

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	1280 Marsh Rabbit Court, Mount Pleasant, SC 29466	Order ID	8682099	Property ID	34070910
Inspection Date	04/04/2023	Date of Report	04/04/2023		
Loan Number	49228	APN	5941000164		
Borrower Name	Catamount Properties 2018 LLC	County	Charleston		

Tracking IDs					
Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC,	Property is well kept from exterior view. The landscape is trim and no evidence of deferred maintenance or damage appears from drive by inspection. Property sits on a cul de sac and conforms to neighborhood aesthetic. There is no clear shot for either side view due to plantings. online tax records list owner as Catalmount Properties 2018
R. E. Taxes	\$7,250	
Assessed Value	\$31,200	
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	Dunes West 843-352-4611	
Association Fees	\$1668 / Year (Pool,Other: golf club mbrship avail.)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Dunes West is a country club neighborhood with golf, tennis, swimming amenities. The subdivision is upscale and half an hour from the Charleston peninsula. Nearby restaurants, shopping and services available. Isle of Palms beach is under 30 minutes away. The market is comparable to the much of the area and is slower than usual at this time of year and homes prices seeing a small decrease and days on market longer than the average for Charleston Metro.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$383900 High: \$1327600	
Market for this type of property	Decreased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1280 Marsh Rabbit Court	2116 Short Grass Ct	3153 Grass Marsh Dr	2736 Four Winds Pl
City, State	Mount Pleasant, SC	Mount Pleasant, SC	Mount Pleasant, SC	Mount Pleasant, SC
Zip Code	29466	29466	29466	29466
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.31 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$905,000	\$899,000	\$665,000
List Price \$	--	\$869,900	\$899,000	\$590,000
Original List Date		01/07/2023	01/13/2023	11/23/2022
DOM · Cumulative DOM	-- · --	87 · 87	80 · 81	131 · 132
Age (# of years)	24	19	20	26
Condition	Average	Good	Good	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 Traditional	2 Stories Traditionnal	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,664	2,506	2,989	2,300
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	4 · 2 · 1	4 · 2 · 1
Total Room #	9	10	9	9
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 Spa - Yes	--	--	--
Lot Size	0.44 acres	.28 acres	0.25 acres	0.21 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.

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

Listing 1 The comparable property has one more bedroom and one more bath than the subject property. It also has some appealing interior upgrades. The subject property has one more half bath, a larger lot more curb appeal. Subject property has an in ground pool and outdoor kitchen. 810

Listing 2 This comparable property is 5 years newer than the subject with 300 sf more GLA . The comp also has a few updates - kitchen, flooring and master bath. The lot on the comp property is smaller than the subject. Subject property has an in ground pool and outdoor kitchen. 899

Listing 3 This third comparable property is smaller by 300 sf GLA. It has a smaller lot (half the size of the subject property and a mediocre curb appeal. Subject property has an in ground pool and outdoor kitchen. 835 844.75 overall

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1280 Marsh Rabbit Court	3105 Grass Marsh Dr	1036 Black Rush Cir	2117 Short Grass Ct
City, State	Mount Pleasant, SC	Mount Pleasant, SC	Mount Pleasant, SC	Mount Pleasant, SC
Zip Code	29466	29466	29466	29466
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.08 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$755,000	\$800,000	\$894,900
List Price \$	--	\$755,000	\$780,000	\$869,900
Sale Price \$	--	\$755,000	\$720,000	\$845,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	10/28/2022	02/17/2023	03/11/2023
DOM · Cumulative DOM	-- · --	2 · 37	97 · 125	31 · 58
Age (# of years)	24	21	22	20
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,664	2,738	3,071	2,938
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 3 · 1	5 · 3 · 1
Total Room #	9	9	11	11
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 Spa - Yes	--	--	--
Lot Size	0.44 acres	.25 acres	.32 acres	.37 acres
Other	--	--	--	--
Net Adjustment	--	+\$115,000	+\$95,000	+\$35,000
Adjusted Price	--	\$870,000	\$815,000	\$880,000

* Sold 1 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** The first comparable property is very similar to the subject other than a smaller lot and that the subject property has in ground pool and outdoor kitchen.
- Sold 2** Comp 2 is slightly smaller than the subject with one more bedroom and one more bath. Additional adjustment made for an all cash sale on this property.
- Sold 3** This third comp has one more bedroom and one more bath than the subject. Additional adjustment made for more attractive lot/setting on subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last MLS listing was in September, 2017. It has not been listed or sold since then.			
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	\$851,000	\$851,000
Sales Price	\$846,000	\$846,000
30 Day Price	\$840,000	--
Comments Regarding Pricing Strategy		
This property would be popular and likely sell faster than average in this slower than average market. Price listed is conservative as I have no current interior photos. If there are upgrades (which is likely given the time since purchase and the appearance of the exterior of the property) the sale price would be higher .		

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.
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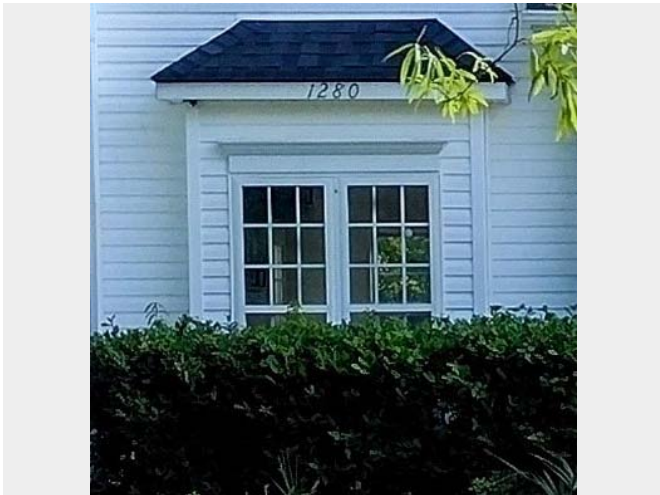
Subject Photos



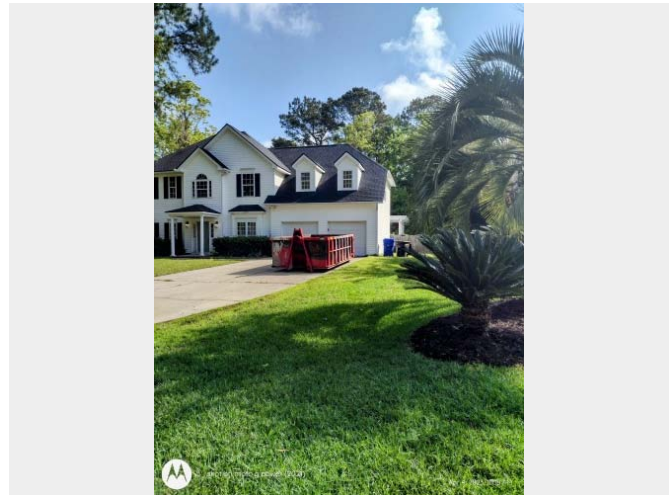
Front



Front



Address Verification



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2116 Short Grass Ct
Mount Pleasant, SC 29466



Front

L2 3153 Grass Marsh Dr
Mount Pleasant, SC 29466



Front

L3 2736 Four Winds Pl
Mount Pleasant, SC 29466



Front

Sales Photos

S1 3105 Grass Marsh Dr
Mount Pleasant, SC 29466



Front

S2 1036 Black Rush Cir
Mount Pleasant, SC 29466



Front

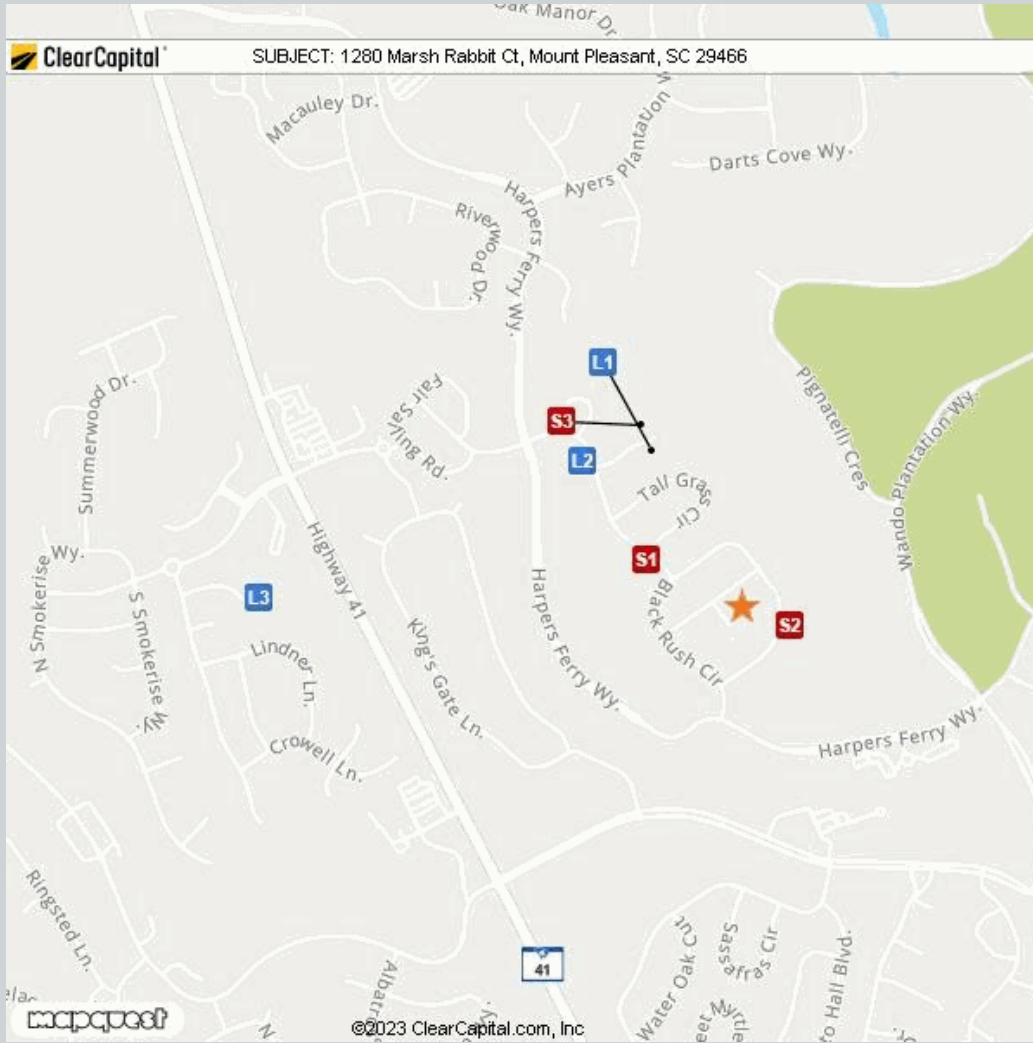
S3 2117 Short Grass Ct
Mount Pleasant, SC 29466



Front

ClearMaps Addendum

Address ★ 1280 Marsh Rabbit Court, Mount Pleasant, SC 29466
Loan Number 49228 **Suggested List** \$851,000 **Suggested Repaired** \$851,000 **Sale** \$846,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1280 Marsh Rabbit Court, Mount Pleasant, SC 29466	--	Parcel Match
L1 Listing 1	2116 Short Grass Ct, Mount Pleasant, SC 29466	0.26 Miles ¹	Parcel Match
L2 Listing 2	3153 Grass Marsh Dr, Mount Pleasant, SC 29466	0.31 Miles ¹	Parcel Match
L3 Listing 3	2736 Four Winds Pl, Mount Pleasant, SC 29466	0.70 Miles ¹	Parcel Match
S1 Sold 1	3105 Grass Marsh Dr, Mount Pleasant, SC 29466	0.15 Miles ¹	Parcel Match
S2 Sold 2	1036 Black Rush Cir, Mount Pleasant, SC 29466	0.08 Miles ¹	Parcel Match
S3 Sold 3	2117 Short Grass Ct, Mount Pleasant, SC 29466	0.30 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	Tammy West	Company/Brokerage	Carolina Elite Real Estate
License No	94741	Address	178 Brady St Charleston SC 29492
License Expiration	06/30/2023	License State	SC
Phone	8437304486	Email	mstammywest@gmail.com
Broker Distance to Subject	6.88 miles	Date Signed	04/04/2023

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.