

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	7925 Marin Drive, Charlotte, NC 28215	Order ID	8208750	Property ID	32752755
Inspection Date	05/17/2022	Date of Report	05/17/2022		
Loan Number	49615	APN	107-221-38		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs

Order Tracking ID	05.17.22 BPO	Tracking ID 1	05.17.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	jacqueline a daniels	Condition Comments	
R. E. Taxes	\$1,299	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.	
Assessed Value	\$122,700		
Zoning Classification	R3		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Secured)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$394,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7925 Marin Drive	6615 Woodwedge Dr	6601 Santa Cruz Trl	7613 Pence Pond Ln
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28215	28227	28227	28227
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.88 ¹	1.77 ¹	1.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$255,000	\$300,000	\$310,000
List Price \$	--	\$255,000	\$282,000	\$310,000
Original List Date		05/08/2022	01/18/2022	05/05/2022
DOM · Cumulative DOM	-- · --	9 · 9	86 · 119	3 · 12
Age (# of years)	36	39	40	29
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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,064	791	1,097	1,290
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	7	5	7	7
Garage (Style/Stalls)	None	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.28 acres	0.3 acres	0.21 acres
Other	None	None	None	None

* Listing 2 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 Inferior to subject property based on the following features and amenities including inferior square footage inferior room count similar parking type

Listing 2 Similar to subject property based on the following features and amenities including similar room count similar square footage superior parking type

Listing 3 Superior to subject property based on the following features and amenities including superior square footage superior parking type similar room count

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7925 Marin Drive	8223 Chrisbry Lane	7932 Sir Barton Court	7325 Vero Lane
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28215	28215	28215	28215
Datasource	Tax Records	MLS	Tax Records	Tax Records
Miles to Subj.	--	0.38 ¹	0.72 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$229,000	\$238,000
List Price \$	--	\$245,000	\$229,000	\$238,000
Sale Price \$	--	\$260,500	\$229,000	\$238,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/01/2022	12/17/2021	12/29/2021
DOM · Cumulative DOM	-- · --	2 · 25	1 · 0	1 · 0
Age (# of years)	36	36	23	33
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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,064	1,148	1,251	1,559
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	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	0.26 acres	0.27 acres	0.19 acres	0.9 acres
Other	None	none	None	None
Net Adjustment	--	-\$3,972	-\$26,140	-\$37,509
Adjusted Price	--	\$256,528	\$202,860	\$200,491

* 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** Inferior to subject property based on the following features and amenities including square footage: -\$3864 lot size: -\$108
- Sold 2** Similar to subject property based on the following features and amenities including square footage: -\$8602 lot size: +\$462 year built: -\$13000 parking type: -\$5000
- Sold 3** Superior to subject property based on the following features and amenities including square footage: -\$22540 year built: -\$3000 lot size: -\$6969 parking type: -\$5000

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				subject property has not been listed or sold in the mls or the county tax record in the last 12 months			
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
--	--	--	--	Sold	04/01/1994	\$69,500	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
utilized the best available comparable in the subject property immediate neighborhood when possible comparable search was extended out by 2 miles for active listings and back by 12 months for sold comparable subject property square footage was not bracketed by the sold comparable		

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 6615 Woodwedge Dr
Charlotte, NC 28227



Front

L2 6601 Santa Cruz Trl
Charlotte, NC 28227



Front

L3 7613 Pence Pond Ln
Charlotte, NC 28227



Front

Sales Photos

S1 8223 chrisbry lane
Charlotte, NC 28215



Front

S2 7932 sir barton court
Charlotte, NC 28215



Front

S3 7325 vero lane
Charlotte, NC 28215



Front

ClearMaps Addendum

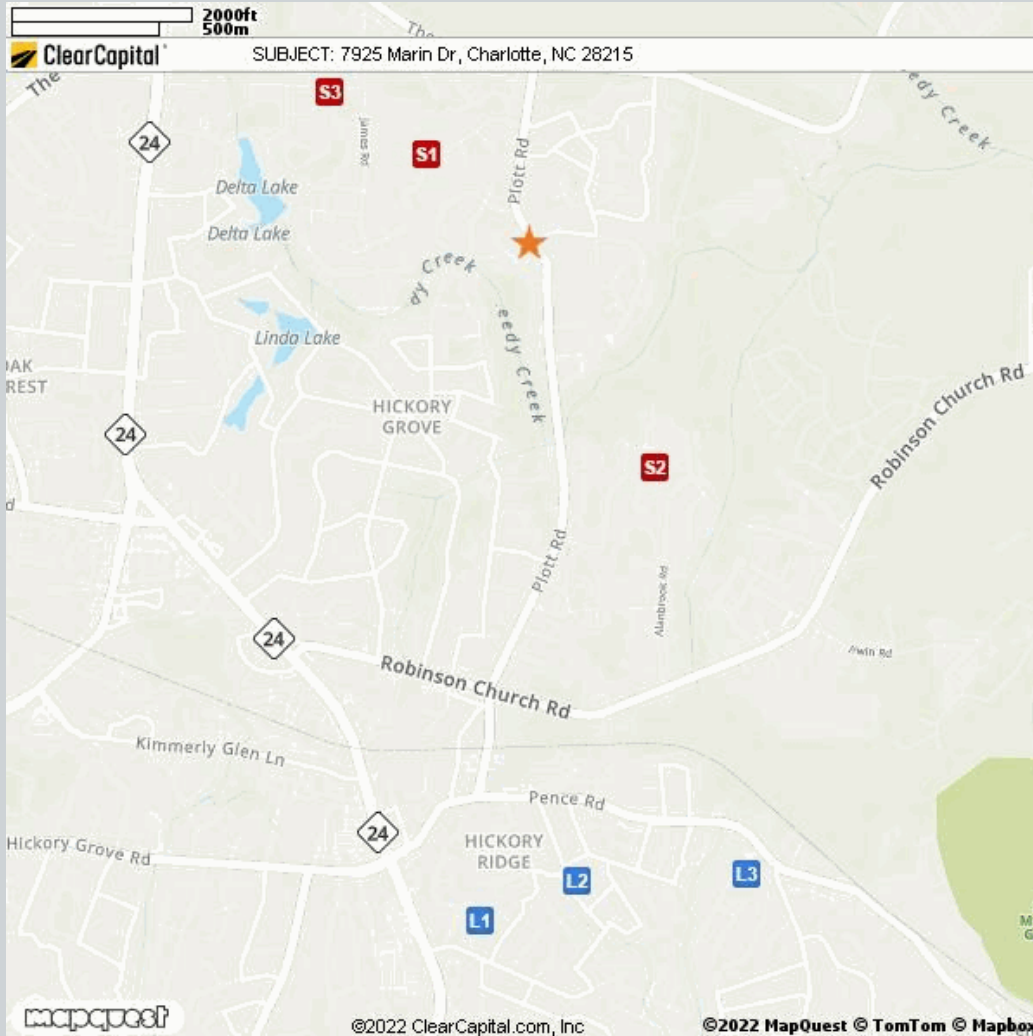
Address ★ 7925 Marin Drive, Charlotte, NC 28215

Loan Number 49615

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7925 Marin Drive, Charlotte, NC 28215	--	Parcel Match
L1 Listing 1	6615 Woodwedge Dr, Charlotte, NC 28227	1.88 Miles ¹	Parcel Match
L2 Listing 2	6601 Santa Cruz Trl, Charlotte, NC 28227	1.77 Miles ¹	Parcel Match
L3 Listing 3	7613 Pence Pond Ln, Charlotte, NC 28227	1.86 Miles ¹	Parcel Match
S1 Sold 1	8223 Chrisbry Lane, Charlotte, NC 28215	0.38 Miles ¹	Parcel Match
S2 Sold 2	7932 Sir Barton Court, Charlotte, NC 28215	0.72 Miles ¹	Parcel Match
S3 Sold 3	7325 Vero Lane, Charlotte, NC 28215	0.70 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	Dorothy Still	Company/Brokerage	New Visions Realty Group LLC
License No	234337	Address	624 Tyvola Rd Charlotte NC 28217
License Expiration	06/30/2022	License State	NC
Phone	7049097800	Email	dstill@NewVisionsRealtyGroupllc.com
Broker Distance to Subject	10.99 miles	Date Signed	05/17/2022

/Dorothy Still/

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.