

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	112 Dogwood Circle, Summerville, SC 29485	Order ID	8245269	Property ID	32835394
Inspection Date	06/03/2022	Date of Report	06/05/2022		
Loan Number	49688	APN	145-07-07-001		
Borrower Name	Catamount Properties 2018 LLC	County	Dorchester		

Tracking IDs					
Order Tracking ID	060222_BPO	Tracking ID 1	060222_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Neff Richard N Sr As Trustee	Condition Comments	
R. E. Taxes	\$3,831	Per MLS, home is 1681sf built in 1963 with 3 bed/2.5 bath. Per tax assessor, home is 1143sf with 2 bathrooms built in 1996 on .45 acres. Tax assessor information used for this report. Home on a corner lot at Dogwood Circle and Azalea and has a carport and wooden deck in the back. Home appears in average condition and in similar condition to other homes in the neighborhood that have not been renovated. Many of the neighboring homes built in the 1960s.	
Assessed Value	\$147,152		
Zoning Classification	GR-5		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Home appears vacant but secure.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject located in established subdivision without an HOA. Many of the homes are similar ranch style and are a mix of recently renovated homes by investors and homes in more original condition. Convenient to highways and shopping.	
Sales Prices in this Neighborhood	Low: \$190000 High: \$397500		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	112 Dogwood Circle	506 Dogwood Cir	307 Ashley Dr	107 Terry Ave
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29485	29485	29485	29485
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.17 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$379,000	\$325,000
List Price \$	--	\$325,000	\$379,000	\$299,900
Original List Date		05/18/2022	05/19/2022	03/24/2022
DOM · Cumulative DOM	-- · --	16 · 18	15 · 17	33 · 73
Age (# of years)	26	57	26	47
Condition	Average	Average	Good	Good
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 Ranch	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,143	1,661	1,501	1,466
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	8	8	9
Garage (Style/Stalls)	Carport 1 Car	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	.45 acres	0.40 acres	0.33 acres	.23 acres
Other	--	--	--	--

* 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 Limited on market comparables of similar size, age, and condition. Superior to subject in SF, but similar in bed/bath. Home appears well maintained and has updates including flooring, new paint, and new HVAC. However, bathrooms appear original.

Listing 2 Limited on market comparables of similar size, age, and condition. Home also used as sales comp below. Home recently renovated with updated bathrooms and kitchen. Superior to subject in SF and attached 1 car garage, but similar in bed/bath.

Listing 3 Limited on market comparables of similar size, age, and condition. Home superior to subject in SF and bedrooms. From MLS pictures, home has updated kitchen and baths. Expanded search area to find current listings in MLS.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	112 Dogwood Circle	512 Dogwood Cir	201 Lenwood Dr	307 Ashley
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29485	29485	29485	29485
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.15 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$309,900	\$235,000
List Price \$	--	\$265,000	\$308,900	\$235,000
Sale Price \$	--	\$265,000	\$295,000	\$225,000
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	12/02/2021	01/31/2022	02/19/2022
DOM · Cumulative DOM	-- · --	54 · 54	45 · 45	1 · 22
Age (# of years)	26	57	62	61
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 Ranch	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,143	1,387	1,565	1,501
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1 · 1	3 · 1 · 1
Total Room #	8	8	9	8
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.45 acres	0.38 acres	0.60 acres	.33 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,640	-\$11,880	-\$14,320
Adjusted Price	--	\$250,360	\$283,120	\$210,680

* 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** Limited sold comparables of similar size, age, and condition. Price adjusted for additional garage space and SF. Home superior to subject in SF and 2 car attached garage, but similar in bed/bath. Kitchen and baths have not been recently updated.
- Sold 2** Limited sold comparables of similar size, age, and condition. Price adjusted for SF and garage space. Superior to subject in SF and bedrooms, but inferior with 1.5 baths and no garage. Home has some updates to kitchen and baths.
- Sold 3** Limited sold comparables of similar size, age, and condition. Price adjusted for SF. Superior to subject in SF but inferior in baths. Home has 1 car attached garage. Some updates to kitchen and baths.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS history since last sold.				
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$229,000	\$229,000
Sales Price	\$225,000	\$225,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
Pricing weighted toward Sale 1 and Sale 3 as similar in style and condition to subject. Median sales price up 19.72% in YTD 2022 over YTD 2021 in this zip code.		

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 506 Dogwood Cir
Summerville, SC 29485



Front

L3 107 Terry Ave
Summerville, SC 29485



Front



Front

Sales Photos

S1 512 Dogwood Cir
Summerville, SC 29485



Front

S2 201 Lenwood Dr
Summerville, SC 29485



Front

S3 307 Ashley
Summerville, SC 29485



Front

ClearMaps Addendum

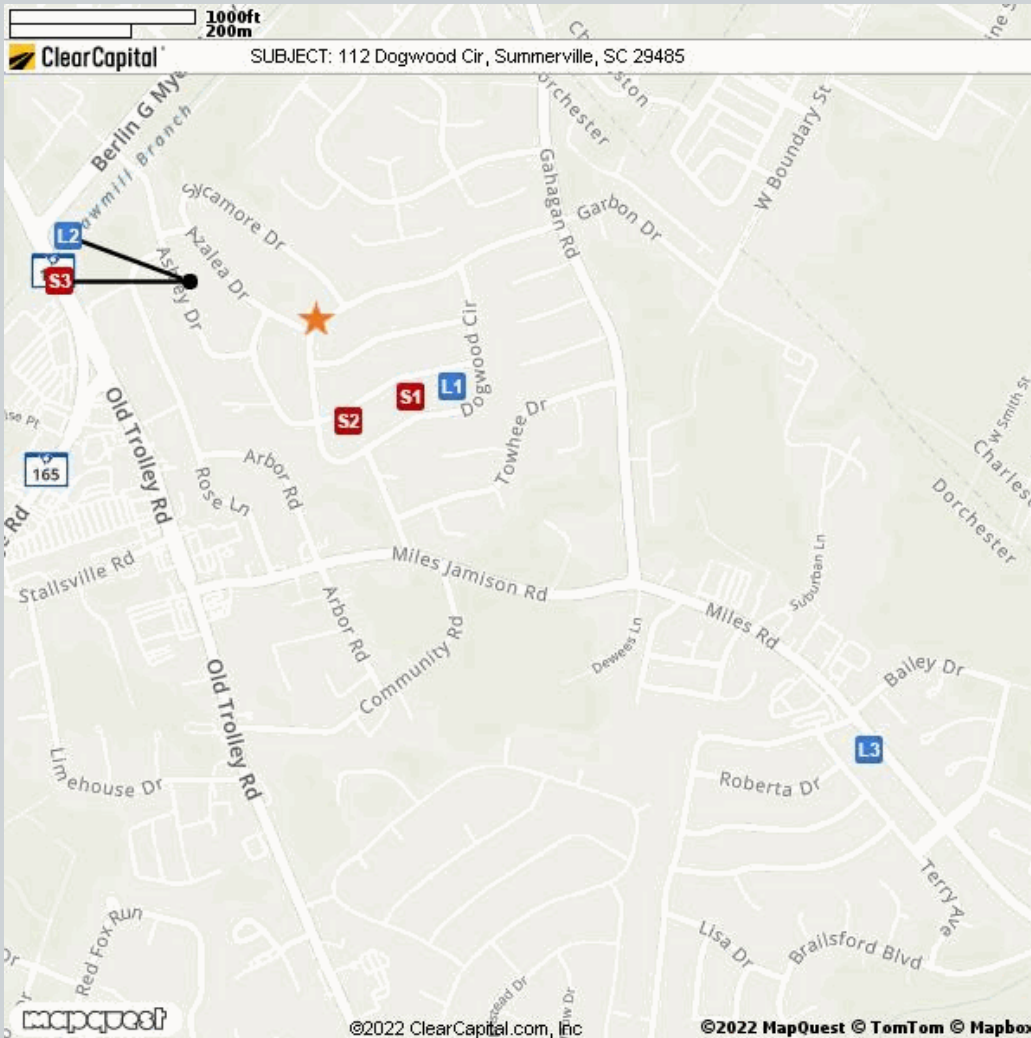
Address ★ 112 Dogwood Circle, Summerville, SC 29485

Loan Number 49688

Suggested List \$229,000

Suggested Repaired \$229,000

Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	112 Dogwood Circle, Summerville, SC 29485	--	Parcel Match
L1 Listing 1	506 Dogwood Cir, Summerville, SC 29485	0.22 Miles ¹	Parcel Match
L2 Listing 2	307 Ashley Dr, Summerville, SC 29485	0.17 Miles ¹	Parcel Match
L3 Listing 3	107 Terry Ave, Summerville, SC 29485	1.01 Miles ¹	Parcel Match
S1 Sold 1	512 Dogwood Cir, Summerville, SC 29485	0.18 Miles ¹	Parcel Match
S2 Sold 2	201 Lenwood Dr, Summerville, SC 29485	0.15 Miles ¹	Parcel Match
S3 Sold 3	307 Ashley, Summerville, SC 29485	0.17 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.
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

Broker Name	Lisa Loesel	Company/Brokerage	Coldwell Banker
License No	93527	Address	5039 Pittman St N Charleston SC 29405
License Expiration	06/30/2023	License State	SC
Phone	2489745224	Email	lisa.loesel@cbscarolinas.com
Broker Distance to Subject	13.91 miles	Date Signed	06/04/2022

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.