

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	200 Brantford Lane, Greenville, SC 29605	Order ID	9025879	Property ID	34801313
Inspection Date	11/15/2023	Date of Report	11/16/2023		
Loan Number	49702	APN	0377000301000		
Borrower Name	Catamount Properties 2018 LLC	County	Greenville		

Tracking IDs

Order Tracking ID	11.14_BPOUpdate	Tracking ID 1	11.14_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments
R. E. Taxes	\$1,352	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 from the street view. Due to not inspecting home other than from the street view the condition is an estimate.
Assessed Value	\$5,550	
Zoning Classification	Residential R12	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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	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. Due to not personally inspecting the properties up close this is only an estimation.
Sales Prices in this Neighborhood	Low: \$21200 High: \$252000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	200 Brantford Lane	14 Lanford Drive	300 Fairmont Drive	122 W Belvedere Road
City, State	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
Zip Code	29605	29605	29605	29605
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.45 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,000	\$250,000	\$269,999
List Price \$	--	\$239,999	\$250,000	\$269,999
Original List Date		08/22/2023	09/21/2023	09/08/2023
DOM · Cumulative DOM	-- · --	86 · 86	26 · 56	69 · 69
Age (# of years)	16	0	43	0
Condition	Good	Excellent	Good	Excellent
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 Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,600	1,300	1,232	1,500
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.31 acres	0.30 acres	0.32 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.

Current Listings - Cont.

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

- Listing 1** Brand New Construction with Added Fence at 14 Lamford Drive, Greenville, SC. Welcome to 14 Lamford Drive, a newly constructed gem by Ellys Construction LLC, offering single-level living and an inviting open floor plan. This beautiful home is located in the heart of Greenville, SC, and has recently added a fence to enhance its appeal and privacy. ****Property Details:**** - Address: 14 Lamford Drive, Greenville, SC - Bedrooms: 3 - Bathrooms: 2 - Square Footage: 1200-1399 - Lot Size: .31 - Year Built: 2023 ****Features and Upgrades:**** - ****Newly Added Fence:**** A new fence has been thoughtfully installed around the property, providing both security and seclusion. This feature makes it an ideal setting for families, pets, and outdoor gatherings. ****Interior Highlights:**** - Single-level living for convenience and accessibility. - Spacious, generously sized bedrooms for comfort and relaxation. - The kitchen boasts high-end features, including granite countertops, a stylish tile backsplash, ample cabinet space, and stainless steel appliances. - The master bedroom includes two vanities for added convenience. - Bathrooms showcase extensive custom tile work, adding a touch of luxury to your daily routine. ****Outdoor Living:**** Step onto the back patio and experience the tranquility of the backyard. This space is perfect for firing up the grill, hosting barbecues, or simply enjoying the peaceful ambiance. ****Location:**** 14 Lamford Drive is nestled in a welcoming neighborhood in Greenville, SC. Residents here enjoy easy access to [insert nearby attractions or amenities], making it a convenient and enjoyable place to call home. The vibrant downtown area is just a short drive away, offering a diverse array of cultural and dining experiences. ****Schedule a Viewing:**** Seize the opportunity to make this exquisite new construction your home.
- Listing 2** This charming residence boasts three spacious bedrooms and two beautifully appointed bathrooms, providing the perfect backdrop for a comfortable and modern lifestyle. As you step inside, you'll immediately notice the refreshing climate, thanks to the brand-new AC lines that have been meticulously installed to ensure your year-round comfort. The home's heart, the kitchen, is adorned with sleek and stylish new countertops, adding a touch of elegance to your culinary adventures. But it doesn't stop there. This house has been fortified with a new insulating/vapor barrier, ensuring that your indoor environment is not only cozy but also energy-efficient. As you pull up to your new abode, you'll be greeted by the inviting sight of a freshly laid driveway, making parking a breeze. Up above, a new roof promises years of peace and protection. Step outside and discover your new haven - a spanking new deck awaits, perfect for relaxing or entertaining. Inside, you'll find fresh sheetrock, new attic insulation, and brand-new subflooring, all meticulously prepared to set the stage for your home's transformation. When you finally tread upon the floors, your feet will be delighted by the luxury vinyl plank flooring, a touch of opulence underfoot. And to give you peace of mind, the seller is generously offering a one-month warranty on the home after closing, covering electric, plumbing, and structural elements.
- Listing 3** *Exquisite New Construction Home in Greenville, SC - 122 W Belvedere Rd** Welcome to your dream home! This stunning new construction residence offers the perfect blend of modern design, comfort, and convenience in the heart of Greenville, South Carolina. With 3 bedrooms, 2 bathrooms, a 2-car garage, and an array of luxurious features, this property truly exemplifies the pinnacle of contemporary living. ****Key Features:**** - ****Bedrooms:**** 3 - ****Bathrooms:**** 2 - ****Garage:**** 2-car - ****Flooring:**** LVT in main living areas, tile in bathrooms - ****Kitchen:**** Island, granite countertops, stainless steel appliances - ****Master Bathroom:**** Extra-large walk-in shower, his and hers shower heads - ****Outdoor Space:**** Spacious back porch ****Open and Inviting Layout:**** As you step inside, you'll be immediately captivated by the spacious open floor plan, designed to create an inviting atmosphere for both daily living and entertaining. Luxurious LVT flooring flows seamlessly throughout the main living area, providing both durability and style. ****Gourmet Kitchen:**** The heart of this home is undoubtedly the gourmet kitchen. It boasts an expansive island, perfect for meal preparation and casual dining. The granite countertops exude elegance and provide ample space for all your culinary endeavors. Top-of-the-line stainless steel appliances are a chef's delight, making this kitchen as functional as it is beautiful. ****Master Retreat:**** Prepare to be pampered in the exceptional master bathroom. The highlight is the extra-large walk-in shower, complete with his and hers shower heads, creating a spa-like experience right in the comfort of your own home. It's a retreat where you can unwind and rejuvenate after a long day. ****Outdoor Living:**** Step outside to your large back porch, where you can savor your morning coffee or host gatherings with family and friends. This outdoor space extends your living area, providing a wonderful spot for relaxation and enjoyment of the beautiful Greenville weather. ****Location:**** Situated in a desirable Greenville neighborhood, this home offers convenience to all the amenities the city has to offer. You'll be close to parks, shopping, dining, and excellent schools, making it an ideal location for families and professionals alike. Don't miss the opportunity to make this brand-new construction property your forever home. Contact us today to schedule a private showing and experience the epitome of Greenville living at 122 W Belvedere Rd.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	200 Brantford Lane	7 Plainfield Circle	217 Stratford Road	215 Stratford Road
City, State	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
Zip Code	29605	29605	29605	29605
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.14 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,000	\$249,000	\$249,000
List Price \$	--	\$237,000	\$249,000	\$249,000
Sale Price \$	--	\$225,000	\$249,000	\$249,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	10/06/2023	09/08/2023	08/22/2023
DOM · Cumulative DOM	-- · --	12 · 32	24 · 59	18 · 6
Age (# of years)	16	63	0	0
Condition	Good	Good	Excellent	Excellent
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 Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,600	1,400	1,200	1,345
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.24 acres	0.33 acres	0.25 acres	0.25 acres
Other	--	--	--	--
Net Adjustment	--	+\$14,700	+\$8,400	+\$1,150
Adjusted Price	--	\$239,700	\$257,400	\$250,150

* Sold 3 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** 3/2 renovated SFH in a desirable Greenville neighborhood. Location is a short drive to downtown Greenville. When you walk through the dooryou will find a spacious living room and family room with not 1 but 2 fireplaces. The kitchen has an eating space and beautiful granite countertops, tile backsplash, and all new stainless-steel appliances. The renovations include new HVAC, windows, Architectural shingles, and updatedbathrooms. Outside, you'll enjoy the large backyard that provides ample space for outdoor activities, gardening, or creating your own outdoorretreat or enjoy the rocking chair front porch. The location is 4 minutes to the Augusta Road area, I-85 access and other nearby conveniences.8 minutes from Conestee Park which has Swamp Rabbit trail access. Schedule your showing today. The possibilities are endless with thishome. This home is ready for you to move in and make it your own. This home has been virtually staged to illustrate its potential.
- Sold 2** Looking for affordable New Construction in the heart of Greenville? ****Back On The Market Due To Buyer Financing.***As soon as you arriveat this home, you will immediately notice the beautiful entrance that features gorgeous stone accents. This home offers a welcoming and openfloor plan that is engulfed in beautiful natural light. This home features 3 large bedrooms with the master bedroom on the main level. As soon asyou enter this home you will notice the vaulted ceilings and the large bar area. The Primary Bedroom is flooded with natural light and a largewalk-in closet as well as a private Bath. Enjoy the spacious backyard, that is perfect for entertaining. This home has it all.
- Sold 3** Looking for affordable New Construction in the heart of Greenville? As soon as you arrive at this home, you will immediately notice the beautifulentrance that features gorgeous stone accents. This home offers a welcoming and open floor plan that is engulfed in beautiful natural light. Thishome features 3 large bedrooms with the master bedroom on the main level. As soon as you enter this home you will notice the vaulted ceilingsand the large bar area. The Primary Bedroom is flooded with natural light and a large walk-in closet as well as a private Bath. Enjoy thespacious backyard, that is perfect for entertaining.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Greenville Cen	listed below					
Listing Agent Name	Jessica Yoo						
Listing Agent Phone	803-556-4839						
# 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
09/01/2023	\$269,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
<p>The home was priced based on the comps, condition, exterior viewing, and the local area. THIS IS NOT AN APPRAISAL. 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. This report is a Broker Price Opinion and in no way is to be used as a replacement of an appraisal or deemed to be an appraisal. This is only an opinion as I am only a Real Estate agent and not acting as an appraiser. This market analysis may not be used for the purposes of obtaining financing in a federally related transaction and I have presented the dollars for this property as PRICE, not VALUE. I am a licensed real estate Broker exempt from SC appraisal license law per SC Code 40-60-30. Rent values are only an estimate.</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



Back



Street

Subject Photos



Street



Other

Listing Photos

L1 14 LANFORD Drive
Greenville, SC 29605



Front

L2 300 Fairmont Drive
Greenville, SC 29605



Front

L3 122 W Belvedere Road
Greenville, SC 29605



Front

Sales Photos

S1 7 Plainfield Circle
Greenville, SC 29605



Front

S2 217 Stratford Road
Greenville, SC 29605



Front

S3 215 Stratford Road
Greenville, SC 29605



Front

ClearMaps Addendum

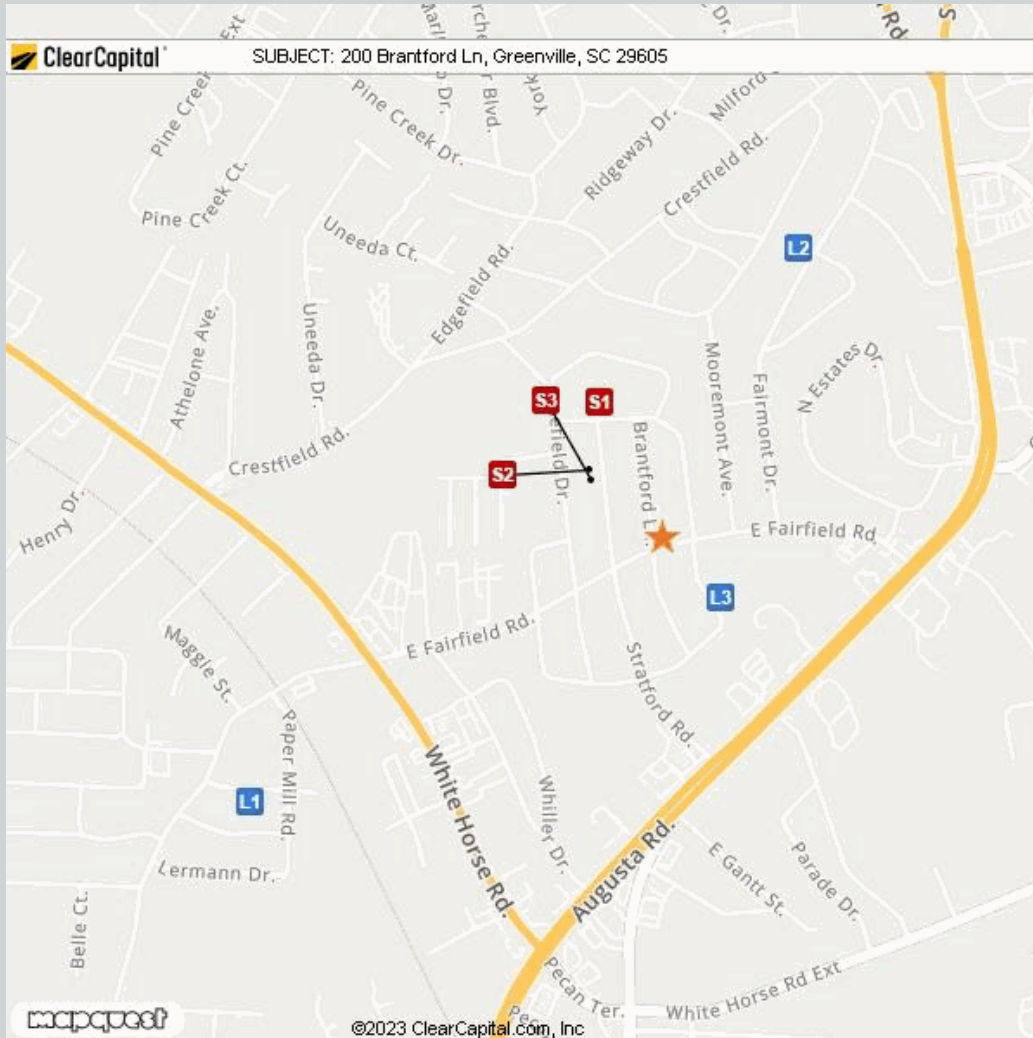
Address ★ 200 Brantford Lane, Greenville, SC 29605

Loan Number 49702

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	200 Brantford Lane, Greenville, SC 29605	--	Parcel Match
L1 Listing 1	14 Lanford Drive, Greenville, SC 29605	0.69 Miles ¹	Street Centerline Match
L2 Listing 2	300 Fairmont Drive, Greenville, SC 29605	0.45 Miles ¹	Parcel Match
L3 Listing 3	122 W Belvedere Road, Greenville, SC 29605	0.12 Miles ¹	Parcel Match
S1 Sold 1	7 Plainfield Circle, Greenville, SC 29605	0.21 Miles ¹	Parcel Match
S2 Sold 2	217 Stratford Road, Greenville, SC 29605	0.14 Miles ¹	Parcel Match
S3 Sold 3	215 Stratford Road, Greenville, SC 29605	0.13 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	Jeffrey Thompson	Company/Brokerage	Upstate Realty & Associates
License No	79692	Address	201 Misty Meadow Dr Greenville SC 29615
License Expiration	06/30/2024	License State	SC
Phone	8646313099	Email	jthompson8405@gmail.com
Broker Distance to Subject	7.34 miles	Date Signed	11/16/2023

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.