

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>	105 Blanton Lane, Greer, SC 29650	<b>Order ID</b>	8104422	<b>Property ID</b>	32488823
<b>Inspection Date</b>	04/06/2022	<b>Date of Report</b>	04/06/2022		
<b>Loan Number</b>	48685	<b>APN</b>	0540030102337		
<b>Borrower Name</b>	Hollyvale Rental Holdings, LLC	<b>County</b>	Greenville		

### Tracking IDs

<b>Order Tracking ID</b>	04.05.22BPOa	<b>Tracking ID 1</b>	48685
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	AJITH NANDIALATH	<b>Condition Comments</b> 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.
<b>R. E. Taxes</b>	\$4,500	
<b>Assessed Value</b>	\$15,540	
<b>Zoning Classification</b>	Residential R-12	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Carlyle Point 555-555-5555	
<b>Association Fees</b>	\$400 / Year (Other: Common Areas, Lights, Some Sidewalks)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Excellent	
<b>Sales Prices in this Neighborhood</b>	Low: \$124,275 High: \$1,150,000	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	105 Blanton Lane	223 Wycliffe Drive	17 Weybridge Court	306 Rosebud Lane
<b>City, State</b>	Greer, SC	Greer, SC	Greenville, SC	Greer, SC
<b>Zip Code</b>	29650	29650	29615	29650
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.86 <sup>1</sup>	1.39 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$459,000	\$515,615	\$549,000
<b>List Price \$</b>	--	\$459,000	\$515,615	\$549,000
<b>Original List Date</b>		02/24/2022	03/08/2022	03/03/2022
<b>DOM · Cumulative DOM</b>	-- · --	41 · 41	1 · 29	34 · 34
<b>Age (# of years)</b>	22	35	25	26
<b>Condition</b>	Good	Good	Good	Good
<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 colonial	1.5 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,921	2,700	2,919	2,883
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3
<b>Total Room #</b>	10	11	10	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>	0.30 acres	0.30 acres	0.50 acres	0.52 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Don't miss this beautiful 4 bedroom, 2.5 bath home that is conveniently located on the Eastside of Greenville and just minutes from downtown Greenville and all it has to offer. The exterior of this home was updated in 2017 with a new architectural roof, new Hardie Board siding, new gutters, just to name a few. Upon entering the home, to the left of the foyer you will find a gorgeous dining room with coffered ceiling and charming wainscoting. To the right, a cozy living room welcomes your guests and opens into the family room where you will find a fireplace with new Stoll fireplace doors and woodburning fireplace. Off the family room is an incredible screened in porch and deck overlooking an amazing fenced in backyard. This area is perfect for entertaining, and those backyards get together. The kitchen has granite counters, backsplash, and under cabinet lighting as well as all new stainless-steel appliances with pantry. Enjoy all the natural light from the beautiful windows as you eat breakfast on the built-in window seat. Make your way upstairs and you'll find a loft area with newly added recessed lighting and freshly painted walls, trim, molding and banisters. The Master Bedroom had ample of space with en suite with tile shower and separate vanities. So many updates and upgrades to list you must see this home today! Make your appointment to see it today!
- Listing 2** IDEAL LOCATION: 5 min's to PRISMA's Patewood Campus, 12 min's to GVL's amazing Downtown, Excellent local schools! Move-in-Ready, on QUIET CUL DE SAC, has nine foot ceilings, beautiful hardwood floors, versatile floor plan: Main floor features Office/Study, Great Rm w/Gas Logs, WONDERFUL screened porch w/outdoor TV, Informal Dining Room, updated granite kitchen w/GAS COOKING, and laundry/mud off TWO CAR ATTACHED GARAGE. 2nd floor master enjoys BRAND NEW MASTER BATH with glass/tile shower and His/Hers vanities, plus separate His & Hers Walk in Closets. Three spacious kids' bedrooms share hall bath. All set on LARGE 1/2 ACRE LEVEL FENCED LOT.
- Listing 3** Don't miss this beautiful Carisbrooke home on a half acre lot backing up to woods and creek for a tranquil setting! Gleaming hardwood floors throughout the entire home with the exception of the tiled bathrooms and laundry. Wonderful split floor plan for privacy. Beautiful formal dining room, eat-in kitchen with granite countertops and tiled backsplash. Huge family room, great for entertaining, overlooks the park like backyard. Three bedrooms and two full baths off the den or one of the bedrooms would make a perfect office with its beautiful built-in bookcases. Off the kitchen is the master suite side of the home. The laundry room has cabinets for storage along with a sink to wash the dog and a yard door to access the backyard. Down the hall is the master bedroom with ensuite bath & dual vanities, separate shower and jetted tub. Out back is a Trex deck, rock patio, fire pit and fenced yard. There is also an invisible fence for both the front and backyard which the sellers will leave the collars for the new owners. Schedule your showing today!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	105 Blanton Lane	113 Bennington Way	15 Caliston Court	103 Paddock Drive
<b>City, State</b>	Greer, SC	Greer, SC	Greenville, SC	Greer, SC
<b>Zip Code</b>	29650	29650	29615	29650
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.75 <sup>1</sup>	1.07 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$399,900	\$548,900	\$439,900
<b>List Price \$</b>	--	\$399,900	\$448,900	\$439,900
<b>Sale Price \$</b>	--	\$400,000	\$450,000	\$500,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/10/2022	01/31/2022	03/29/2022
<b>DOM · Cumulative DOM</b>	-- · --	49 · 78	136 · 180	1 · 34
<b>Age (# of years)</b>	22	26	16	47
<b>Condition</b>	Good	Good	Good	Good
<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>	2,921	2,919	3,093	2,767
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	10	8	9	12
<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>	0.30 acres	0.30 acres	0.27 acres	0.33 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$4,600	-\$9,200	+\$10,200
<b>Adjusted Price</b>	--	\$404,600	\$440,800	\$510,200

\* Sold 2 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** Vacant! This well maintained two story traditional in Greer is an absolute delight. Corner lot with large front yard. Hardwood floors throughout main level. Separate living and dining room. Half bath off foyer. Family room with fireplace opens to large deck with fenced in backyard. Kitchen has new granite countertops and SS appliances. Laundry room off kitchen. Two car garage with shelves and space for a workstation. Freshly painted throughout entire home. Upstairs hosts two bedrooms with adjoining bathroom and huge walk-in closets. Additional bedroom with full bath and walk in closet. Master bedroom with French doors, walk-in closet for customization. Master bath has double vanity, separate shower, garden tub and loo. Hurry...this will not last.
- Sold 2** Eastside Location! Wonderful home in prestigious Tinsley Place subdivision. This beautiful home has 4 BR/2.5BA. Soaring cathedral ceilings and an abundance of windows and natural light greet you when you walk into the great room. The gourmet kitchen has stainless appliances, beautiful cabinetry and solid surface countertops. The breakfast room has tons of windows leading out to a covered back porch. The master bedroom is on the main level and has its own fireplace and spacious master bath with separate vanities and a jetted tub. There is also another flex room on the main level that could be used as a dining room or office/study. Upstairs greets you with 2 bedrooms, a loft that overlooks the great room and an extra large bonus room that could also be used as a 4th bedroom. The garage is extra wide for storage of lawn equipment, bikes, toys, etc. Convenient Eastside location with close proximity to shopping, dining, hospitals, and downtown Greenville. Sits at the end of a quiet cul-de-sac.
- Sold 3** Welcome to 103 Paddock Drive located in the sought after Devenger Place subdivision in the heart of Greenville's Eastside! As soon as you pull into the driveway, you get the feeling that this home is special and just has that "it" factor that you know it when you see it. When you walk in the front door, to the left is a room currently set up as a bedroom, which also has the flexibility for a nice office space with plenty of natural light. As you continue towards the center of the home, the open living space with formal dining room is highlighted by a gorgeous hearth and mantle over the gas fireplace. This area and the great room is the perfect place for both entertaining and family living. Other great features that you can't help to notice are the custom built-in book cases and the beautiful hardwood flooring that shines throughout the main living areas! As you enter the kitchen and breakfast room, you'll see how this home flows so well from the kitchen to breakfast area to the screened-in porch and the amazing backyard. The kitchen has been updated with high-end quartz countertops, subway tile backsplash and stainless steel appliances including Kitchen Aid gas range with double oven, dishwasher, and refrigerator. One of the coolest rooms for relaxing after a long day's work is in the rec room that was converted from the 2-car garage. This is a temperature controlled living space that is the coziest room in the house and also offers a second area for entertaining. If you would like to convert this room back to a 2-car garage, the garage door opener will convey and can easily be re-installed. The second level of the home is set up with the master suite upstairs to the left, a beautifully updated guest bathroom straight ahead, and 3 guest bedrooms down the hall to the right. The bedroom at the opposite end of the hall would also make a great bonus room, media room, or exercise room if the 4th bedroom is not needed. Before you leave, don't miss the opportunity to check out the backyard. If you like to bird watch, have kids, or enjoy entertaining, you have found your amazing outdoor place to make memories that will last a lifetime! Not only is this home zoned for the highly rated Eastside High School, you are also conveniently located near the major transportation routes of I-385 and I-85; you are only about 10 minutes from downtown Greenville, a short drive down Pelham Rd to Top Golf, and just within a few miles of so many local favorite restaurants as well as some great shopping. Pool membership available for an additional annual fee. Contact us today for a private showing!

## Subject Sales & Listing History

**Current Listing Status** Not Currently Listed

**Listing Agency/Firm**

**Listing Agent Name**

**Listing Agent Phone**

**# of Removed Listings in Previous 12 Months** 0

**# of Sales in Previous 12 Months** 0

### Listing History Comments

The home was last listed on 05/17/2010 for \$239,900 and sold on 07/30/2010 for \$222,250.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$450,000	\$450,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$430,000	--

### 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



Address Verification



Address Verification



Side



### Subject Photos



Side



Side



Side



Street



Street



## Listing Photos

**L1** 223 Wycliffe Drive  
Greer, SC 29650



Front

**L2** 17 Weybridge Court  
Greenville, SC 29615



Front

**L3** 306 Rosebud Lane  
Greer, SC 29650



Front

## Sales Photos

**S1** 113 Bennington Way  
Greer, SC 29650



Front

**S2** 15 Caliston Court  
Greenville, SC 29615



Front

**S3** 103 Paddock Drive  
Greer, SC 29650



Front

### ClearMaps Addendum

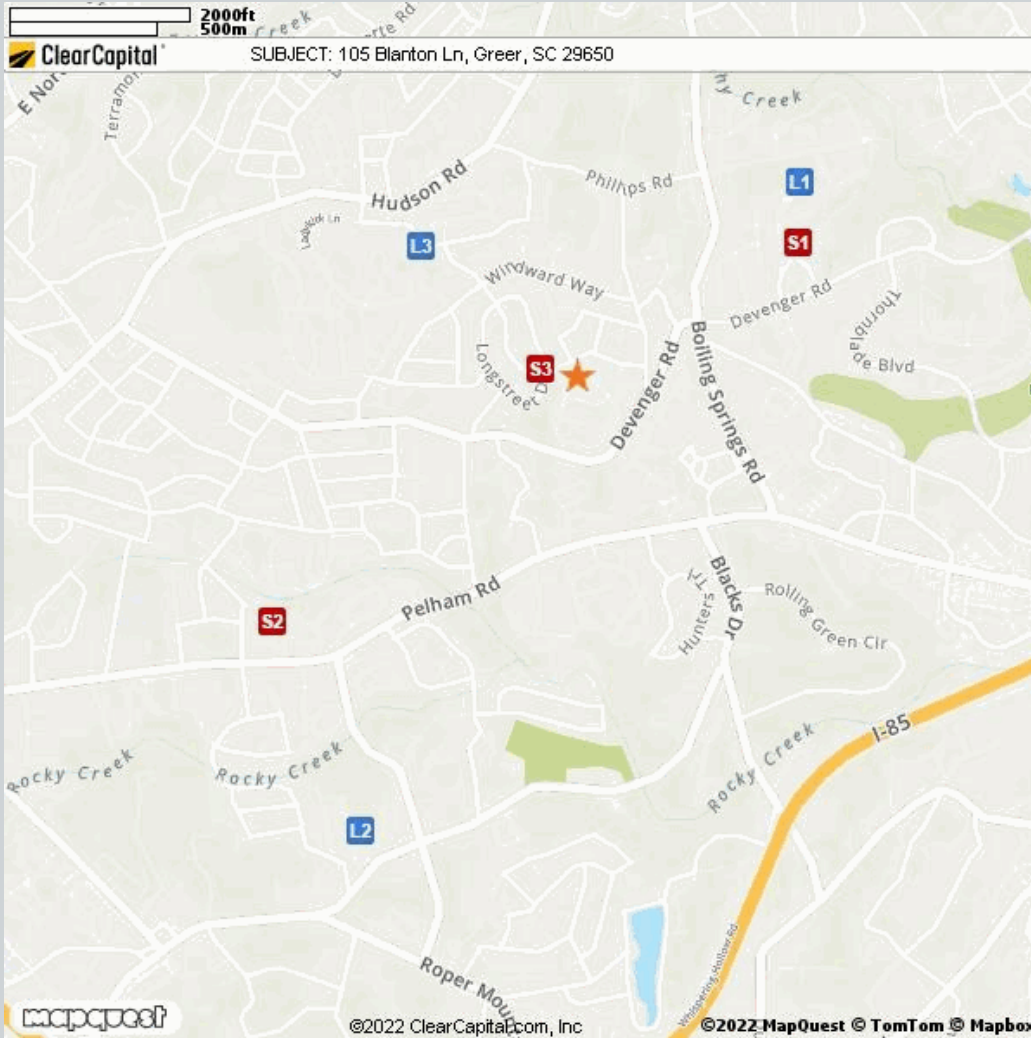
**Address** ★ 105 Blanton Lane, Greer, SC 29650

**Loan Number** 48685

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	105 Blanton Lane, Greer, SC 29650	--	Parcel Match
L1 Listing 1	223 Wycliffe Drive, Greer, SC 29650	0.86 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	17 Weybridge Court, Greenville, SC 29615	1.39 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	306 Rosebud Lane, Greer, SC 29650	0.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	113 Bennington Way, Greer, SC 29650	0.75 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	15 Caliston Court, Greenville, SC 29615	1.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	103 Paddock Drive, Greer, SC 29650	0.09 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

## Report Instructions - cont.

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>	Jeffrey Thompson	<b>Company/Brokerage</b>	Upstate Realty & Associates
<b>License No</b>	79692	<b>Address</b>	201 Misty Meadow Dr Greenville SC 29615
<b>License Expiration</b>	06/30/2022	<b>License State</b>	SC
<b>Phone</b>	8646313099	<b>Email</b>	jthompson8405@gmail.com
<b>Broker Distance to Subject</b>	3.18 miles	<b>Date Signed</b>	04/06/2022

*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.**