

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	675 Winding Branch Road, Rock Hill, SOUTH CAROLINA 29732	Order ID	8248443	Property ID	32853550
Inspection Date	06/03/2022	Date of Report	06/06/2022		
Loan Number	49489	APN	5490000163		
Borrower Name	Catamount Properties 2018 LLC	County	York		
Tracking IDs					
Order Tracking ID	06.03.22 BPO	Tracking ID 1	06.03.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BETTER PATH HOMES LLC	Condition Comments	
R. E. Taxes	\$1,105	<p>The interior of the property was not inspected. The exterior of the property was inspected from the road. The tax records does not list the bedroom count and I was not able to locate a MLS sheet for the property. I had to estimate the bedroom count. There is a lockbox on the front door, but there was also a vehicle in the driveway. It's being assumed the property is occupied. I did not locate a MLS listing for the property.</p>	
Assessed Value	\$7,659		
Zoning Classification	RSF-40		
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	Creeks Edge HOA 704-565-5009		
Association Fees	\$255 / Year (Other: Playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	<p>There are 3 properties for sale within 1 mile of the subject. 2 are under contract. 0 are new construction properties. All 3 are in the same subdivision as the subject. There are 7 properties that sold in the last 6 months within 1 mile of the subject. 1 was a new construction property. 6 of the properties were in the same subdivision as the subject and the sales price ranged from 340,000-435,000. All 6 properties had square footage within 20% of the subject. 4 sold in the last 3 months.</p>	
Sales Prices in this Neighborhood	Low: \$340,000 High: \$1,110,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	675 Winding Branch Road	607 Winding Branch Road	2079 Covered Bridge Court	1528 Bowater Road
City, State	Rock Hill, SOUTH CAROLINA	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29732	29732	29732	29732
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.34 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$380,000	\$400,000
List Price \$	--	\$385,000	\$380,000	\$400,000
Original List Date		05/27/2022	04/29/2022	05/11/2022
DOM · Cumulative DOM	-- · --	10 · 10	3 · 38	12 · 26
Age (# of years)	16	16	14	19
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	2,560	2,266	2,937	2,304
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	3 · 2 · 1
Total Room #	8	8	9	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.2 acres	.21 acres	.25 acres	1.06 acres
Other	Fireplace	Fireplace	Fireplace	No fireplace

* 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 property is not under contract. The property is in the same subdivision as the subject. The property does not have a first floor bedroom. The property has a fenced yard. The property is rented for \$2000/month. Adj made: +15582 sq ft Adj price: \$400,582

Listing 2 The property is not under contract. The property is in the same subdivision as the subject. The property has a first floor bedroom. Adj made: -19981 sq ft, -1500 fp Adj price: \$358,519

Listing 3 The property is under contract. The property has a first floor bedroom. Adj made: +13568 sq ft, -17200 lot size, +16000 garage, +1500 fp Adj price: \$413,868

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	675 Winding Branch Road	688 Winding Branch Road	2071 Covered Bridge Court	415 Rolling Stream Drive
City, State	Rock Hill, SOUTH CAROLINA	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29732	29732	29732	29732
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.32 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$340,000	\$369,900	\$365,000
List Price \$	--	\$340,000	\$369,900	\$365,000
Sale Price \$	--	\$390,000	\$392,000	\$398,000
Type of Financing	--	Other	Va	Va
Date of Sale	--	03/24/2022	03/30/2022	03/30/2022
DOM · Cumulative DOM	-- · --	9 · 50	3 · 33	2 · 33
Age (# of years)	16	12	16	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	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	2,560	2,162	2,580	2,681
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	4 · 3
Total Room #	8	8	9	10
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	.2 acres	.26 acres	.2 acres	.23 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$19,594	-\$1,060	-\$7,913
Adjusted Price	--	\$409,594	\$390,940	\$390,087

* 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** No concessions were paid. The property is in the same subdivision as the subject. The property has a first floor bedroom. Adj made: +21094 sq ft, -1500 bath
- Sold 2** No concessions were paid. The property is in the same subdivision as the subject. The property does not have a first floor bedroom. There were multiple offers. The property has a fenced yard. Adj made: -1060 sq ft
- Sold 3** No concessions were paid. The property is in the same subdivision as the subject. The property has a first floor bedroom. There were multiple offers. The property has a fenced yard and a shed. The property is situated on a cul-de-sac. Adj made: -6413 sq ft, -1500 bath

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per the tax records, the property sold on 6/2/2022 for 284,000. I did not locate a MLS sheet.			
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
--	--	--	--	Sold	06/02/2022	\$284,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
Disclaimer: This opinion is not an appraisal of the market price 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 should 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 origination, including first and second mortgages, refinances, and equity lines of credit.		

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 607 Winding Branch Road
Rock Hill, SC 29732



Front

L2 2079 Covered Bridge Court
Rock Hill, SC 29732



Front

L3 1528 Bowater Road
Rock Hill, SC 29732



Front

Sales Photos

S1 688 Winding Branch Road
Rock Hill, SC 29732



Front

S2 2071 Covered Bridge Court
Rock Hill, SC 29732



Front

S3 415 Rolling Stream Drive
Rock Hill, SC 29732



Front

ClearMaps Addendum

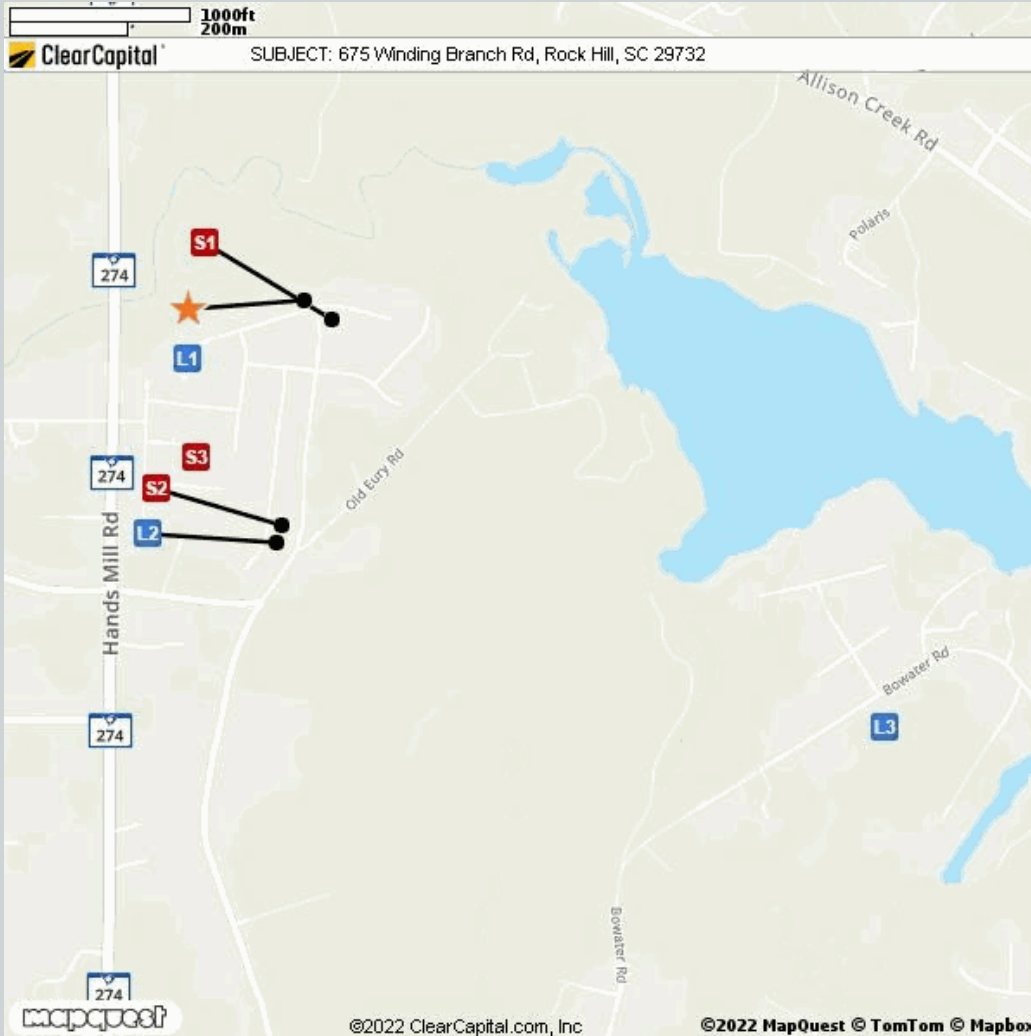
Address ★ 675 Winding Branch Road, Rock Hill, SOUTH CAROLINA 29732

Loan Number 49489

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	675 Winding Branch Road, Rock Hill, South Carolina 29732	--	Parcel Match
L1	607 Winding Branch Road, Rock Hill, SC 29732	0.21 Miles ¹	Parcel Match
L2	2079 Covered Bridge Court, Rock Hill, SC 29732	0.34 Miles ¹	Parcel Match
L3	1528 Bowater Road, Rock Hill, SC 29732	1.01 Miles ¹	Parcel Match
S1	688 Winding Branch Road, Rock Hill, SC 29732	0.05 Miles ¹	Parcel Match
S2	2071 Covered Bridge Court, Rock Hill, SC 29732	0.32 Miles ¹	Parcel Match
S3	415 Rolling Stream Drive, Rock Hill, SC 29732	0.29 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	Nicole Hackworth (SC)	Company/Brokerage	Rochelle Moon Realty LLC
License No	120822	Address	4423 Cypress Cove Rock Hill SC 29732
License Expiration	06/30/2022	License State	SC
Phone	9194953945	Email	nchomeadvisor@gmail.com
Broker Distance to Subject	3.35 miles	Date Signed	06/06/2022

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.