

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	5 Melrose Court, Columbia, SC 29229	Order ID	8113902	Property ID	32508539
Inspection Date	04/08/2022	Date of Report	04/08/2022		
Loan Number	48691	APN	230040806		
Borrower Name	Catamount Properties 2018 LLC	County	Richland		

Tracking IDs

Order Tracking ID	04.08.22 BPO	Tracking ID 1	04.08.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ELLEN M SCHMIDT	Condition Comments From drive by, the Subject appears to be in good condition, conforming with the surrounding very well maintained and good condition homes.
R. E. Taxes	\$1,580	
Assessed Value	\$6,000	
Zoning Classification	Residential RS-HD	
Property Type	SFR	
Occupancy	Occupied	
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

Location Type	Suburban	Neighborhood Comments Subdivision area with medium sized homes, mostly two stories and traditional in style, in good maintained condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$300,000	
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	5 Melrose Court	208 Frasier Fir Ln	6 Wolverton Ct	14 Melrose Ct
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29229	29229	29229	29229
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.21 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,000	\$320,000	\$347,500
List Price \$	--	\$279,000	\$320,000	\$347,500
Original List Date		04/04/2022	03/28/2022	02/09/2022
DOM · Cumulative DOM	-- · --	4 · 4	11 · 11	58 · 58
Age (# of years)	24	17	25	4
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Other
# Units	1	1	1	1
Living Sq. Feet	2,206	2,114	2,308	2,347
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1	5 · 3
Total Room #	9	9	10	10
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	.25 acres	0.04 acres	.227 acres	0.24 acres
Other	--	--	--	--

* 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** MLS Comments: Great essex built home w/unique floor plan; Spacious master suite on main level w/separate shower, garden tub for relaxing; cozy greatroom for snuggling by fireplace; Large bonus room for entertaining could be 4th bedroom; Manicured lawn; Custom paint and panel molding in formal dinning room.
- Listing 2** MLS Comments: Newly renovated spacious home nestled in a cul-de-sac in beautiful Winchester! This home features a beautiful foyer as you enter with cathedral ceilings that flow into the Living Room.
- Listing 3** MLS Comments: New Construction in established neighborhood with amenities! The Keystone features craftsmen inspired finishes and attention to details. On the main level you will find an open floorplan with craftsmen trim, large kitchen with pantry, stainless steel appliances, a main level guest suite/office and much more. The large master suite features a large spa-like tile shower with multiple heads, a six-foot tub, separate water closet and large walk-in closet. Outside you will find both front and back covered porches, large fenced backyard and a finished utility building.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5 Melrose Court	10 Melrose Ct	3 Melrose Ct	212 Shamley Green Dr
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29229	29229	29229	29229
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.01 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,900	\$250,000	\$255,000
List Price \$	--	\$220,900	\$250,000	\$255,000
Sale Price \$	--	\$215,000	\$262,800	\$265,000
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	06/25/2021	08/17/2021	01/13/2022
DOM · Cumulative DOM	-- · --	42 · 42	48 · 48	80 · 80
Age (# of years)	24	24	21	22
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,206	2,348	2,497	2,073
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	9	9	9	8
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	--	--	--	Pool - Yes
Lot Size	.25 acres	0.21 acres	.23 acres	0.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,550	-\$7,275	-\$9,175
Adjusted Price	--	\$211,450	\$255,525	\$255,825

* 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** Adjustments: Superior GLA -\$3,550. MLS Comments: 10 Melrose Ct, Columbia, SC 29229 is a single family home that contains 2,348 sq ft and was built in 1998. It contains 4 bedrooms and 2.5 bathrooms. This home last sold for \$212,500 in July 2021.
- Sold 2** Adjustments: Superior GLA -\$7,275. MLS Comments: 3 Melrose Ct, Columbia, SC 29229 is a single family home that contains 2,497 sq ft and was built in 2001. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$262,800 in August 2021.
- Sold 3** Adjustments: Inferior GLA \$3,325, inferior half bath \$2,500, superior pool -\$15,000. MLS Comments: 212 Shamley Green Dr, Columbia, SC 29229 is a single family home that contains 2,051 sq ft and was built in 2000. It contains 4 bedrooms and 2 bathrooms. This home last sold for \$265,000 in January 2022.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				3/27/2014 Sold \$152,000			
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	\$259,000	\$259,000
Sales Price	\$255,525	\$255,525
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
<p>Focused search on same complex comps. The average condition of the comps and the Subject's area is "good." With adjustments, utilizing S2 for final value due to same street and L1 for bracketed listing price.</p>		

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



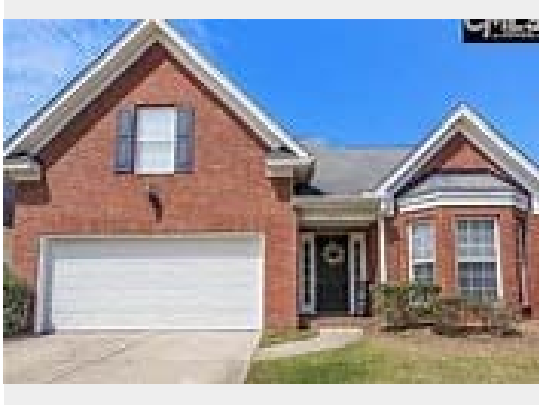
Address Verification



Street

Listing Photos

L1 208 Frasier Fir Ln
Columbia, SC 29229



Front

L2 6 Wolverton Ct
Columbia, SC 29229



Front

L3 14 Melrose Ct
Columbia, SC 29229



Front

Sales Photos

S1 10 Melrose Ct
Columbia, SC 29229



Front

S2 3 Melrose Ct
Columbia, SC 29229



Front

S3 212 Shamley Green Dr
Columbia, SC 29229



Front

ClearMaps Addendum

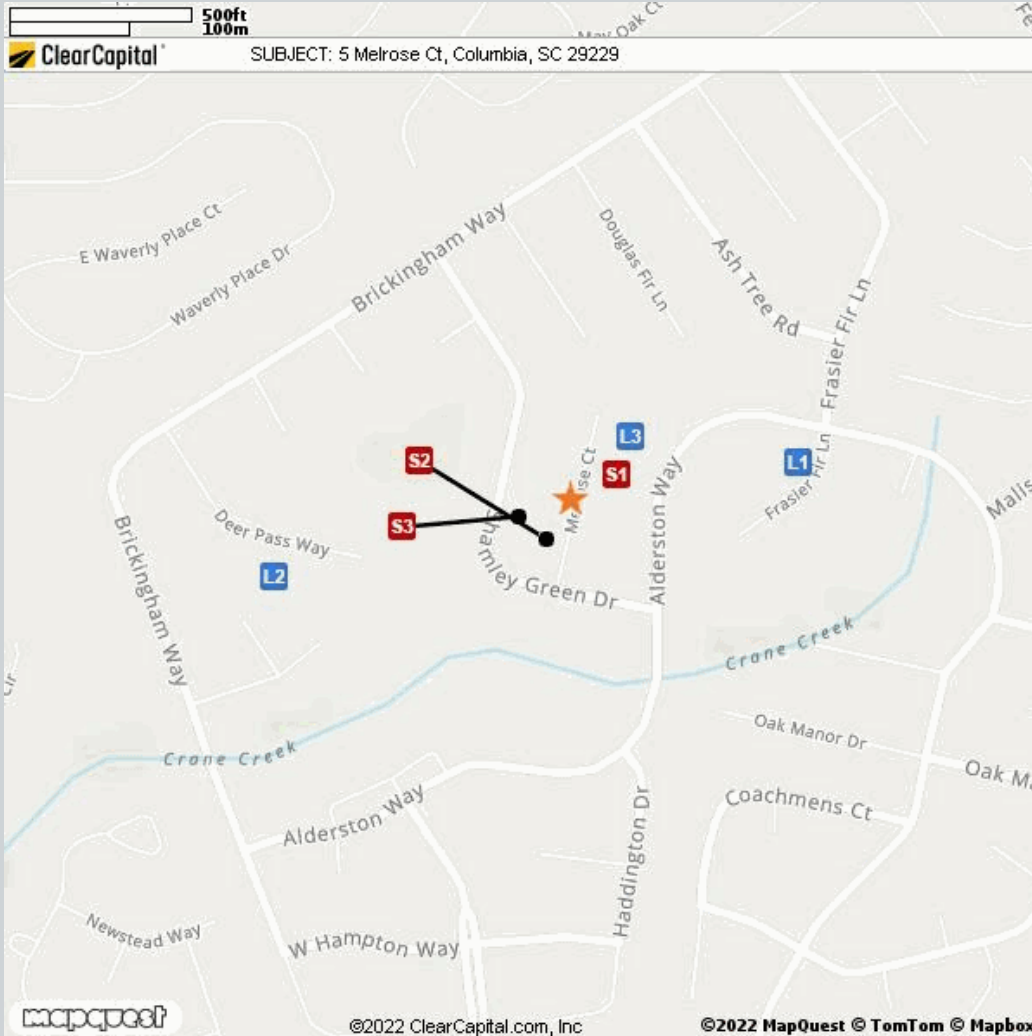
Address ★ 5 Melrose Court, Columbia, SC 29229

Loan Number 48691

Suggested List \$259,000

Suggested Repaired \$259,000

Sale \$255,525



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5 Melrose Court, Columbia, SC 29229	--	Parcel Match
L1 Listing 1	208 Frasier Fir Ln, Columbia, SC 29229	0.17 Miles ¹	Parcel Match
L2 Listing 2	6 Wolverton Ct, Columbia, SC 29229	0.21 Miles ¹	Parcel Match
L3 Listing 3	14 Melrose Ct, Columbia, SC 29229	0.07 Miles ¹	Parcel Match
S1 Sold 1	10 Melrose Ct, Columbia, SC 29229	0.04 Miles ¹	Parcel Match
S2 Sold 2	3 Melrose Ct, Columbia, SC 29229	0.01 Miles ¹	Parcel Match
S3 Sold 3	212 Shamley Green Dr, Columbia, SC 29229	0.02 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.

*** 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

Broker Name	James Otis	Company/Brokerage	Asset Realty Inc
License No	114034	Address	412 Oak Brook Drive Columbia SC 29223
License Expiration	06/30/2023	License State	SC
Phone	3233605374	Email	jamesbobbyotis@icloud.com
Broker Distance to Subject	3.39 miles	Date Signed	04/08/2022

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.