

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	4016 Carolina Bay Drive, Moncks Corner, SC 29461	Order ID	8501269	Property ID	33514691
Inspection Date	11/02/2022	Date of Report	11/03/2022		
Loan Number	49419	APN	162-01-03-075		
Borrower Name	Catamount Properties 2018 LLC	County	Berkeley		

Tracking IDs					
Order Tracking ID	11.02.22 CS_Citi Update	Tracking ID 1	11.02.22 CS_Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	Subject is in average to good condition with no visible repairs needed. The home sits at the end of a culdesac and backs up to woods.
R. E. Taxes	\$1,317	
Assessed Value	\$203,400	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (deadbolt)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Oak Hill Plantation HOA (843) 795-8484	
Association Fees	\$185 / Year (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood is a small fairly new subdivision conveniently located between two 4 lane highways for easy access to Goose Creek or downtown Moncks Corner.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$232,000 High: \$365,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4016 Carolina Bay Drive	101 Piney Branch Ct.	621 Resinwood Rd.	403 White Bluff Ct.
City, State	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC
Zip Code	29461	29461	29461	29461
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.16 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$364,900	\$340,000	\$374,500
List Price \$	--	\$319,000	\$320,000	\$350,000
Original List Date		08/10/2022	08/24/2022	08/10/2022
DOM · Cumulative DOM	-- · --	85 · 85	62 · 71	81 · 85
Age (# of years)	18	17	17	18
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	Beneficial ; Woods	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories traditional	2 Stories traditional	1.5 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,358	2,358	1,907	2,628
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2	4 · 2 · 1
Total Room #	8	9	8	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	.23 acres	.22 acres	.25 acres	.23 acres
Other	front porch	front porch	none	front porch

* 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 Listing 1 was the same sq. ft. as the subject, similar age and lot size. It also had the front porch and same 2 car garage. This home has been reduced quickly down in price. This home is the most similar to the subject in characteristics, although the price seems to be low for the sq. ft.

Listing 2 Listing 2 is smaller and is 1.5 story. It has the same 2 car garage, but no porches. The age and lot size is similar. It has been reduced in price also, since listed.

Listing 3 Listing 3 is larger in sq. ft., but similar in age, lot size, front porch and the 2 car garage. It has been reduced in price since being listed.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4016 Carolina Bay Drive	4004 Carolina Bay Dr.	2043 Robin Wood Blvd.	708 Resinwood Rd.
City, State	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC	Moncks Corner, SC
Zip Code	29461	29461	29461	29461
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.12 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$350,000	\$350,000
List Price \$	--	\$340,000	\$345,000	\$350,000
Sale Price \$	--	\$340,000	\$350,000	\$365,000
Type of Financing	--	Va	Va	Conventional
Date of Sale	--	08/19/2022	07/20/2022	05/31/2022
DOM · Cumulative DOM	-- · --	18 · 60	18 · 43	2 · 28
Age (# of years)	18	18	18	17
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	Beneficial ; Woods	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	2,358	2,358	2,081	2,628
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	9	8	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	.23 acres	.19 acres	.20 acres	.20 acres
Other	front porch	front porch	front porch	front porch
Net Adjustment	--	-\$5,500	+\$20,775	-\$20,250
Adjusted Price	--	\$334,500	\$370,775	\$344,750

* 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** Sold Comp 1 was very similar to the subject in home sq. ft., age, front porch, and 2 car garage, It had one more bedroom even though the total sq. ft. of the home was the same size. Adjustments: Subtract \$5,500. for the closing costs paid by the seller for the buyer. This was the most recent sale and the most similar of the comps.
- Sold 2** Sold Comp 2 was smaller in sq. ft., but had the same rooms, was the same age, and had the 2 car garage and front porch. No concessions were paid. This home was sold just before the interest rates had climbed higher and before market prices had dropped. Adjustments: Add \$20,775 for the sq. ft.
- Sold 3** Sold Comp 3 was larger in sq. ft. than the subject and had 1 more bedroom. The age and lot size were similar. This home also had a similar front porch and 2 car garage. No concessions were paid. Adjustments:

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX Cornerstone Realty	Sold earlier this year on 5/10/2022 for \$290,000., then listed with present owner on 07/8/2022 - current listed price is \$337,500.					
Listing Agent Name	Kandi Mangual						
Listing Agent Phone	(843)860-3461						
# 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
04/10/2022	\$305,000	05/10/2022	\$305,000	Pending/Contract	05/10/2022	\$290,000	MLS
07/08/2022	\$399,900	11/03/2022	\$337,500	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$340,000	\$340,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
<p>The market is rapidly changing again since about 6 months ago. At that time, practically anything would sell, even in not so great condition. Now, with rising interest rates, it is getting more difficult for listings to sell. This causes home prices to fall. The subject has a great location at the end of a culdesac with a vacant lot next to it and woods in the back. It also has good sq. ft., good bedrooms, garage and a front porch. It has had many price reductions and is still currently listed.</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 101 Piney Branch Ct.
Moncks Corner, SC 29461



Front

L2 621 Resinwood Rd.
Moncks Corner, SC 29461



Front

L3 403 White Bluff Ct.
Moncks Corner, SC 29461



Front

Sales Photos

S1 4004 Carolina Bay Dr.
Moncks Corner, SC 29461



Front

S2 2043 Robin Wood Blvd.
Moncks Corner, SC 29461



Front

S3 708 Resinwood Rd.
Moncks Corner, SC 29461



Front

ClearMaps Addendum

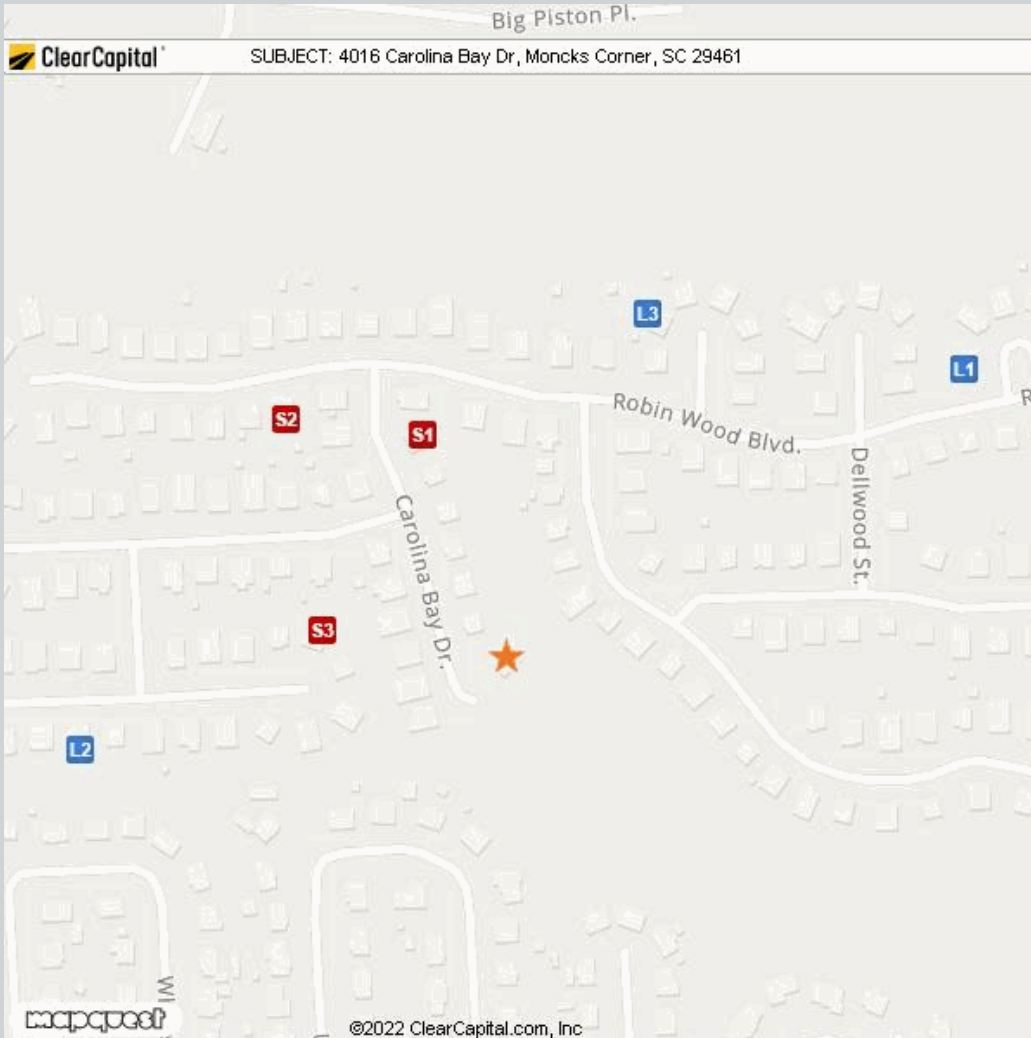
Address ★ 4016 Carolina Bay Drive, Moncks Corner, SC 29461

Loan Number 49419

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4016 Carolina Bay Drive, Moncks Corner, SC 29461	--	Parcel Match
L1 Listing 1	101 Piney Branch Ct., Moncks Corner, SC 29461	0.19 Miles ¹	Parcel Match
L2 Listing 2	621 Resinwood Rd., Moncks Corner, SC 29461	0.16 Miles ¹	Parcel Match
L3 Listing 3	403 White Bluff Ct., Moncks Corner, SC 29461	0.13 Miles ¹	Parcel Match
S1 Sold 1	4004 Carolina Bay Dr., Moncks Corner, SC 29461	0.08 Miles ¹	Parcel Match
S2 Sold 2	2043 Robin Wood Blvd., Moncks Corner, SC 29461	0.12 Miles ¹	Parcel Match
S3 Sold 3	708 Resinwood Rd., Moncks Corner, SC 29461	0.07 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	Donna Baxter	Company/Brokerage	Carolina Elite Real Estate
License No	40181	Address	414 Brookgreen Dr. Moncks Corner SC 29461
License Expiration	06/30/2023	License State	SC
Phone	8432700573	Email	dbaxter555@yahoo.com
Broker Distance to Subject	6.01 miles	Date Signed	11/03/2022

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.