

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	9738 Clifton Meadow Drive, Matthews, NC 28105	Order ID	8472990	Property ID	33459079
Inspection Date	10/17/2022	Date of Report	10/17/2022		
Loan Number	48921	APN	19342200		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	10.14.22 CS-Citi Update BPOs	Tracking ID 1	10.14.22 CS-Citi Update BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,084	Subject property is in good condition by an exterior inspection. Subject property is average to the area.	
Assessed Value	\$204,100		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
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	
Local Economy	Stable	Subject property is in the area where market is slowly decreasing. Demand and supply are stable. Subject property is close to schools, parks and shopping area.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$550,000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	9738 Clifton Meadow Drive	3409 Fortis Lane	9820 Dunfries Road	3007 Walsingham Court
City, State	Matthews, NC	Matthews, NC	Matthews, NC	Matthews, NC
Zip Code	28105	28105	28105	28105
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.12 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,000	\$395,000	\$375,000
List Price \$	--	\$359,000	\$379,000	\$375,000
Original List Date		10/05/2022	09/09/2022	07/28/2022
DOM · Cumulative DOM	-- · --	4 · 12	21 · 38	79 · 81
Age (# of years)	32	33	30	29
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 2 story	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,794	1,789	1,953	1,481
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.15 acres	0.22 acres	0.22 acres
Other	none	none	none	none

* Listing 2 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** Welcome Home! A very well cared MOVE- IN- READY home nestled in the heart of town- located in popular Glenwood Manor subdivision in Matthews. Upon entry you will be invited with an open floor concept with family room transitioning into Kitchen that is loaded with GRANITE COUNTERTOPS, STAINLESSLESS REFRIGERATOR & has lot of cabinet spaces. Upstairs boast a master bed with ENSUITE bath W/ GARDEN TUB & huge WALK IN CLOSET. Additional two good size bedrooms with full bath in the upper level. Home has FRESH PAINT, newer WATER HEATER and select NEW WINDOWS. Grab your morning coffee & newspaper and relax at the front porch while overlooking to this big frontyard or Simply invite your friends & families for gatherings and cookout at backyard. This home sits in a close proximity to groceries, restaurants & others. All in all a perfect opportunity to own this stunning home. Please schedule your showings today!
- Listing 2** This well-maintained home in the desirable Ashely Farms neighborhood has everything you could desire and more. The updated kitchen features granite counters, large island, recent stainless steel appliances and plenty of cabinet storage. The kitchen opens to a spacious great room with a vaulted ceiling and a fire place. The natural light and openness of this home is sure to impress. Beautiful gleaming wood floors on the main level. The large primary suite features a walk-in closet and a recently updated bath with dual vanity sinks, shower, and a soaking tub. Good sized bedrooms and a bed/bonus up. Corner lot & large fenced backyard with patio offers plenty of privacy and is perfect for entertaining. The gigantic outbuilding in the backyard is great for storing all your toys/work tools. Finished 2-car garage is insulated and has recessed lighting. Oversized driveway has plenty of parking with easy access in and out. New Maytag Washer/Dryer convey, New HVAC 2020.
- Listing 3** Great location in established neighborhood on culdesac street. 3 BR/2 Bath ranch in Matthews. NEW carpet, NEW HVAC 2022 ,NEW Range , New fresh paint inside and outside , NEW Vinyl Flooring in Kitchen, large fenced backyard, Open floorplan w/vaulted ceilings in GR, bay window breakfast nook in kitchen. Eat in Kitchen . Walk in Closet . All appliances remain at the time of Showing . Minutes from 485, Idlewild Road Park, McAlpine Creek Park, downtown Matthews, 20 minutes from uptown Charlotte.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9738 Clifton Meadow Drive	9620 Clifton Meadow Drive	9607 Clifton Meadow Drive	9327 Clifton Meadow Drive
City, State	Matthews, NC	Matthews, NC	Matthews, NC	Matthews, NC
Zip Code	28105	28105	28105	28105
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.16 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$340,000	\$345,000	\$365,000
List Price \$	--	\$340,000	\$345,000	\$365,000
Sale Price \$	--	\$375,000	\$375,000	\$375,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/28/2022	07/08/2022	06/21/2022
DOM · Cumulative DOM	-- · --	1 · 21	3 · 63	4 · 33
Age (# of years)	32	32	32	33
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 2 story	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,794	1,927	1,869	1,658
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	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	--	--	--	--
Lot Size	0.41 acres	0.24 acres	0.35 acres	0.27 acres
Other	none	none	none	none
Net Adjustment	--	-\$2,000	\$0	+\$4,000
Adjusted Price	--	\$373,000	\$375,000	\$379,000

* 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** This comparable property is superior by property size -\$3,000, inferior by lot size +\$1,000 Welcome Home! Beautiful 2-story home with large private fenced-in backyard located in the highly sought after Matthews area. Cozy up to the stately brick fireplace, soaring 2 story great room and sitting area with palladian window and window seat. Enjoy lounging on the breakfast bar off the kitchen connecting you to the breakfast area and dining room/flex room. Off the great room is access to the back patio, overlooking the tree-lined private backyard; a perfect oasis for lounging and entertaining. Spacious 2 car garage is conveniently located off the laundry/mud room and powder room area. Upstairs you will find the owner's suite with elegant tray ceilings, walk-in closet and owner's ensuite. Two additional bedrooms and a full bath are located on the second level. Amazing opportunity to make it your own or investment. No rental cap per HOA.
- Sold 2** Comparable property is very similar to the subject property Beautiful Home in Matthews!! 3 bedrooms 2.5 baths. Tray ceilings on formal living and dining w/mirrored wall. Large open kitchen with breakfast area overlooking Cozy Living room w/gas fireplace. French doors lead out to screened sunroom and private backyard adorably landscaped with many blooming bushes. Upper level, features the three spacious bedrooms. The master bedroom with walk-in closet and on suite including garden tub and separate stand-up shower. Roof, siding, and water heater replaced in 2019. HVAC replaced in 2013. Freshly painted in neutral color. Wonderful neighborhood with outdoor pool, tennis courts, and playground. Conveniently located near Windsor Square shopping, restaurants, Hwy 74 and 485. Tenant in place until June 2023. Broker related to owner. No showings!! Sight unseen offers only!! Do not disturb tenant.
- Sold 3** Comparable is inferior by property size +\$3,000, lot size +\$1,000 Fantastic updated home in the Callaway Plantation neighborhood in Matthews. Enjoy the open living space with large vaulted ceilings in the great room, primary bedroom and dining/sitting area. Primary bedroom with vaulted ceiling on main floor with large closet, separate shower and soaking tub, and water closet. Kitchen has newer cabinets, stainless appliances and a tiled backsplash. Relax in the vaulted ceiling great room w/ fireplace and tons of natural light. Walk out to the large deck and enjoy the beautifully landscaped yard. Updated vinyl plank floors throughout entire 1st floor, popcorn ceilings removed, windows have been replaced with vinyl and new fixtures added. Upstairs features two large bedrooms with walk-in closets and the 2nd full bath. Laundry room on main floor. Large two car garage. Community features a pool and tennis courts with a playground and sidewalks. Great location, easy access to 74 and surrounding shopping and restaurants.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Re/Max Executive	Property is active on MLS currently for \$419,000					
Listing Agent Name	Josh Fretz						
Listing Agent Phone	704-351-6334						
# 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
09/01/2022	\$429,900	09/22/2022	\$419,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$379,000	\$379,000
Sales Price	\$378,000	\$378,000
30 Day Price	\$373,000	--
Comments Regarding Pricing Strategy		
<p>Subject property is in average area where market is slowly decreasing. Subject property is in average condition, by exterior inspection. Subject property is currently listed for \$419,000. It is overpriced compare to similar properties in this neighborhood. Number of similar comps is extremely limited, some parameters such age, size, lot size and etc, have been extended to locate similar comps. Best available comps have been selected for subject property. This opinion is not an appraisal of the market value 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 shall 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 loan origination, including first and second mortgages, refinances, or equity lines of credit.</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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 3409 Fortis Lane
Matthews, NC 28105



Front

L2 9820 Dunfries Road
Matthews, NC 28105



Front

L3 3007 Walsingham Court
Matthews, NC 28105



Front

Sales Photos

S1 9620 Clifton Meadow Drive
Matthews, NC 28105



Front

S2 9607 Clifton Meadow Drive
Matthews, NC 28105



Front

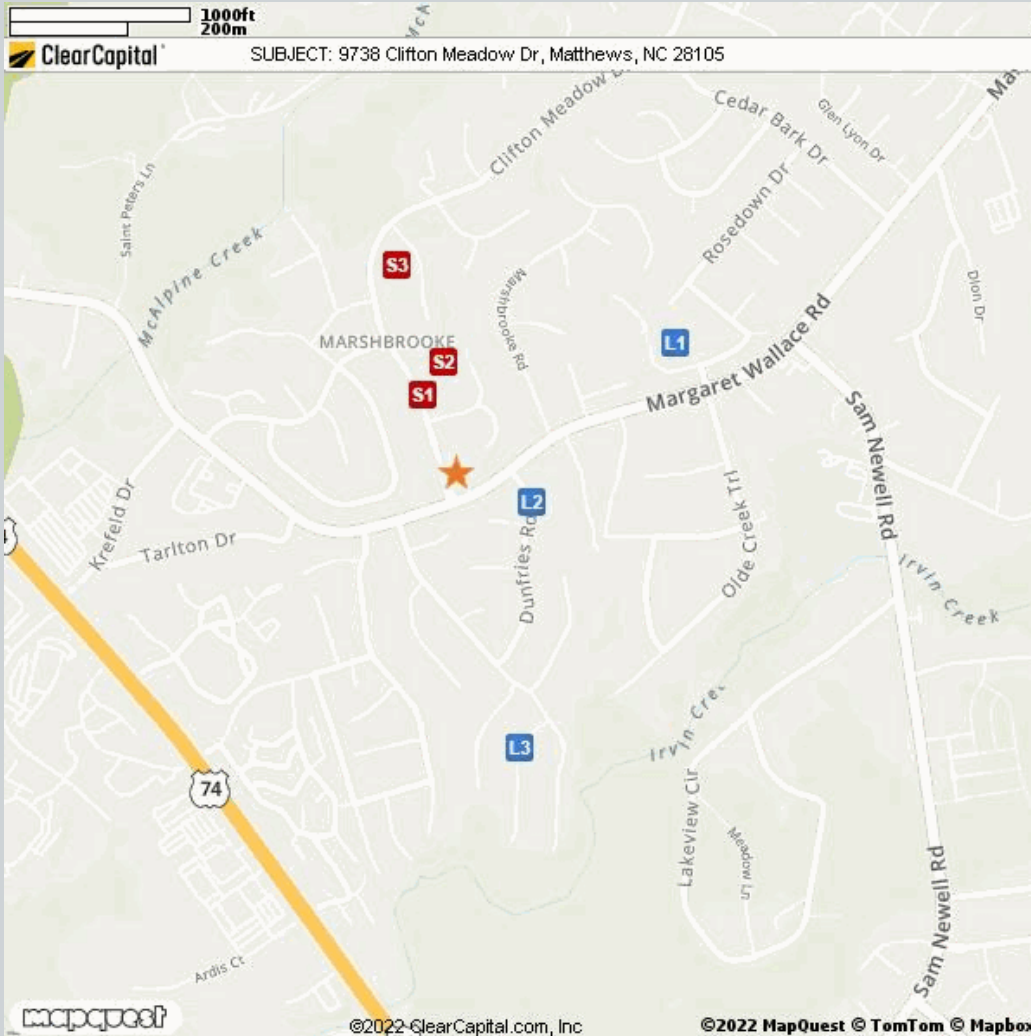
S3 9327 Clifton Meadow Drive
Matthews, NC 28105



Front

ClearMaps Addendum

Address ★ 9738 Clifton Meadow Drive, Matthews, NC 28105
Loan Number 48921 **Suggested List** \$379,000 **Suggested Repaired** \$379,000 **Sale** \$378,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9738 Clifton Meadow Drive, Matthews, NC 28105	--	Parcel Match
L1 Listing 1	3409 Fortis Lane, Matthews, NC 28105	0.37 Miles ¹	Parcel Match
L2 Listing 2	9820 Dunfries Road, Matthews, NC 28105	0.12 Miles ¹	Parcel Match
L3 Listing 3	3007 Walsingham Court, Matthews, NC 28105	0.39 Miles ¹	Parcel Match
S1 Sold 1	9620 Clifton Meadow Drive, Matthews, NC 28105	0.12 Miles ¹	Parcel Match
S2 Sold 2	9607 Clifton Meadow Drive, Matthews, NC 28105	0.16 Miles ¹	Parcel Match
S3 Sold 3	9327 Clifton Meadow Drive, Matthews, NC 28105	0.31 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	Alla Yaroshevich	Company/Brokerage	Golden Bridge Realty, LLC
License No	251528	Address	11035 Golf Links Dr #78522 Charlotte NC 28277
License Expiration	06/30/2023	License State	NC
Phone	7049621034	Email	alla.yaroshevich@gmail.com
Broker Distance to Subject	7.75 miles	Date Signed	10/17/2022

/Alla Yaroshevich/

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 opinion is not an appraisal of the market value 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 shall 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 loan origination, including first and second mortgages, refinances, or equity lines of credit.

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.