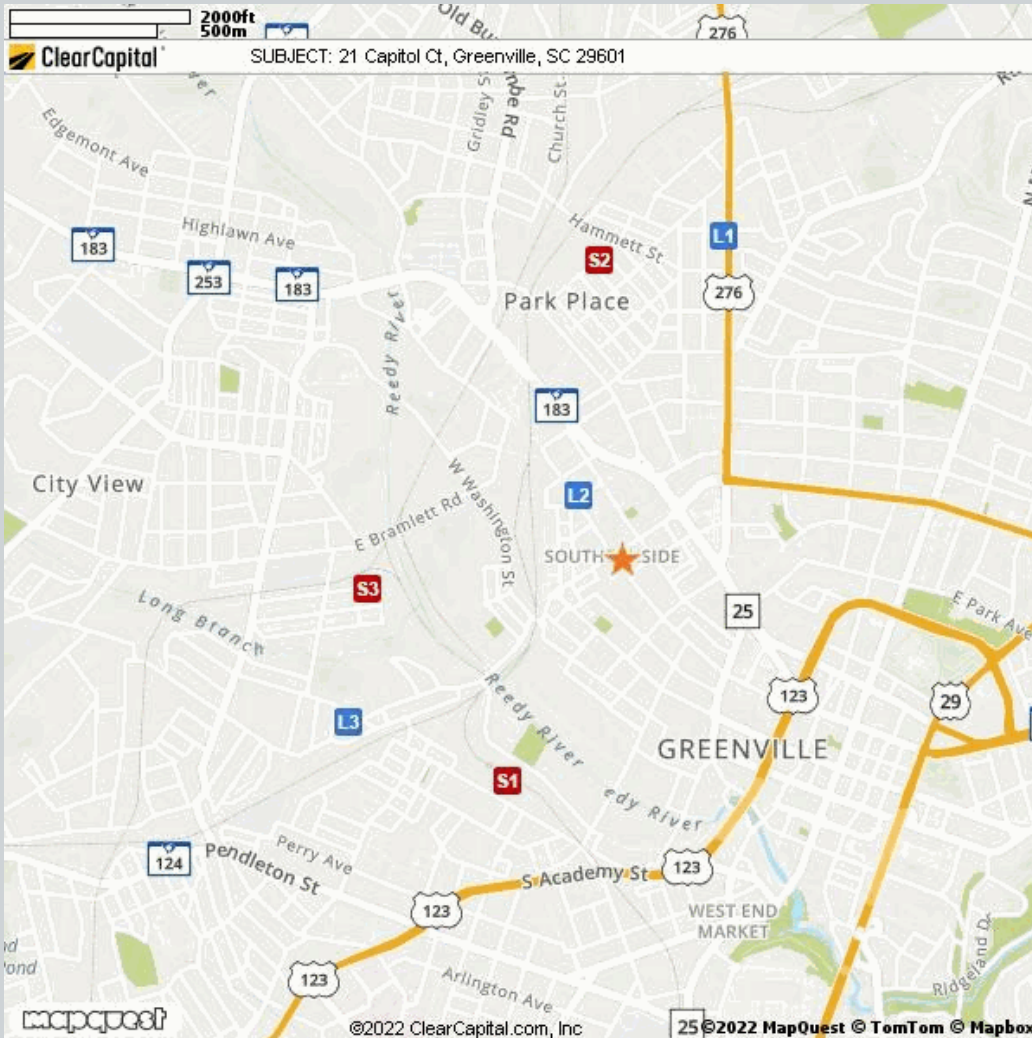
Address ★ 21 Capitol Court, Greenville, SC 29601

Loan Number 48450

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$215,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21 Capitol Court, Greenville, SC 29601	--	Parcel Match
L1 Listing 1	312 Orders St, Greenville, SC 29609	0.98 Miles ¹	Parcel Match
L2 Listing 2	307 Frank St, Greenville, SC 29601	0.22 Miles ¹	Parcel Match
L3 Listing 3	37 E Main St, Greenville, SC 29611	0.87 Miles ¹	Parcel Match
S1 Sold 1	416 Birnie St, Greenville, SC 29611	0.68 Miles ¹	Street Centerline Match
S2 Sold 2	221 A Street, Greenville, SC 29609	0.86 Miles ¹	Parcel Match
S3 Sold 3	75 E 7th St, Greenville, SC 29611	0.70 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	Jeffrey Thompson	Company/Brokerage	Upstate Realty & Associates
License No	79692	Address	201 Misty Meadow Dr Greenville SC 29615
License Expiration	06/30/2024	License State	SC
Phone	8646313099	Email	jthompson8405@gmail.com
Broker Distance to Subject	8.44 miles	Date Signed	09/11/2022

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.