

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>	51 Stratford Drive, Okatie, SOUTH CAROLINA 29909	<b>Order ID</b>	8444660	<b>Property ID</b>	33346470
<b>Inspection Date</b>	09/28/2022	<b>Date of Report</b>	09/30/2022		
<b>Loan Number</b>	49151	<b>APN</b>	R600 022 000 0771 0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Beaufort		

Tracking IDs					
<b>Order Tracking ID</b>	09.26.22 BPO	<b>Tracking ID 1</b>	09.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> The subject exterior appeared to be in average condition at the time of inspection.
<b>R. E. Taxes</b>	\$1,284	
<b>Assessed Value</b>	\$255,500	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Subject is on lockbox according to MLS. )		
<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>	Eagle's Pointe 888-888-8888	
<b>Association Fees</b>	\$1460 / Year (Pool,Tennis,Other: Golf privileges, leisure trails, etc. )	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is an SFD in Eagle's Pointe, a residential community in Okatie, Beaufort County. There were 4 houses sold in the subject community in the past 6 months, no REO, no short sale. There are currently 7 houses for sale in the subject community, no REO, no short sale.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$450,000 High: \$565,000	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	51 Stratford Drive	19 Hyde Park Circle	73 Stratford Drive	26 Muirfield Drive
<b>City, State</b>	Okatie, SOUTH CAROLINA	Bluffton, SC	Okatie, SC	Okatie, SC
<b>Zip Code</b>	29909	29910	29909	29909
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.55 <sup>1</sup>	0.14 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,999	\$469,000	\$495,000
<b>List Price \$</b>	--	\$375,000	\$459,000	\$495,000
<b>Original List Date</b>		09/06/2022	08/26/2022	09/19/2022
<b>DOM · Cumulative DOM</b>	-- · --	24 · 24	28 · 35	4 · 11
<b>Age (# of years)</b>	20	22	21	24
<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	Beneficial ; Golf Course	Beneficial ; Water
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,807	1,708	1,950	1,935
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	8	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>	0.29 acres	0.16 acres	0.23 acres	0.24 acres
<b>Other</b>	N, A	N, A	N, A	N, A

\* 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** Comp #1 is inferior, 2 years older, less GLA, same # of bedrooms and bathrooms, 2-car garage, similar view.

**Listing 2** Comp #2 is superior, same community, 1 year newer, more GLA, same # of bedrooms and full baths, 1 extra half bath, 2-car garage, superior golf and lagoon view.

**Listing 3** Comp #3 is superior, same community, 4 years older, more GLA, same # of bedrooms and bathrooms, 2-car garage, superior lagoon view.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	51 Stratford Drive	10 Abingdon Lane	123 Muirfield Drive	10 Wellington Drive
<b>City, State</b>	Okatie, SOUTH CAROLINA	Okatie, SC	Okatie, SC	Bluffton, SC
<b>Zip Code</b>	29909	29909	29909	29910
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.71 <sup>1</sup>	0.63 <sup>1</sup>	1.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$449,900	\$535,000	\$394,995
<b>List Price \$</b>	--	\$449,900	\$535,000	\$394,995
<b>Sale Price \$</b>	--	\$450,000	\$541,000	\$394,995
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/22/2022	06/30/2022	05/17/2022
<b>DOM · Cumulative DOM</b>	-- · --	3 · 28	3 · 49	28 · 8
<b>Age (# of years)</b>	20	21	21	21
<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	Beneficial ; Water	Beneficial ; Golf Course	Beneficial ; Water
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,807	1,801	2,059	1,593
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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>	0.29 acres	0.22 acres	0.28 acres	0.25 acres
<b>Other</b>	N, A	N, A	N, A	N, A
<b>Net Adjustment</b>	--	-\$8,400	-\$44,200	+\$12,400
<b>Adjusted Price</b>	--	\$441,600	\$496,800	\$407,395

\* Sold 1 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Comp #1 is superior, same community, 1 year older, less GLA, same # of bedrooms and bathrooms, 2-car garage, superior lagoon view.

**Sold 2** Comp #2 is superior, same community, 1 year older, more GLA, same # of bedrooms and bathrooms, super 3-car garage, superior golf view.

**Sold 3** Comp #1 is inferior, 1 year older, less GLA, same # of bedrooms and bathrooms, 2-car garage, superior lagoon view.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Re/Max Accent/Coastal Accent Inc.	The subject was sold on 5/11/2022 at @\$352,000, a non-MLS sale. The subject was originally listed on 7/29/2022 @ \$475,000; Reduced on 8/25/2022 to \$460,000; Reduced on 8/30/2022 to \$445,000; Under Contract on 9/7/2022 @ \$445,000.					
<b>Listing Agent Name</b>	Jason Stubbs						
<b>Listing Agent Phone</b>	912-656-5662						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
--	--	--	--	Sold	05/11/2022	\$352,000	Tax Records
07/29/2022	\$475,000	08/30/2022	\$445,000	Pending/Contract	09/07/2022	\$445,000	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$445,000	\$445,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$435,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to the lack of comps that were sufficiently similar to the subject, the range of listing prices, room count, proximity, and square footage must be expanded. The suggested subject value is bracketed by all comps. Adjustments may not be accurate as this is a drive-by inspection only. This is not a formal appraisal and is not to be used for the purpose of financing.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Side



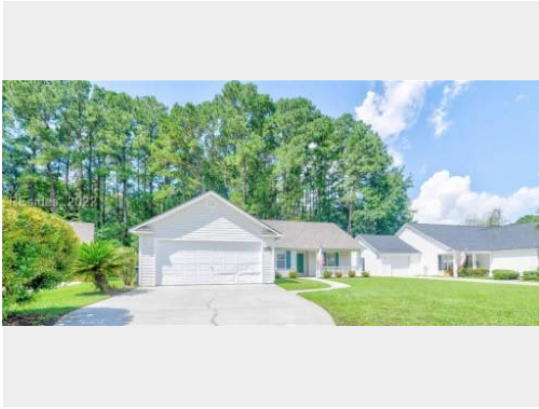
Street



Street

## Listing Photos

**L1** 19 Hyde Park Circle  
Bluffton, SC 29910



Front

**L2** 73 Stratford Drive  
Okatie, SC 29909



Front

**L3** 26 Muirfield Drive  
Okatie, SC 29909



Front

## Sales Photos

**S1** 10 Abingdon Lane  
Okatie, SC 29909



Front

**S2** 123 Muirfield Drive  
Okatie, SC 29909



Front

**S3** 10 Wellington Drive  
Bluffton, SC 29910



Front



### ClearMaps Addendum

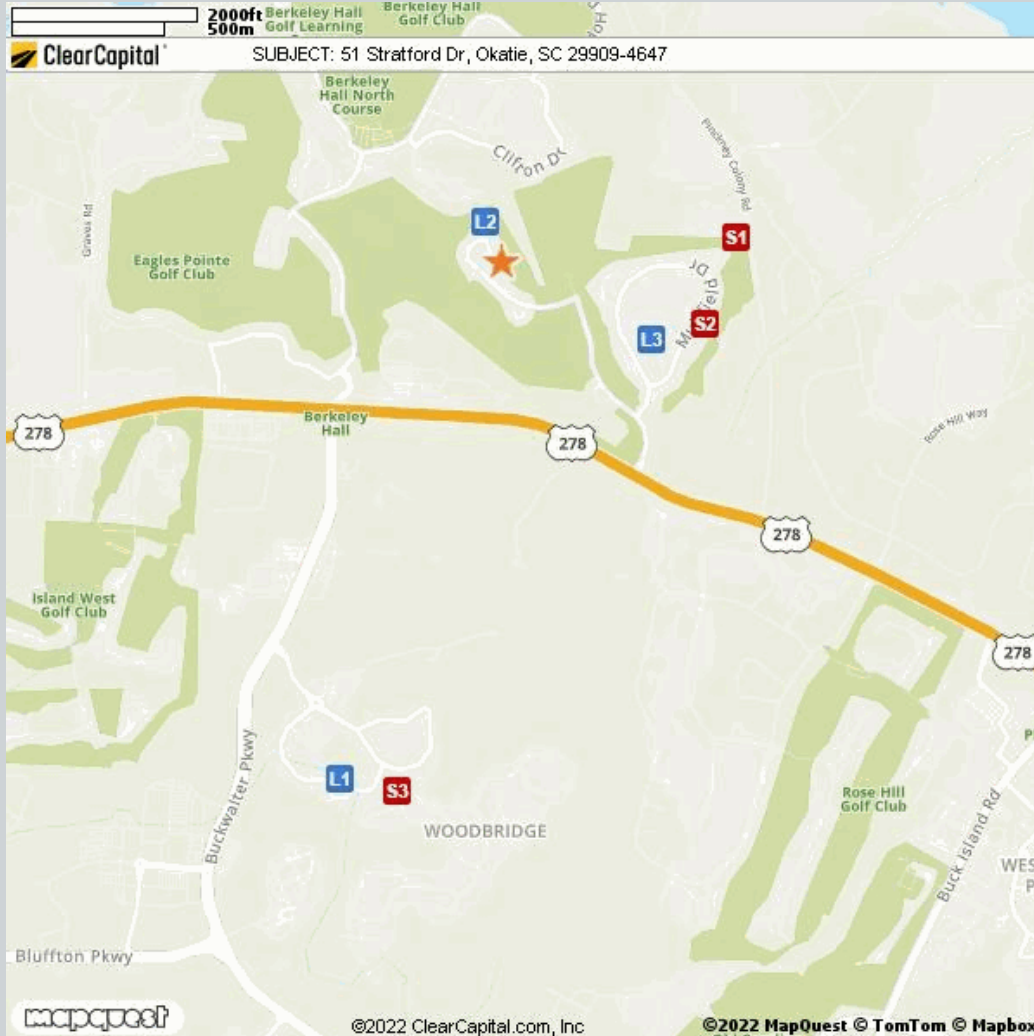
**Address** ★ 51 Stratford Drive, Okatie, SOUTH CAROLINA 29909

**Loan Number** 49151

**Suggested List** \$445,000

**Suggested Repaired** \$445,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	51 Stratford Drive, Okatie, South Carolina 29909	--	Parcel Match
L1 Listing 1	19 Hyde Park Circle, Bluffton, SC 29910	1.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	73 Stratford Drive, Okatie, SC 29909	0.14 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	26 Muirfield Drive, Okatie, SC 29909	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10 Abingdon Lane, Okatie, SC 29909	0.71 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	123 Muirfield Drive, Okatie, SC 29909	0.63 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	10 Wellington Drive, Bluffton, SC 29910	1.54 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.

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

<b>Broker Name</b>	Chunrong (Jessica) Chu	<b>Company/Brokerage</b>	JC Real Estate Group
<b>License No</b>	50245	<b>Address</b>	85 Black Watch Drive Hilton Head Island SC 29926
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	8434220328	<b>Email</b>	jchu57@gmail.com
<b>Broker Distance to Subject</b>	6.86 miles	<b>Date Signed</b>	09/30/2022

*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.**