

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	838 Mcarthur Avenue, Charlotte, NC 28206	Order ID	8559931	Property ID	33754936
Inspection Date	12/21/2022	Date of Report	12/21/2022		
Loan Number	50209	APN	077-082-01		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	catamount properties 2018 llc	Condition Comments 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.
R. E. Taxes	\$1,633	
Assessed Value	\$157,400	
Zoning Classification	R8	
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 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$599,900	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	838 Mcarthur Avenue	1110 Geraldine Powe Dr	919 Wainwright Ave	2106 Cindy Creek Ln
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28206	28206	28206	28216
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.08 ¹	0.06 ¹	1.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$384,900	\$485,000	\$365,000
List Price \$	--	\$379,900	\$330,000	\$345,000
Original List Date		10/24/2022	09/22/2022	07/19/2022
DOM · Cumulative DOM	-- · --	58 · 58	90 · 90	155 · 155
Age (# of years)	14	17	21	18
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	1 Story traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,386	1,249	1,394	1,932
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 3
Total Room #	9	8	9	9
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.12 acres	0.1 acres	0.1 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 inferior lot size

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

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

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	838 Mcarthur Avenue	2347 Olando St	837 Holland Ave	2201 Newland Rd
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28206	28206	28206	28216
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.17 ¹	1.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$400,000	\$365,000
List Price \$	--	\$300,000	\$370,000	\$345,000
Sale Price \$	--	\$320,000	\$366,000	\$350,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	07/07/2022	08/03/2022	04/14/2022
DOM · Cumulative DOM	-- · --	4 · 34	52 · 84	42 · 130
Age (# of years)	14	14	3	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	1 Story traditional	2 Stories traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,386	1,207	1,510	1,728
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	9	8	8	9
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.17 acres	0.17 acres	0.17 acres
Other	None	None	seller concessions \$500	None
Net Adjustment	--	+\$13,675	+\$1,395	-\$21,385
Adjusted Price	--	\$333,675	\$367,395	\$328,615

* Sold 2 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: +\$10740 half bath: +\$2500 lot size: +\$435
- Sold 2** Similar to subject property based on the following features and amenities including square footage: -\$7440 bedroom count: +\$10000 lot size: +\$435 seller concessions: -\$500 year built: -\$1100
- Sold 3** Superior to subject property based on the following features and amenities including square footage: -\$20520 lot size: +\$435 year built: -\$1300

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX executive	subject property is currently listed for sale in the mls					
Listing Agent Name	josh fretz						
Listing Agent Phone	704-351-6334						
# 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
12/16/2022	\$375,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
utilized the best available comparable in the subject property immediate neighborhood when possible comparable search was extended out by 3 mile and back by 12 months subject property lot size was not bracketed by the available comparable subject property year built was not bracketed by the active listings		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The difference in the as-is conclusion from the prior report is due primarily to the current full interior renovation of the subject. The current report's as-repaired conclusion is in line with the current reports Sold comps conclusion.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1110 Geraldine Powe Dr
Charlotte, NC 28206



Front

L2 919 Wainwright Ave
Charlotte, NC 28206



Front

L3 2106 Cindy Creek Ln
Charlotte, NC 28216



Front

Sales Photos

S1 2347 Olando St
Charlotte, NC 28206



Front

S2 837 Holland Ave
Charlotte, NC 28206



Front

S3 2201 Newland Rd
Charlotte, NC 28216



Front

ClearMaps Addendum

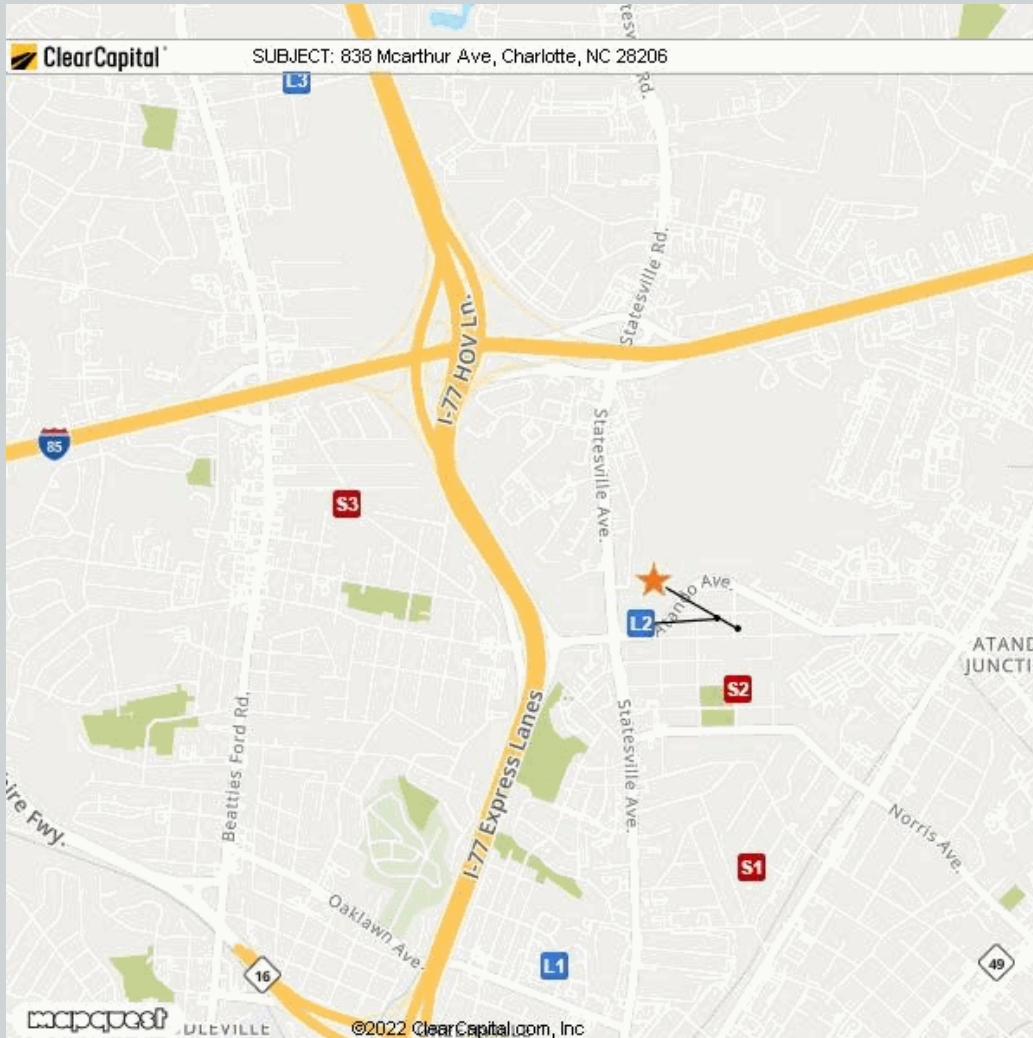
Address ★ 838 Mcarthur Avenue, Charlotte, NC 28206

Loan Number 50209

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	838 Mcarthur Avenue, Charlotte, NC 28206	--	Parcel Match
L1 Listing 1	1110 Geraldine Powe Dr, Charlotte, NC 28206	1.08 Miles ¹	Parcel Match
L2 Listing 2	919 Wainwright Ave, Charlotte, NC 28206	0.06 Miles ¹	Parcel Match
L3 Listing 3	2106 Cindy Creek Ln, Charlotte, NC 28216	1.97 Miles ¹	Parcel Match
S1 Sold 1	2347 Olando St, Charlotte, NC 28206	0.67 Miles ¹	Parcel Match
S2 Sold 2	837 Holland Ave, Charlotte, NC 28206	0.17 Miles ¹	Parcel Match
S3 Sold 3	2201 Newland Rd, Charlotte, NC 28216	1.14 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	Dorothy Still	Company/Brokerage	New Visions Realty Group LLC
License No	234337	Address	624 Tyvola Rd Charlotte NC 28217
License Expiration	06/30/2023	License State	NC
Phone	7049097800	Email	dstill@NewVisionsRealtyGroupllc.com
Broker Distance to Subject	7.42 miles	Date Signed	12/21/2022

/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.