

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	120 Whaler Avenue, Summerville, SC 29486	Order ID	8184346	Property ID	32705481
Inspection Date	05/10/2022	Date of Report	05/10/2022		
Loan Number	49418	APN	1790701007		
Borrower Name	Hollyvale Rental Holdings LLC	County	Berkeley		

Tracking IDs					
Order Tracking ID	05.09.22 BPO	Tracking ID 1	05.09.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JASON T HODGE	Condition Comments	
R. E. Taxes	\$7,024	Home is in good condition and appears to need no repairs	
Assessed Value	\$17,160		
Zoning Classification	Residential BERKELEY COUNTY - PD-MU		
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	Cane Bay HOA		
Association Fees	\$900 / Year (Pool,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is highly desired and homes sell quickly for asking price or more.	
Sales Prices in this Neighborhood	Low: \$320000 High: \$532500		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	120 Whaler Avenue	105 Whaler Ave	107 Whaler Ave	229 Seaworthy St
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29486	29486	29486	29486
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.08 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,915	\$533,910	\$499,000
List Price \$	--	\$555,915	\$534,740	\$489,000
Original List Date		01/13/2022	01/03/2022	02/18/2022
DOM · Cumulative DOM	-- · --	117 · 117	127 · 127	81 · 81
Age (# of years)	4	0	1	3
Condition	Good	Excellent	Excellent	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 Historical	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,791	2,643	2,907	2,836
Bdrm · Bths · ½ Bths	4 · 3 · 1	5 · 3	4 · 3 · 1	5 · 3 · 1
Total Room #	9	9	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	--	--	--	--
Lot Size	.14 acres	0.14 acres	0.14 acres	0.15 acres
Other	--	--	--	--

* Listing 3 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** This is a new construction home West Lake at Cane Bay is the Summerville area's most popular selling single-builder community. With a variety of floorplans and the most sought-after finishes, it's no wonder homebuyers are making West Lake their new home. With lake access, stunning views and top rated schools, West Lake has something for everyone. Homes range in completion timeframes from ready now to 6 months out. The Forrester floorplan features a formal dining room adjoining the kitchen, large island, and open concept living space. There is a standard patio located off the great room, as well as a guest suite on the first floor. This floorplan's second floor includes a primary bedroom, laundry room, and large bonus room. Photos are a depiction of a similar home.
- Listing 2** This is a new construction home West Lake at Cane Bay is the Summerville area's most popular selling single-builder community. With a variety of floorplans and the most sought-after finishes, it's no wonder homebuyers are making West Lake their new home. With lake access, stunning views and top rated schools, West Lake has something for everyone. Homes range in completion timeframes from ready now to 6 months out. The Willow Oak floorplan features a large kitchen space with an island, a standard patio, and a first-floor primary bedroom with a walk-in closet. On the second floor, you will find a convenient loft space in addition to three beds and two baths. Photos are a depiction of a similar home.
- Listing 3** Welcome home to the Dijon floor plan in luxury style living located at West Lake in Cane Bay. This beautiful home features a large open concept, granite countertops, gas fireplace and a screened lanai. Owner's retreat is located on the main floor with a sitting room, double vanities and large walk-in closet. The second-floor features FOUR secondary bedrooms, TWO full bathrooms, and a large loft area. This home also includes Smart Home technology and a sprinkler system already installed! Owners will enjoy elite style amenities including pool, club house, walking/jogging trails and access to 300 acre lake!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	120 Whaler Avenue	132 Whaler Ave	151 Whaler Ave	226 Seaworthy St
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29486	29486	29486	29486
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.14 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$520,000	\$510,000	\$550,000
List Price \$	--	\$520,000	\$510,000	\$550,000
Sale Price \$	--	\$520,000	\$489,000	\$535,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/02/2022	04/29/2022	04/12/2022
DOM · Cumulative DOM	-- · --	75 · 75	60 · 60	55 · 55
Age (# of years)	4	4	2	3
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	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories Historical	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,791	2,770	2,688	2,720
Bdrm · Bths · ½ Bths	4 · 3 · 1	5 · 3	5 · 3	5 · 3
Total Room #	9	9	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	--	--	--	--
Lot Size	.14 acres	0.18 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$520,000	\$489,000	\$535,000

* 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** WELCOME HOME! No need to wait for new construction. This DR Horton Emerald 5BR/3BA Forrester Floor Plan boasts an open layout plan with upgrades galore. The home abuts a canal, great for fishing and canoeing which includes access to the 300+ acre private Lakes of Cane Bay. The 1st floor includes a formal dining, large open living room with gas fireplace, guest suite, full bathroom, screened in porch and gourmet kitchen with a large granite island. 2nd floor includes 4 bedrooms with large owner suite with double bowl vanity, tile flooring, and walk-in closet. All appliances convey. Amenities include: 300+ acre Lake of Cane Bay, waterfront access, fishing pond, pool, private dock, walking trails, playground. Area info: YMCA 1.5 miles, Publix 3 miles
- Sold 2** Welcome to 151 Whaler Ave, in the highly desirable West Lake subdivision at Cane Bay Plantation. The 5br/3ba Forrester plan invites you in with an impressive two story, open foyer. The first floor living space is perfect for entertaining, featuring an open great room with a gas fireplace and flex space. The kitchen includes a large island, and plenty of cabinetry/storage. A guest suite is also located on the main floor. The open concept, wood staircase leads to the second floor, where you will find three secondary bedrooms, full bath, laundry and owner's suite which features a massive walk in shower and double vanity. Enjoy the view of the lake from the screened porch or a short walk across the street you can enjoy West Lake's amenities including a 300 acre lake and waterfront access.
- Sold 3** Stunning 5 bed 3 bath home on the lake in immaculate condition. This home is perfect for entertaining. Through the front door you are welcomed with a two-story foyer and staircase and formal dining room. The first floor features an open great room with a gas fireplace and expansive kitchen with an oversized island and lots of granite countertops. A guest suite with full bath is located on the first floor. On the second floor you will find the private owner's retreat including a spacious bedroom with tray ceiling and private bath with a large shower and walk-in closet. There are 2 secondary bedrooms, and a full bath as well as a large media room with vaulted ceiling (5th bedroom). The screened porch has beautiful lake views. Garage storage, irrigation, landscaping and curbing, fenced yard.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Home last sold May 6, 2022.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/05/2022	\$550,000	04/13/2022	\$550,000	Sold	05/06/2022	\$460,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$502,000	\$502,000
Sales Price	\$502,000	\$502,000
30 Day Price	\$499,000	--
Comments Regarding Pricing Strategy		
\$180 per square foot puts this property in line with the comps.		

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.

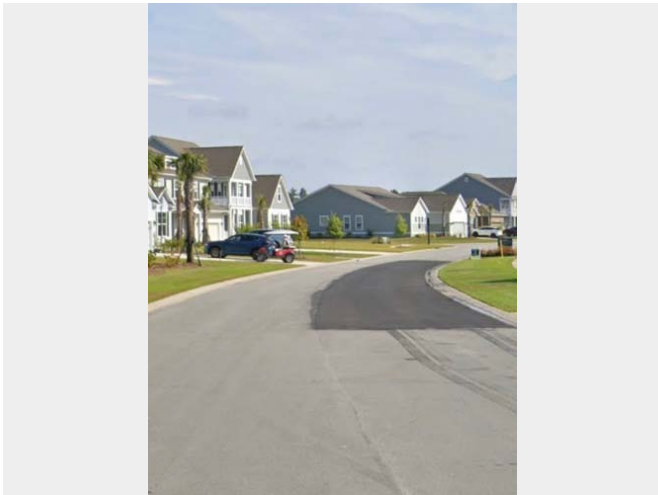
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 105 Whaler Ave
Summerville, SC 29486



Address Verification

L2 107 Whaler Ave
Summerville, SC 29486



Address Verification

L3 229 Seaworthy St
Summerville, SC 29486



Address Verification

Sales Photos

S1 132 Whaler Ave
Summerville, SC 29486



Address Verification

S2 151 Whaler Ave
Summerville, SC 29486



Address Verification

S3 226 Seaworthy St
Summerville, SC 29486



Address Verification

ClearMaps Addendum

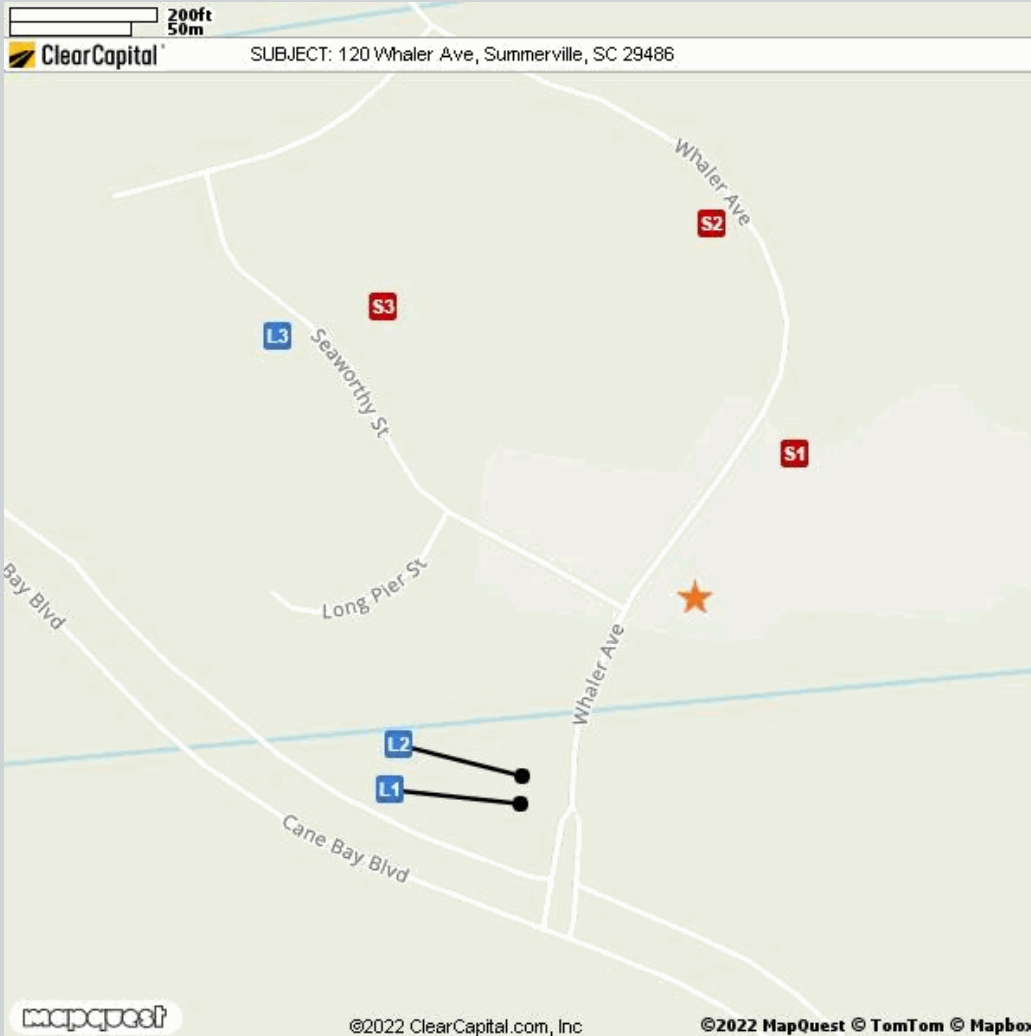
Address ★ 120 Whaler Avenue, Summerville, SC 29486

Loan Number 49418

Suggested List \$502,000

Suggested Repaired \$502,000

Sale \$502,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	120 Whaler Avenue, Summerville, SC 29486	--	Parcel Match
L1 Listing 1	105 Whaler Ave, Summerville, SC 29486	0.09 Miles ¹	Parcel Match
L2 Listing 2	107 Whaler Ave, Summerville, SC 29486	0.08 Miles ¹	Parcel Match
L3 Listing 3	229 Seaworthy St, Summerville, SC 29486	0.18 Miles ¹	Parcel Match
S1 Sold 1	132 Whaler Ave, Summerville, SC 29486	0.07 Miles ¹	Parcel Match
S2 Sold 2	151 Whaler Ave, Summerville, SC 29486	0.14 Miles ¹	Parcel Match
S3 Sold 3	226 Seaworthy St, Summerville, SC 29486	0.15 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.
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

Broker Name	Kristopher Holcombe	Company/Brokerage	Realty One Group Coastal
License No	126062	Address	104 Mayfield Street Summerville SC 29485
License Expiration	06/30/2023	License State	SC
Phone	8437541618	Email	kris@holycitydigs.com
Broker Distance to Subject	13.56 miles	Date Signed	05/10/2022

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.