

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>	11 Blue Slate Court, Greenville, SC 29607	<b>Order ID</b>	8212293	<b>Property ID</b>	32761180
<b>Inspection Date</b>	05/18/2022	<b>Date of Report</b>	05/18/2022		
<b>Loan Number</b>	49635	<b>APN</b>	0583110101100		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Greenville		

Tracking IDs					
<b>Order Tracking ID</b>	05.18.22 BPO	<b>Tracking ID 1</b>	05.18.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	ALEGRA HAHN	The home appeared to be in average to good condition for the age of the home at the time of the inspection with no notable repairs. The home appears to conform to the homes in the area.
<b>R. E. Taxes</b>	\$1,141	
<b>Assessed Value</b>	\$6,630	
<b>Zoning Classification</b>	Residential R-15	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	The Heights 864-277-4507 x1	
<b>Association Fees</b>	\$400 / Year (Pool,Other: Club House, Lights, Some Sidewalks)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The homes in the neighborhood appeared to be in average to good condition for their age from the street view at the time of inspection.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$183350 High: \$368200	
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	11 Blue Slate Court	104 Fawn Ridge Way	7 Seagrass Ct	5 Eagleston Lane
<b>City, State</b>	Greenville, SC	Mauldin, SC	Mauldin, SC	Simpsonville, SC
<b>Zip Code</b>	29607	29662	29662	29680
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.01 <sup>1</sup>	0.86 <sup>1</sup>	1.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$292,000	\$310,000	\$313,000
<b>List Price \$</b>	--	\$292,000	\$310,000	\$313,000
<b>Original List Date</b>		05/11/2022	04/13/2022	04/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	7 · 7	35 · 35	18 · 44
<b>Age (# of years)</b>	11	26	27	24
<b>Condition</b>	Good	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 Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,745	1,756	2,077	1,974
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	8	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	0.25 acres	0.27 acres	0.47 acres	0.45 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Beautiful, clean, and completely move-in ready, one level home in the very popular Mauldin and Golden-Strip areas. This home offers 3bedrooms and 2 baths but with a very open and flexible floor plan. Entering the home from the front porch, you're welcomed into the foyerwhich opens up to the left to the living and dining areas, both of which can be used in a flexible way. Behind the dining room is the attractivekitchen that opens up to the breakfast and spacious great room replete with fireplace. Off the kitchen in the rear of the home is a huge 18x15deck that could be covered or screened. Two sides of the rear yard are already fenced. Back inside, the master suite offers ambient size(15x12) , plus a tray ceiling, two windows, a spacious bath and nice walk-in closet. A new architectural roof, new windows, and new York HVACHave been added in the past 3 years. A termite bond is transferable. \*\*The original floor plan shows 1730 square feet. All appliances andwindow treatments can convey.
- Listing 2** Welcome home to 7 Seagrass Ct. This Four Bedroom, Two and a Half Bath home located in the highly sought after Planters Row neighborhoodhas everything you need. Consider this your city oasis, situated on a cul-de-sac with a large private fenced backyard, you will love all it has tooffer. Featuring beautiful hardwood floors, vaulted ceilings and an open floor plan, it's perfect for entertaining. The kitchen is where the heart isand features granite countertops, a kitchen island with storage, plenty of cabinet space, and stainless steel appliances. The primary bedroomwith en-suite bathroom is on the main floor along with the laundry room and a half bathroom. Upstairs you will find three additional bedroomsand a full guest bathroom. Need storage? Enjoy the HUGE walk-in attic space in addition to the 2 car garage. The windows are energy starrated. Get ready for your spring and summer outdoor gatherings enjoying the screened porch and extra large yard. The community offers aswimming pool, playground, clubhouse a tennis court. Conveniently located about 4 miles from I-385 and just minutes from your favorite diningand shopping on Main Street in Mauldin - you won't want to miss it. Schedule your visit today!
- Listing 3** This Simpsonville two-story corner home offers a two-car garage., Vinyl Siding, Gas Starter fireplace, Carpet / Vinyl flooring

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	11 Blue Slate Court	510 Norwell Lane	305 Youngers Ct	176 Birkhall Circle
<b>City, State</b>	Greenville, SC	Greenville, SC	Mauldin, SC	Greenville, SC
<b>Zip Code</b>	29607	29605	29662	29605
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.49 <sup>1</sup>	0.46 <sup>1</sup>	1.95 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$265,000	\$295,000
<b>List Price \$</b>	--	\$275,000	\$265,000	\$295,000
<b>Sale Price \$</b>	--	\$283,500	\$295,000	\$305,000
<b>Type of Financing</b>	--	Cash	Cash	Fha
<b>Date of Sale</b>	--	12/17/2021	12/29/2021	04/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	2 · 31	37 · 37	2 · 0
<b>Age (# of years)</b>	11	10	12	22
<b>Condition</b>	Good	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 Traditional	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,745	1,862	1,818	1,831
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	4 · 2	4 · 2 · 1
<b>Total Room #</b>	8	6	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	0.25 acres	0.16 acres	0.32 acres	0.30 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$5,950	-\$1,050	-\$3,200
<b>Adjusted Price</b>	--	\$277,550	\$293,950	\$301,800

\* 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** You will love this house! First of all its location in cul-de sac is desirable. The stone front on the home is perfectly charming. Great open floor plan with a fantastic covered porch in back yard. Owners have updated all the floors downstairs with LVP (Luxury Vinyl Plank). Upstairs they have added new carpet and continued with the LVP (wood looking floors) in the bathrooms. Home has been freshly painted with updated colors in most rooms. Kitchen opens to Great Room for ease in entertaining. Farmhouse casual accents everywhere such as Shiplap above the fireplace and the new updated light fixtures. Walk out onto the extended Covered porch overlooking a fenced in yard. All bedrooms are upstairs with a comfy loft in the middle. Sellers added new carpet upstairs. Nice oversized Master Bedroom has a tray ceiling, large walk in closet, Garden tub and separate shower. The loft is a great place for a sitting area, office or play area. Just minutes to our awesome downtown Greenville! Hurry into see this adorable home.
- Sold 2** If you are looking for a 4 bedroom/2 bathroom 1.5 level home in a convenient location then this one's for you! This house is conveniently located in Planters Row subdivision just moments away from restaurants and shopping and just a short drive to Simpsonville and downtown Greenville. Enter through the foyer with hardwood floors. Continue on to the 2 story great room where you can cozy up to the gas fireplace that includes a grand 2 story niche and decorative columns. Enjoy dinner with friends or family in the formal dining room that is accentuated by chair rail and box trim. Crown molding throughout. The home offers a first floor master bedroom with vaulted ceilings and crown molding. Upstairs there is an oversized 4th bedroom or a bonus room. House includes solar panels that are paid off! The Planters Row community includes a Jr. Olympic pool, cabana, sidewalks, playground, tennis courts and streetlights.
- Sold 3** This home has everything you're looking for - convenient location, 4 bedrooms and a large fenced-in backyard! Truly move in ready: newer roof, HVAC with smart thermostats and water heater. You'll love the vinyl plank flooring on both levels of the home - no carpet! As you enter the front door you'll notice the elegant dining room with crown molding and wainscoting. On the opposite side is a bedroom that could also be used as an office or play room. The kitchen offers granite countertops, tile backsplash and the perfect eat-in kitchen area overlooking the backyard. The vaulted ceilings in the living room allow for plenty of natural light. The master bedroom is spacious and includes a separate sitting room area. Outside you will appreciate the beautifully maintained yard with a full irrigation system. Enjoy the SC weather on the stamped concrete patio while your kids or pets enjoy the large fenced-in yard. Wonderful community amenities including a pool, playground, and basketball courts.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The home was last listed on 06/29/2017 for \$183,999 and withdrawn on 07/14/2017 for \$183,900.			
<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>	\$300,000	\$300,000
<b>Sales Price</b>	\$295,000	\$295,000
<b>30 Day Price</b>	\$285,000	--
<b>Comments Regarding Pricing Strategy</b>		
The home was priced based on the comps, condition, exterior viewing, and the local area. All information was pulled or obtained by using the tax records, mls, a supplied appraisal by the lender or by estimation. All information is considered accurate by extraordinary assumptions.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

## Subject Photos



Side



Side



Street



Street



## Listing Photos

**L1** 104 Fawn Ridge Way  
Mauldin, SC 29662



Front

**L2** 7 Seagrass Ct  
Mauldin, SC 29662



Front

**L3** 5 Eagleston Lane  
Simpsonville, SC 29680



Front

## Sales Photos

**S1** 510 Norwell Lane  
Greenville, SC 29605



Front

**S2** 305 Youngers Ct  
Mauldin, SC 29662



Front

**S3** 176 Birkhall Circle  
Greenville, SC 29605



Front

### ClearMaps Addendum

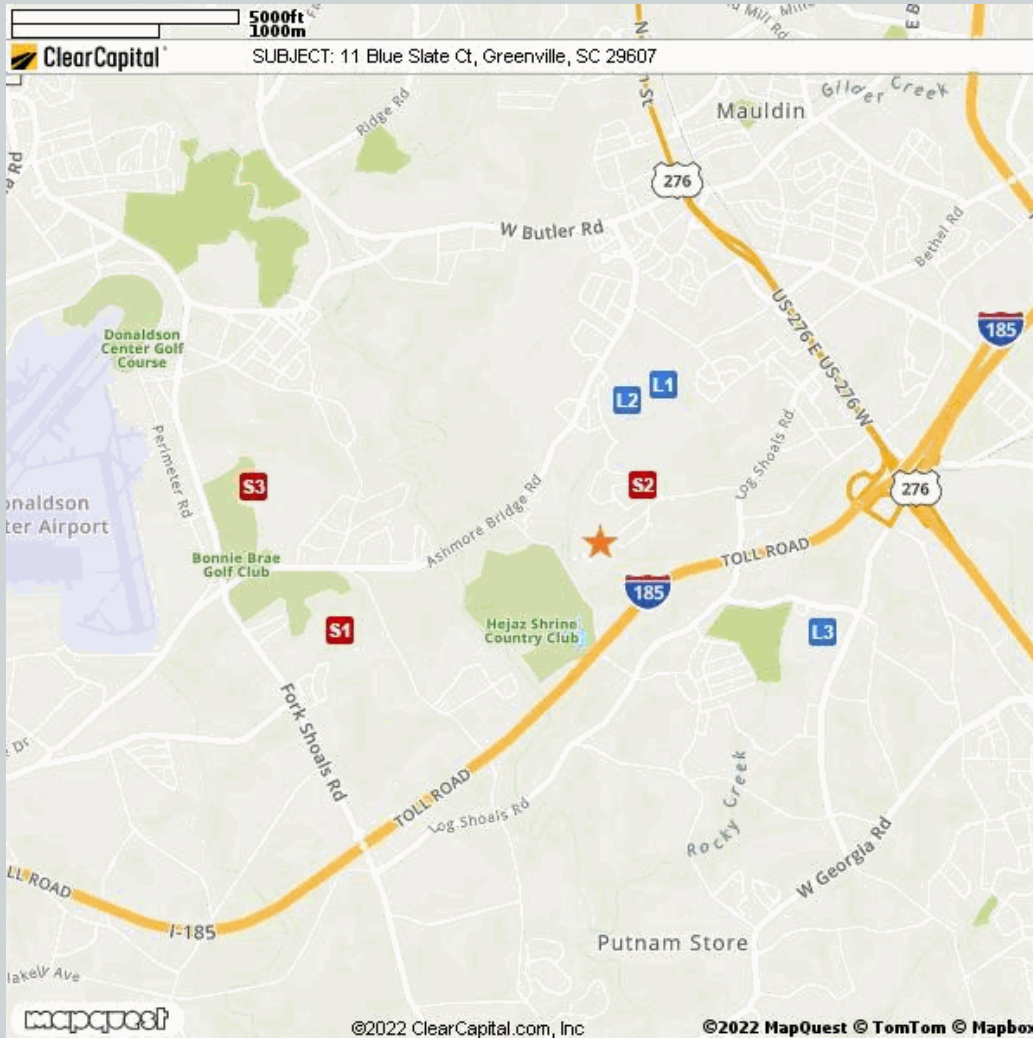
**Address** ★ 11 Blue Slate Court, Greenville, SC 29607

**Loan Number** 49635

**Suggested List** \$300,000

**Suggested Repaired** \$300,000

**Sale** \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11 Blue Slate Court, Greenville, SC 29607	--	Parcel Match
L1 Listing 1	104 Fawn Ridge Way, Mauldin, SC 29662	1.01 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7 Seagrass Ct, Mauldin, SC 29662	0.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5 Eagleston Lane, Simpsonville, SC 29680	1.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	510 Norwell Lane, Greenville, SC 29605	1.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	305 Youngers Ct, Mauldin, SC 29662	0.46 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	176 Birkhall Circle, Greenville, SC 29605	1.95 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.

\*\*\* 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

<b>Broker Name</b>	Jeffrey Thompson	<b>Company/Brokerage</b>	Upstate Realty & Associates
<b>License No</b>	79692	<b>Address</b>	201 Misty Meadow Dr Greenville SC 29615
<b>License Expiration</b>	06/30/2022	<b>License State</b>	SC
<b>Phone</b>	8646313099	<b>Email</b>	jthompson8405@gmail.com
<b>Broker Distance to Subject</b>	6.10 miles	<b>Date Signed</b>	05/18/2022

*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.**