

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>	1134 Blueberry Lane, Charlotte, NC 28226	<b>Order ID</b>	8725050	<b>Property ID</b>	34157728
<b>Inspection Date</b>	05/05/2023	<b>Date of Report</b>	05/05/2023		
<b>Loan Number</b>	49512	<b>APN</b>	18725136001		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Mecklenburg		

Tracking IDs					
<b>Order Tracking ID</b>	05.03.23 Cit-CS Update	<b>Tracking ID 1</b>	05.03.23 Cit-CS Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	Subject property is in average condition by an exterior inspection. Subject property is average to the area.
<b>R. E. Taxes</b>	\$3,043	
<b>Assessed Value</b>	\$302,300	
<b>Zoning Classification</b>	residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Subject property is in the area where market is slowly declining. Demand and supply are stable. Subject property is close to schools, parks and shopping area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$800,000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1134 Blueberry Lane	6132 Robley Tate Court	1112 River Oaks Lane	6123 Robley Tate Court
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28226	28270	28226	28270
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	0.73 <sup>1</sup>	0.72 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$575,000	\$562,000	\$574,900
<b>List Price \$</b>	--	\$575,000	\$562,000	\$574,900
<b>Original List Date</b>		05/04/2023	07/09/2022	04/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 1	1 · 300	2 · 7
<b>Age (# of years)</b>	26	29	68	28
<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	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,437	2,630	2,464	2,513
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	10	10	10	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	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>	0.4 acres	0.29 acres	0.95 acres	0.19 acres
<b>Other</b>	none	none	none	none

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Welcome to this 3 bedroom / 2.5 bath southern charmer located in the desirable Providence Commons community just off Providence Road and neighboring all the Queen City has to offer. This spacious home has a large living area adjoining to the formal dining room just off of the kitchen. The kitchen has been outfitted with beautiful granite, white cabinets. The two-story family room sits adjacent to the eat in kitchen and offers the ability to be open for entertainment or closed out for a quiet evening. The upstairs features two secondary bedrooms, secondary bath, the primary bedroom with private bath along with a grand bonus room. Double vanities, garden tub and shower with new framless glass call attention to the primary bath. Nights on the sizeable back deck are amazing as you overlook a privatge backyard. Just minutes away from The Arboretum, South Park Mall, Uptown and Ballantyne emphasizes the homes proximity.
- Listing 2** An impeccable ranch-style home near South Park and Uptown! Take a look at this 4BR with 2.5 baths house sitting on 0.95 acre. Beautiful hardwood floors, UPDATED Kitchen and bathrooms, Large Living Room and a separate Family Room, awesome screened porch, a giant incredible NEW deck for entertaining and huge fence backyard with endless opportunity! Circular driveway in front. New water heater in 2022 and HVAC in 2018.
- Listing 3** Everything you have been waiting for! GORGEOUS 4 bedroom 2 1/2 bathroom home in the PROVIDENCE COMMONS neighborhood. The interior has been painted in the popular Repose Gray, quality custom built in bookcases,fireplace, dual zone Nest thermostats and updated light fixtures throughout. Complete with its own private back stairway the spacious second floor BONUS ROOM is filled with beautiful natural light and is perfect for parties or movie night! Bright and airy kitchen has a gas range, all SS appliances and so much storage! Seperate pantry closet off kitchen as well as a spacious LAUNDRY ROOM. Amazing fully FENCED backyard with an enormous back deck perfect for outdoor entertaining. Tucked away towards the end of a cul de sac with all the curb appeal and charm of an established neighborhood in south Charlotte.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1134 Blueberry Lane	5927 Sharon View Road	7501 Folger Drive	6217 Old Providence Lane
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28226	28226	28226	28226
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	0.16 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$570,000	\$649,900
<b>List Price \$</b>	--	\$550,000	\$570,000	\$619,900
<b>Sale Price \$</b>	--	\$550,000	\$560,000	\$600,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/14/2023	04/21/2023	04/21/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 23	5 · 49	74 · 109
<b>Age (# of years)</b>	26	61	57	48
<b>Condition</b>	Average	Good	Good	Good
<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	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories 2 story	2 Stories 2 story	1 Story 1 story	2 Stories 2 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,437	2,064	2,120	2,162
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2
<b>Total Room #</b>	10	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	None	None
<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>	0.4 acres	0.72 acres	0.35 acres	0.41 acres
<b>Other</b>	none	none	\$3,000 sales incentives	\$14,000 sales incentives
<b>Net Adjustment</b>	--	+\$23,000	+\$19,000	+\$4,000
<b>Adjusted Price</b>	--	\$573,000	\$579,000	\$604,000

\* Sold 2 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.

### Recent Sales - Cont.

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

**Sold 1** This comparable property is inferior by property size +\$9,000, property age +\$3,000, garage +\$10,000, room number +\$5,000, superior by lot size -\$4,000

**Sold 2** Comparable property is inferior by property size +\$9,000, age +\$3,000, garage +\$10,000, superior by sales incentives -\$3,000

**Sold 3** Comparable property is superior by sales incentives -\$14,000, inferior by property age +\$2,000, property size +\$6,000, garage size +\$10,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No listing history available for the subject property.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$575,000	\$575,000
<b>Sales Price</b>	\$573,000	\$573,000
<b>30 Day Price</b>	\$550,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject property is in average area where market is slowly declining. Subject property is in average condition, by exterior inspection. Number of similar comps is extremely limited, some parameters such age, size, lot size and etc, have been extended to locate similar comps. Best available comps have been selected for subject property. This opinion is not an appraisal of the market value 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 shall 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 loan origination, including first and second mortgages, refinances, or equity lines of credit.</p>		

### 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



### Subject Photos



Other



Other

## Listing Photos

**L1** 6132 Robley Tate Court  
Charlotte, NC 28270



Front

**L2** 1112 River Oaks Lane  
Charlotte, NC 28226



Front

**L3** 6123 Robley Tate Court  
Charlotte, NC 28270



Front

## Sales Photos

**S1** 5927 Sharon View Road  
Charlotte, NC 28226



Front

**S2** 7501 Folger Drive  
Charlotte, NC 28226



Front

**S3** 6217 Old Providence Lane  
Charlotte, NC 28226



Front

### ClearMaps Addendum

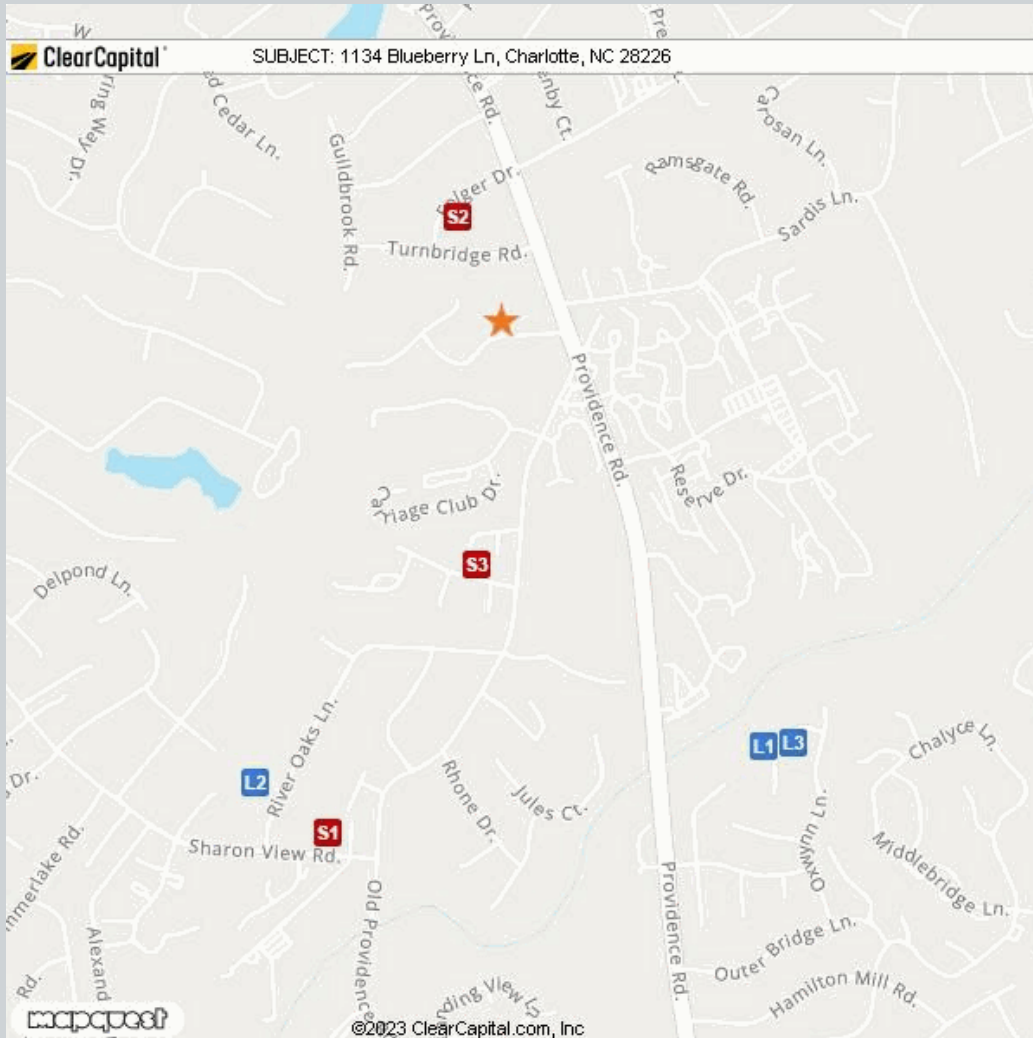
**Address** ★ 1134 Blueberry Lane, Charlotte, NC 28226

**Loan Number** 49512

**Suggested List** \$575,000

**Suggested Repaired** \$575,000

**Sale** \$573,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1134 Blueberry Lane, Charlotte, NC 28226	--	Parcel Match
L1 Listing 1	6132 Robley Tate Court, Charlotte, NC 28226	0.70 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1112 River Oaks Lane, Charlotte, NC 28226	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6123 Robley Tate Court, Charlotte, NC 28226	0.72 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5927 Sharon View Road, Charlotte, NC 28226	0.76 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7501 Folger Drive, Charlotte, NC 28226	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6217 Old Providence Lane, Charlotte, NC 28226	0.34 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>	Alla Yaroshevich	<b>Company/Brokerage</b>	Golden Bridge Realty, LLC
<b>License No</b>	251528	<b>Address</b>	11035 Golf Links Dr #78522 Charlotte NC 28277
<b>License Expiration</b>	06/30/2023	<b>License State</b>	NC
<b>Phone</b>	7049621034	<b>Email</b>	alla.yaroshevich@gmail.com
<b>Broker Distance to Subject</b>	5.84 miles	<b>Date Signed</b>	05/05/2023

*/Alla Yaroshevich/*

*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 opinion is not an appraisal of the market value 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 shall 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 loan origination, including first and second mortgages, refinances, or equity lines of credit.

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.