

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	1829 Crystal Lane, West Columbia, SC 29170	Order ID	8255846	Property ID	32866629
Inspection Date	06/08/2022	Date of Report	06/08/2022		
Loan Number	50223	APN	00779501111		
Borrower Name	Catamount Properties 2018 LLC	County	Lexington		

Tracking IDs

Order Tracking ID	06.07.22 BPO	Tracking ID 1	06.07.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MARSHALL KESHAUN	Condition Comments	
R. E. Taxes	\$851	From drive by, the Subject appears to be maintained in good condition and conforms.	
Assessed Value	\$6,109		
Zoning Classification	Residential		
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	Slow	Smaller subdivision with medium sized homes, mostly two stories, traditional in style that conform.	
Sales Prices in this Neighborhood	Low: \$26200 High: \$315000		
Market for this type of property	Decreased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1829 Crystal Lane	240 Loop Rd	230 Isom Ln	217 Isom Ln
City, State	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
Zip Code	29170	29170	29170	29170
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.03 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$238,000	\$249,000	\$254,900
List Price \$	--	\$238,000	\$249,000	\$254,900
Original List Date		03/18/2022	05/02/2022	05/24/2022
DOM · Cumulative DOM	-- · --	82 · 82	37 · 37	15 · 15
Age (# of years)	8	13	13	13
Condition	Good	Good	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	2 Stories Traditional	1 Story Traditional	1 Story Traditional	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,828	1,530	1,534	1,530
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 1 · 1	3 · 2
Total Room #	9	7	7	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	0.24 acres	0.22 acres	0.22 acres	0.23 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.

Current Listings - Cont.

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

Listing 1 MLS Comments: 3 bedroom/2 bathroom home with attached 2 car garage ALL on one level awaits you! Well maintained and loved by original owners. Rooms have been freshly painted and flooring professionally cleaned. Open concept floor plan! Kitchen has gorgeous stained wooden cabinetry and counter space galore! Includes separate pantry! Sleek black appliances and deep double stainless steel sink compliment this cook's kitchen. Elongated bar area opens to the spacious dining area and great room, perfect for entertaining! Two inch faux wood blinds throughout the home allows an abundance of natural lighting.

Listing 2 MLS Comments: This West Columbia one-story home offers granite countertops, and a two-car garage.

Listing 3 MLS Comments: 3 bedroom 2 bath home . Home boast of a lot of windows , natural light, open floor plan , a patio oasis for relaxing or family gatherings. Back yard is fenced and has mature blueberry trees, Japanese blossom tree and is freshly manicured. Seller installed new AC April of 2022 and has a 10 year warranty.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1829 Crystal Lane	249 Loop Rd	255 Loop Rd	123 Jereme Bay Rd
City, State	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
Zip Code	29170	29170	29170	29170
Datasource	Public Records	MLS	MLS	Public Records
Miles to Subj.	--	0.10 ¹	0.10 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$249,500	\$264,900
List Price \$	--	\$230,000	\$249,500	\$264,900
Sale Price \$	--	\$228,000	\$249,500	\$255,000
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	09/03/2021	10/08/2021	08/10/2021
DOM · Cumulative DOM	-- · --	69 · 69	36 · 36	30 · 33
Age (# of years)	8	14	14	16
Condition	Good	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,828	1,922	1,990	1,990
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 1
Total Room #	9	9	9	6
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	0.24 acres	0.29 acres	0.30 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$4,050	+\$3,450
Adjusted Price	--	\$228,000	\$245,450	\$258,450

* 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** Adjustments: 0 MLS Comments: 249 Loop Rd, West Columbia, SC 29170 is a single family home that contains 1,866 sq ft and was built in 2008. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$228,000 in September 2021.
- Sold 2** Adjustments: Superior GLA -\$4,050. MLS Comments: This traditional open floor plan features a 2 story living room with updated laminate flooring, open kitchen with solid surface countertops, and a Master suite located on the first floor. Master bathroom features a garden tub, separate shower and double vanity. New black kitchen appliances! 3 large secondary bedrooms. Fenced backyard.
- Sold 3** Adjustments: Superior GLA -\$4,050, inferior bath and half bath \$7,500. MLS Comments: 3BR 2 and a half Bath home is ready for it's new owners! It's been nicely updated and well taken care of. It boasts gorgeous engineered hardwood floors downstairs and the living room has tall ceilings w/tons of natural light and a cozy fireplace. The updated eat in kitchen has white cabinets, stainless steel appliances and tons of cabinets for storage. Just off of the kitchen is a lovely dining room w/french doors that open to the living room. The owner's suite is on the MAIN floor and it has a large walk-in closet, double sinks in the bath, separate stand up shower and a separate water closet! Upstairs you will find a large BONUS ROOM that could be used as an office or a bedroom. There is tons of attic storage space, a BRAND NEW ROOF installed 07012021 with architectural shingles, a 12x18 storage shed w/electricity and cable, fenced in backyard and sprinkler system in the front and back yard. The home backs up to trees for added privacy.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			12/19/2014 Sold \$143,970				
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	\$230,000	\$230,000
Sales Price	\$228,000	\$228,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Focused on same complex for comps. The average condition of the surrounding homes is "good" therefore deferring to good condition for the Subject. With adjustments, utilizing S1 for final value and L1 for bracketed listing price.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 240 Loop Rd
West Columbia, SC 29170



Front

L2 230 Isom Ln
West Columbia, SC 29170



Front

L3 217 Isom Ln
West Columbia, SC 29170



Front

Sales Photos

S1 249 Loop Rd
West Columbia, SC 29170



Front

S2 255 Loop Rd
West Columbia, SC 29170



Front

S3 123 Jereme Bay Rd
West Columbia, SC 29170



Front

ClearMaps Addendum

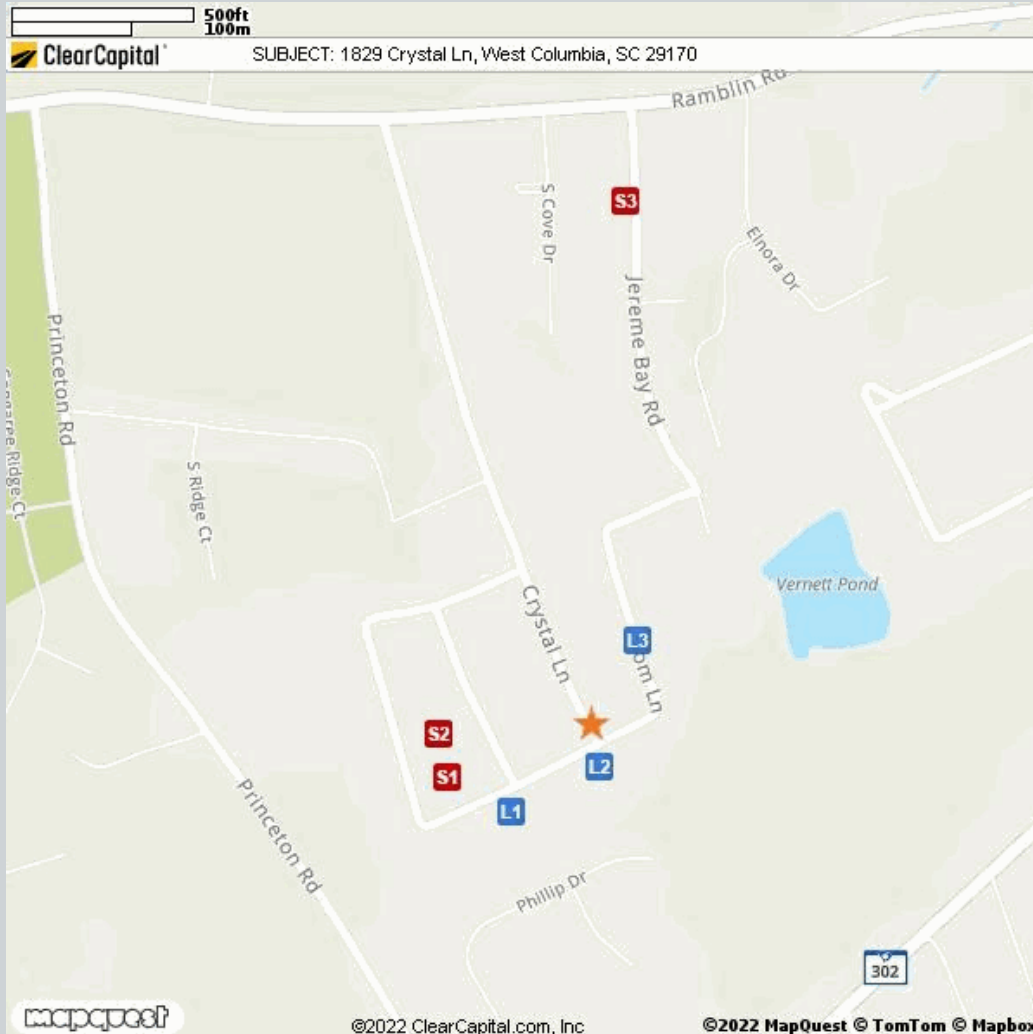
Address ★ 1829 Crystal Lane, West Columbia, SC 29170

Loan Number 50223

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$228,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1829 Crystal Lane, West Columbia, SC 29170	--	Parcel Match
L1 Listing 1	240 Loop Rd, West Columbia, SC 29170	0.08 Miles ¹	Parcel Match
L2 Listing 2	230 Isom Ln, West Columbia, SC 29170	0.03 Miles ¹	Parcel Match
L3 Listing 3	217 Isom Ln, West Columbia, SC 29170	0.07 Miles ¹	Parcel Match
S1 Sold 1	249 Loop Rd, West Columbia, SC 29170	0.10 Miles ¹	Parcel Match
S2 Sold 2	255 Loop Rd, West Columbia, SC 29170	0.10 Miles ¹	Parcel Match
S3 Sold 3	123 Jereme Bay Rd, West Columbia, SC 29170	0.38 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.

Report Instructions - cont.

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.

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	James Otis	Company/Brokerage	Asset Realty Inc
License No	114034	Address	412 Oak Brook Drive Columbia SC 29223
License Expiration	06/30/2023	License State	SC
Phone	3233605374	Email	jamesbobbyotis@icloud.com
Broker Distance to Subject	21.43 miles	Date Signed	06/08/2022

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.