

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	105 Harvest Grove Lane, Lexington, SC 29072	Order ID	8255846	Property ID	32866366
Inspection Date	06/08/2022	Date of Report	06/08/2022		
Loan Number	50224	APN	00641401190		
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

General Conditions		Condition Comments
Owner	ERIC T GOFORTH	From drive by, the Subject appears to be in maintained average condition and conforms.
R. E. Taxes	\$799	
Assessed Value	\$5,436	
Zoning Classification	Residential	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subdivision area in Lexington with medium sized homes, maintained, both single story and two story.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$475400	
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	105 Harvest Grove Lane	192 Bonhomme Cir	116 Sandbrier Ct	306 Quiet Grove Dr
City, State	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
Zip Code	29072	29072	29073	29072
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.46 ¹	1.85 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$249,900	\$289,000
List Price \$	--	\$240,000	\$249,900	\$289,000
Original List Date		05/05/2022	05/23/2022	04/29/2022
DOM · Cumulative DOM	-- · --	34 · 34	16 · 16	40 · 40
Age (# of years)	13	6	16	10
Condition	Average	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	1 Story Historical	2 Stories Traditional	1 Story Ranch/Rambler	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,665	1,833	1,552	2,000
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2	4 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.09 acres	0.14 acres	0.25 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: Downstairs features an open floor plan with 9' ceilings and hard wood floors throughout the foyer, half bath, kitchen, large walk-in pantry, dining area and living room. Covered patio is the perfect place to grill and chill while the kids and pets play in the privacy fenced-in backyard. 3BR, 2 full baths, spacious LOFT area, and laundry room upstairs. Master suite with garden tub and large walk-in closet. Deck off the master bedroom perfect for sipping coffee or wine! Granite countertops throughout entire home. Tank-less water heater and 2-car garage.

Listing 2 MLS Comments: You'll love the new flooring throughout the house, gorgeous quartz countertops, and stainless appliances in the kitchen. Paired with an open floor plan, this home is a showstopper! The large primary suite provides ample space to create a personal oasis, and the ensuite has been updated with an oversized custom walk-in shower! Two additional bedrooms complete this versatile floorplan. Step out back into the screened-in porch and enjoy the fully fenced yard with a brand new storage shed.

Listing 3 MLS Comments: 4 bedrooms and 2 baths located in beautiful Persimmon Grove. Enjoy the amenities of the Clubhouse, pool, pond with gazebo, playground and sidewalks throughout the neighborhood. This home has high ceilings, granite counters.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	105 Harvest Grove Lane	121 Broad Oak Ln	373 Drooping Leaf Rd	203 Bonnie View Ct
City, State	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
Zip Code	29072	29072	29072	29072
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.25 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$183,500	\$220,000	\$219,900
List Price \$	--	\$183,500	\$220,000	\$219,900
Sale Price \$	--	\$200,000	\$229,000	\$245,000
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	10/20/2021	04/01/2022	08/19/2021
DOM · Cumulative DOM	-- · --	30 · 30	36 · 36	16 · 16
Age (# of years)	13	11	13	9
Condition	Average	Good	Average	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 Historical	1 Story Ranch/Rambler	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,665	1,617	1,625	1,692
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2 · 1	3 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.17 acres	0.10 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	-\$2,500	-\$10,000
Adjusted Price	--	\$190,000	\$226,500	\$235,000

* 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: Superior condition -\$10,000. MLS Comments: 4 nice size bedrooms, 2 full bathrooms, 5 years old, in move in condition on a closed loop street. Open floor plan, great room with vaulted ceiling open to kitchen and dining area with high-end laminate flooring. Large master suite, large laundry room with cabinets, tank less hot water heater, double car garage, tilt in thermopane windows. Washer, Dryer and refrigerator included.
- Sold 2** Adjustments: Superior half bath -\$2,500. MLS Comments: 3 bedroom, 2 1/2 bath floor plans in Persimmon Grove with private office! Downstairs features a spacious living areas with vaulted ceilings. Kitchen includes all appliances, beautiful cabinets, and new backsplash. Master on main with private bathroom and huge walk-in closet. Two bedrooms and an office on the second floor - both bedrooms have walk-in closets! Fenced-in, well-manicured backyard with huge extended patio.
- Sold 3** Adjustments: Superior condition -\$10,000. MLS Comments: Beautiful one story corner lot home located in Persimmon Grove. Offering a large master with a garden tub/shower, dual vanity, and a walk in closet. The family room has vaulted ceilings, completely opens into the kitchen with dark granite, stainless steel appliances, eat in and a spacious walk in pantry. Structured wiring for cable, data and surround sound. There are two other bedrooms as well as a flex space that could be used as an office or dining room! Large backyard with privacy fence.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				9/1/2009 Sold \$137,760			
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	\$199,500	\$199,500
Sales Price	\$195,000	\$195,000
30 Day Price	\$190,000	--
Comments Regarding Pricing Strategy		
<p>Focused search on closest, same complex comps. Unfortunately, there aren't any average listing comps within the marketable area of the Subject. With adjustments, utilizing S1 for final value and L1 for bracketed listing price. An interior should be done.</p>		

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 192 Bonhomme Cir
Lexington, SC 29072



Front

L2 116 Sandbrier Ct
Lexington, SC 29073



Front

L3 306 Quiet Grove Dr
Lexington, SC 29072



Front

Sales Photos

S1 121 Broad Oak Ln
Lexington, SC 29072



Front

S2 373 Drooping Leaf Rd
Lexington, SC 29072



Front

S3 203 Bonnie View Ct
Lexington, SC 29072



Front

ClearMaps Addendum

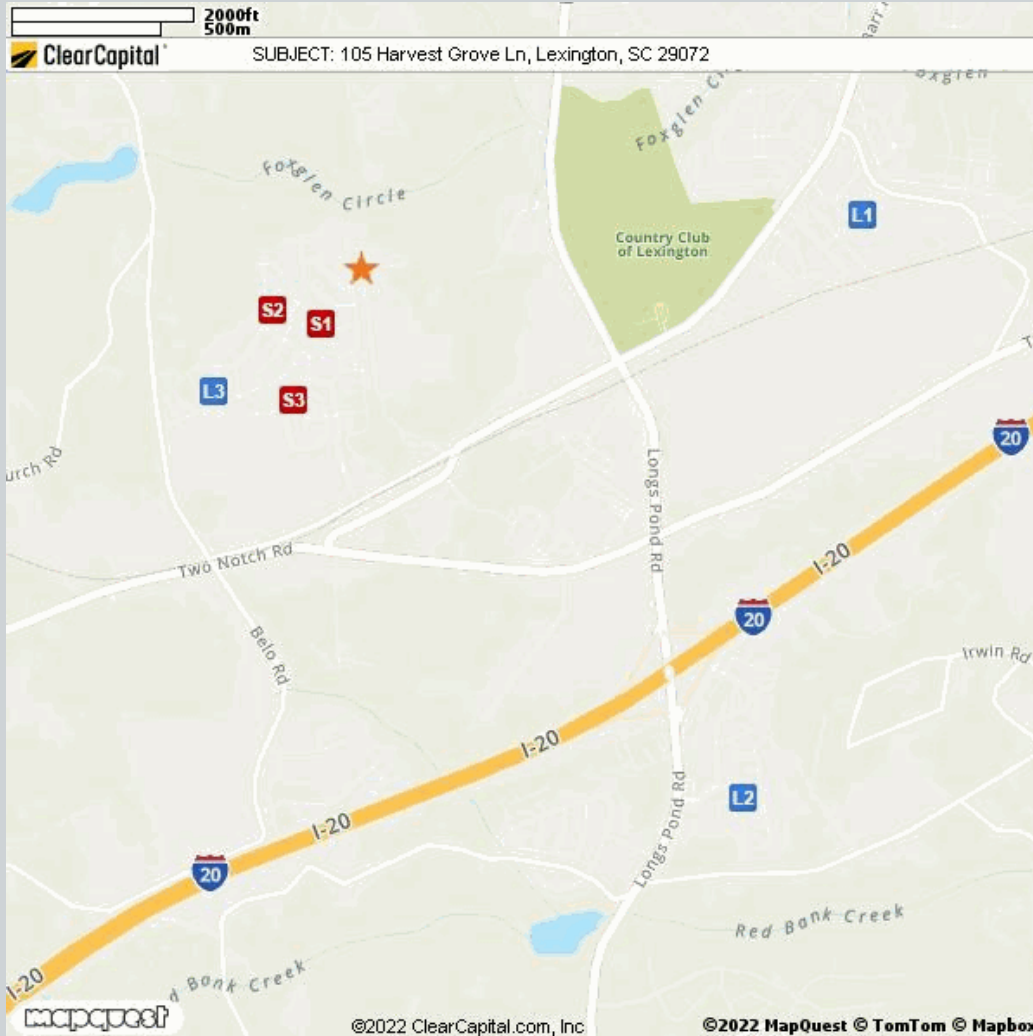
Address ★ 105 Harvest Grove Lane, Lexington, SC 29072

Loan Number 50224

Suggested List \$199,500

Suggested Repaired \$199,500

Sale \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	105 Harvest Grove Lane, Lexington, SC 29072	--	Parcel Match
L1 Listing 1	192 Bonhomme Cir, Lexington, SC 29072	1.46 Miles ¹	Parcel Match
L2 Listing 2	116 Sandbrier Ct, Lexington, SC 29073	1.85 Miles ¹	Parcel Match
L3 Listing 3	306 Quiet Grove Dr, Lexington, SC 29072	0.52 Miles ¹	Parcel Match
S1 Sold 1	121 Broad Oak Ln, Lexington, SC 29072	0.17 Miles ¹	Parcel Match
S2 Sold 2	373 Drooping Leaf Rd, Lexington, SC 29072	0.25 Miles ¹	Parcel Match
S3 Sold 3	203 Bonnie View Ct, Lexington, SC 29072	0.39 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	27.23 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.