

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	4293 Lochurst Drive, Pfafftown, NC 27040	Order ID	8555255	Property ID	33745497
Inspection Date	12/17/2022	Date of Report	12/17/2022		
Loan Number	49638	APN	6808-10-0132		
Borrower Name	Catamount Properties 2018 LLC	County	Forsyth		

Tracking IDs

Order Tracking ID	20221215_BPO_Update	Tracking ID 1	20221215_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,989	Subject property appears to be in average condition without need for immediate repair.	
Assessed Value	\$227,500		
Zoning Classification	RS9		
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	Grandview Place HOA		
Association Fees	\$250 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood has varying styles and ages of construction. It is convenient to shopping and schools.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$550,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4293 Lochurst Drive	4074 Medina Court	4099 Medina Court	4162 Lytham Court
City, State	Pfafftown, NC	Pfafftown, NC	Pfafftown, NC	Pfafftown, NC
Zip Code	27040	27040	27040	27040
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.30 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$389,000	\$375,000
List Price \$	--	\$399,000	\$389,000	\$375,000
Original List Date		10/12/2022	11/02/2022	10/11/2022
DOM · Cumulative DOM	-- · --	62 · 66	40 · 45	67 · 67
Age (# of years)	10	4	2	3
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	2,293	2,750	2,750	2,300
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 3	4 · 2 · 1
Total Room #	7	7	10	7
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	.21 acres	.25 acres	.21 acres
Other	--	--	--	--

* Listing 3 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.

Current Listings - Cont.

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

- Listing 1** Welcome Home! This is a fantastic well maintained 2 Story home that features 4 bedrooms and 2.5 bathrooms and Main level office. Home is located in the desirable Grandview Place community. Walk in and notice the open space with great natural light, gourmet kitchen with plenty of cabinets and granite countertops, light fixtures, stainless steel appliances, huge walk-in pantry, butler area and extended breakfast bar. Upstairs a large master suite with walk in closet and double sinks w/garden tub & shower combination bathroom. Upstairs you will also find 3 additional bedrooms, a full bathroom and a loft area. This home boasts a spacious outdoor living space with extended patio and newly built-in pergola. Great for entertainment. The home is located in a great neighborhood with walkable sidewalks, close to hospitals, doctor offices, restaurants and grocery stores. Come and see it for yourself!
- Listing 2** Spacious 5 Bedroom home offering 1 bedroom on the main level. Yard is fenced and has a large patio for grilling and relaxing in private backyard with no rear neighbor. Kitchen has upgraded stainless steel appliances with LARGE island offering lots of space to cook, eat and entertain. Blinds throughout the home and upgraded flooring throughout the kitchen, great room, dining room and breakfast room. Driveway offers plenty of parking as driveway was expanded for more parking 3 cars wide. Neighborhood playground and sidewalks.
- Listing 3** BEST VALUE in a great location! Newer home in Reagan school district, features open floor plan, office, living room, great room opens to kitchen and dining area. LOFT, 4br and master suite. Big backyard, 2 car garage. Upgraded kitchen features stainless steel appliances, huge island with granite countertops. Convenient location to shopping, restaurants and parks.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4293 Lochurst Drive	4208 Lochurst Drive	4390 Lochurst Drive	4604 Fairway Drive
City, State	Pfafftown, NC	Pfafftown, NC	Pfafftown, NC	Pfafftown, NC
Zip Code	27040	27040	27040	27040
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.21 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$369,000	\$329,900	\$361,000
List Price \$	--	\$369,000	\$329,900	\$361,000
Sale Price \$	--	\$350,000	\$330,000	\$362,050
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	10/14/2022	08/01/2022	10/18/2022
DOM · Cumulative DOM	-- · --	16 · 46	5 · 66	7 · 273
Age (# of years)	10	8	8	1
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	2,293	2,801	2,342	2,241
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	9	7	8
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	.29 acres	.24 acres	.69 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,080	+\$260	+\$1,270
Adjusted Price	--	\$343,920	\$330,260	\$363,320

* 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** Beautifully maintained home in highly sought after Pfafftown neighborhood and school district! Plenty of space to spread out in with this home boasting four bedrooms PLUS bonus room with large loft. Kitchen has granite counter tops and is open to the eat in and living room area. Back yard has privacy with incredible view overlooking trees and lots of natural space. Home is situated quietly at the head of a cul-de-sac. Schedule your appointment to see this home today before it's gone, it will not last long!
Adjustments: -\$6080 square footage
- Sold 2** An excellent opportunity for those who missed out last time on this great house in a fantastic location! Refreshed and move-in ready. The open and flowing main level includes a spacious kitchen and living area in addition to a private front office and sunroom that overlooks the tree-lined backyard. Large loft connects three generous bedrooms, full bath, and separate laundry room on the second level. The gracious primary bedroom is complemented by an ensuite bathroom featuring a double vanity and huge, customized walk-in closet. Newly installed luxury vinyl plank flooring throughout further emphasizes the comfortable layout and overall abundance of space. Fully-fenced backyard with concrete patio and fire pit offers privacy and natural views. A 2-car garage completes this total package. Adjustments: -\$490 square footage, +\$750 bedrooms
- Sold 3** One of the most popular plans in our lineup, the Savannah has a lot to offer. Builder features include gourmet kitchen with granite & stainless steel appliance, LVP throughout main level, main-level office/study, and outdoor screened porch. The second floor features huge master suite w/walk-in closet & tiled shower, spacious secondary bedrooms, and loft. Outdoor rear yard is private and great for entertaining. Convenient to essential shopping, schools and Grandview Swim Club. Adjustments: +\$750 bedrooms, +\$520 square footage

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams One	Subject property listed 07/01/2022, expired on 12/04/2022 and was relisted with a new agent 12/09/2022. It appears that the current owner purchased the property on 05/06/2022 for \$350,000 but it was not in MLS.					
Listing Agent Name	Katlin Mateer						
Listing Agent Phone	339-337-4818						
# of Removed Listings in Previous 12 Months	1						
# 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
07/01/2022	\$425,000	12/09/2022	\$385,000	Expired	12/04/2022	\$385,000	MLS
12/09/2022	\$385,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$358,000	\$358,000
Sales Price	\$356,000	\$356,000
30 Day Price	\$356,000	--
Comments Regarding Pricing Strategy		
There are no known repair issues so as-is and repaired prices are the same.		

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.

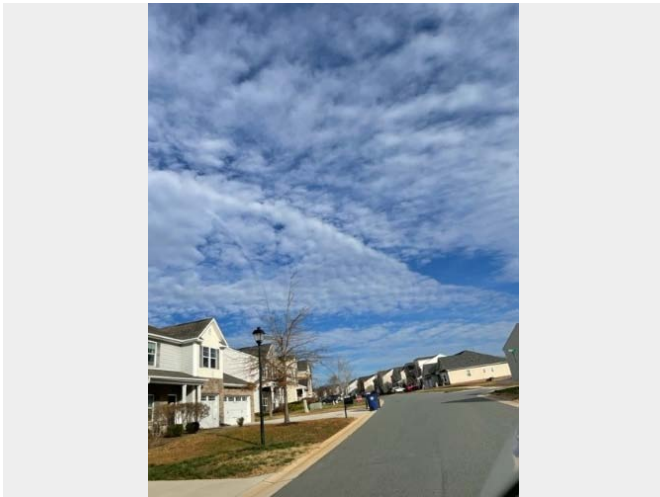
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 4074 Medina Court
Pfafftown, NC 27040



Front

L2 4099 Medina Court
Pfafftown, NC 27040



Front

L3 4162 Lytham Court
Pfafftown, NC 27040



Front

Sales Photos

S1 4208 Lochurst Drive
Pfafftown, NC 27040



Front

S2 4390 Lochurst Drive
Pfafftown, NC 27040



Front

S3 4604 Fairway Drive
Pfafftown, NC 27040



Front

ClearMaps Addendum

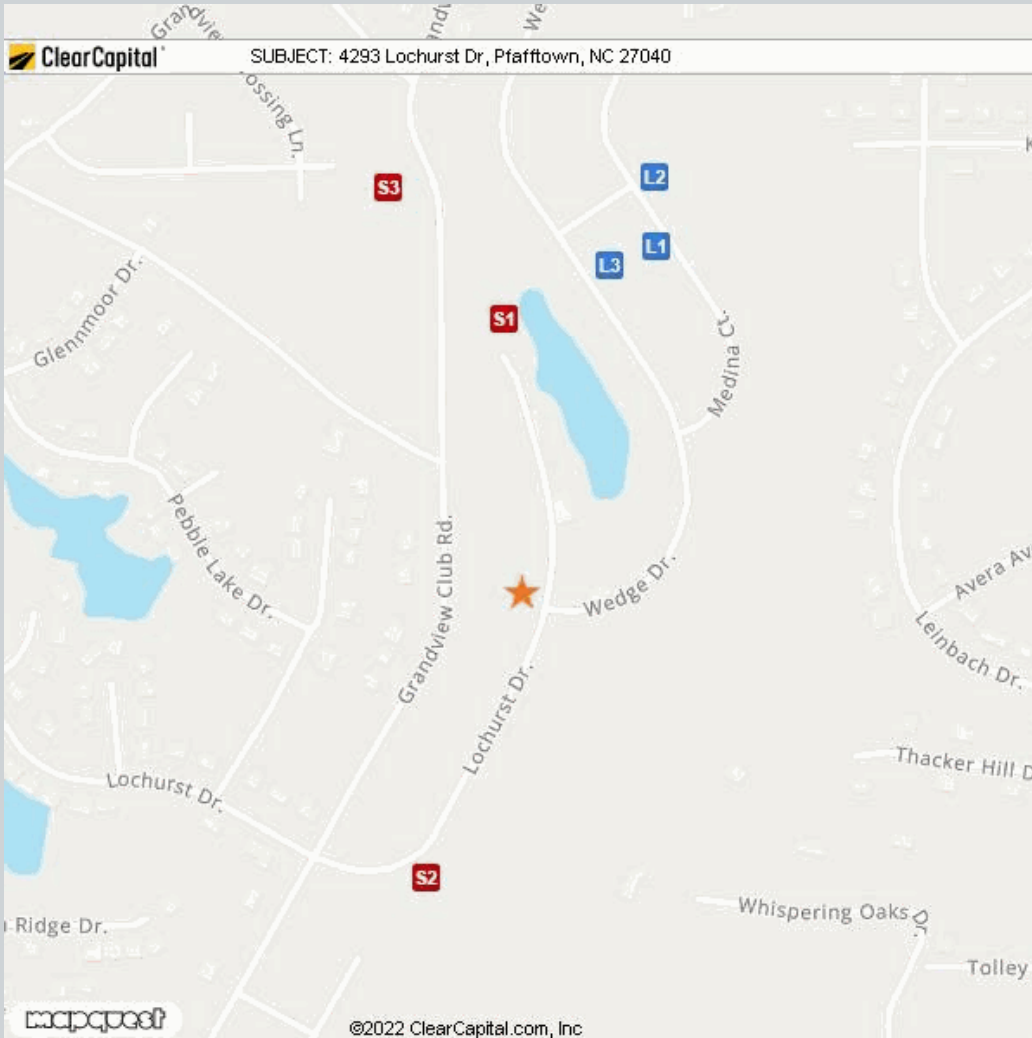
Address ★ 4293 Lochurst Drive, Pfafftown, NC 27040

Loan Number 49638

Suggested List \$358,000

Suggested Repaired \$358,000

Sale \$356,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4293 Lochurst Drive, Pfafftown, Nc 27040	--	Parcel Match
L1 Listing 1	4074 Medina Court, Pfafftown, NC 27040	0.26 Miles ¹	Parcel Match
L2 Listing 2	4099 Medina Court, Pfafftown, NC 27040	0.30 Miles ¹	Parcel Match
L3 Listing 3	4162 Lytham Court, Pfafftown, NC 27040	0.24 Miles ¹	Parcel Match
S1 Sold 1	4208 Lochurst Drive, Pfafftown, NC 27040	0.19 Miles ¹	Parcel Match
S2 Sold 2	4390 Lochurst Drive, Pfafftown, NC 27040	0.21 Miles ¹	Parcel Match
S3 Sold 3	4604 Fairway Drive, Pfafftown, NC 27040	0.30 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	Bradley Davis	Company/Brokerage	REMAX Realty Consultants
License No	237566	Address	1255 Creekshire Way Winston Salem NC 27103
License Expiration	06/30/2023	License State	NC
Phone	3363064851	Email	braddavisrealty@gmail.com
Broker Distance to Subject	6.69 miles	Date Signed	12/17/2022

/Bradley Davis/

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.