

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	104 Alexan Drive, Simpsonville, SOUTH CAROLINA 29681	Order ID	8566503	Property ID	33778436
Inspection Date	01/02/2023	Date of Report	01/02/2023		
Loan Number	50368	APN	0548.48-01-035.00		
Borrower Name	Catamount Properties 2018 LLC	County	Greenville		

Tracking IDs					
Order Tracking ID	12.28.22 CS-Citi Update	Tracking ID 1	12.28.22 CS-Citi Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Catmount 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	\$927	
Assessed Value	\$158,350	
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	Gilder Chase 864-284-6515	
Association Fees	\$400 / Year (Other: Common Areas, Some Sidewalks)	
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: \$220,000 High: \$370,000	
Market for this type of property	Increased 10.0 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	104 Alexan Drive	11 Heathfield Ct	520 Dunwoody Dr	303 Valhalla Ln
City, State	Simpsonville, SOUTH CAROLINA	Simpsonville, SC	Simpsonville, SC	Simpsonville, SC
Zip Code	29681	29681	29681	29681
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.09 ¹	1.12 ¹	1.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$299,900	\$327,000
List Price \$	--	\$285,000	\$299,900	\$311,000
Original List Date		11/25/2022	12/03/2022	08/19/2022
DOM · Cumulative DOM	-- · --	38 · 38	30 · 30	76 · 136
Age (# of years)	16	26	32	23
Condition	Good	Average	Good	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	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,556	1,474	1,276	1,974
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	9	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.16 acres	0.3 acres	0.24 acres	0.23 acres
Other	Fence	Fence	Fence	Fence

* 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 Fair market property on cul de sac lot with fenced back yard, fireplace, LVP flooring and sun room. Comp is most similar due to amount of GLA. Adj of +1000 room count, +250 age, -280 lot size, +20,000 condition.

Listing 2 Fair market property with fenced back yard, updated baths, kitchen and flooring. Comp is inferior due to amount of GLA. Adj of +1000 room count, +5000 garage, +400 age, +4200 GLA.

Listing 3 Fair market property with fenced back yard, fireplace, wood floors and neutral paint. Comp is superior due to amount of GLA. Adj of +500 room count, -6270 GLA, +20,000 condition.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	104 Alexan Drive	107 Hawkesbury Rd	311 Lake Lennox Dr	121 Ivy Trellis Ct
City, State	Simpsonville, SOUTH CAROLINA	Simpsonville, SC	Simpsonville, SC	Simpsonville, SC
Zip Code	29681	29681	29681	29681
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.78 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$300,000	\$305,000
List Price \$	--	\$274,900	\$300,000	\$305,000
Sale Price \$	--	\$265,000	\$300,000	\$310,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	12/30/2022	10/07/2022	12/15/2022
DOM · Cumulative DOM	-- · --	106 · 148	8 · 43	2 · 42
Age (# of years)	16	24	22	9
Condition	Good	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 Ranch	2 Stories Traditional	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,556	1,543	1,694	1,828
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	9	8	8	8
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	0.16 acres	0.2 acres	0.23 acres	0.15 acres
Other	Fence	None	None	Fence
Net Adjustment	--	+\$1,700	+\$20,130	-\$3,580
Adjusted Price	--	\$266,700	\$320,130	\$306,420

* 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** Fair market property with updated kitchen, flooring and appliances. Comp is most similar due to amount of GLA. Adj of +500 room count, +1200 fence.
- Sold 2** Fair market property with fireplace, laminate flooring, new appliances and roof. Comp is superior due to amount of GLA. Adj of +1000 room count, -2070 GLA, +1200 fence, +20,000 condition.
- Sold 3** Fair market property with fireplace, bonus room, updated kitchen and baths. Comp is superior due to amount of GLA. Adj of +500 room count, -4080 GLA.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Realty One Group Freedom	Currently listed. DOM 22					
Listing Agent Name	Emily A Wise						
Listing Agent Phone	864-877-6111						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	06/29/2022	\$250,000	Tax Records
12/11/2022	\$325,000	--	--	--	--	--	MLS

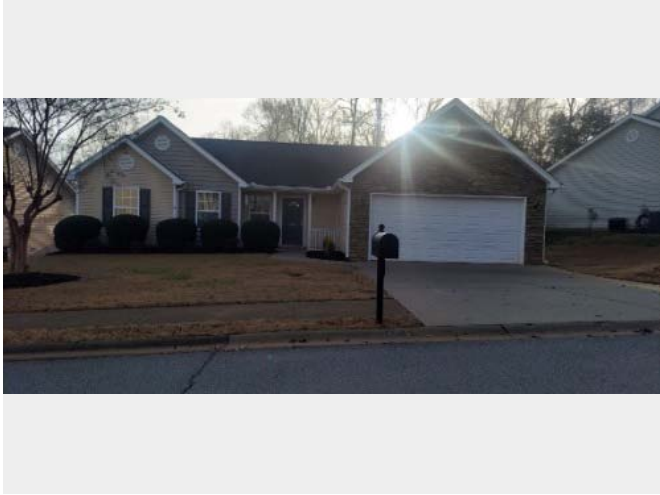
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$306,000	\$306,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$294,000	--
Comments Regarding Pricing Strategy		
Value is based on adjusted sales comp data. Most weight was given to sale comp 1 due to amount of GLA.		

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.

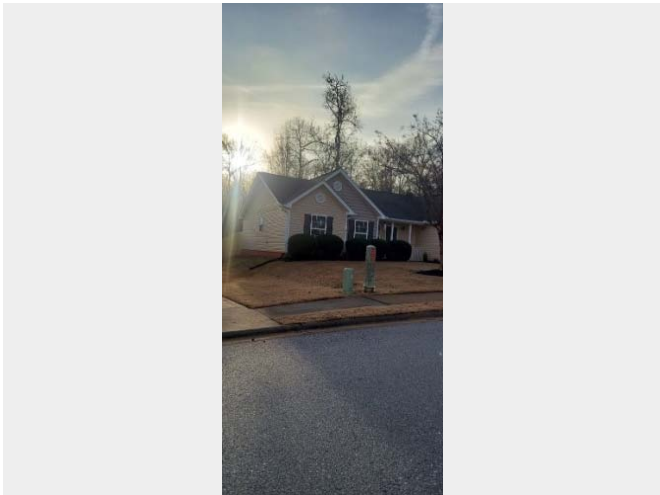
Subject Photos



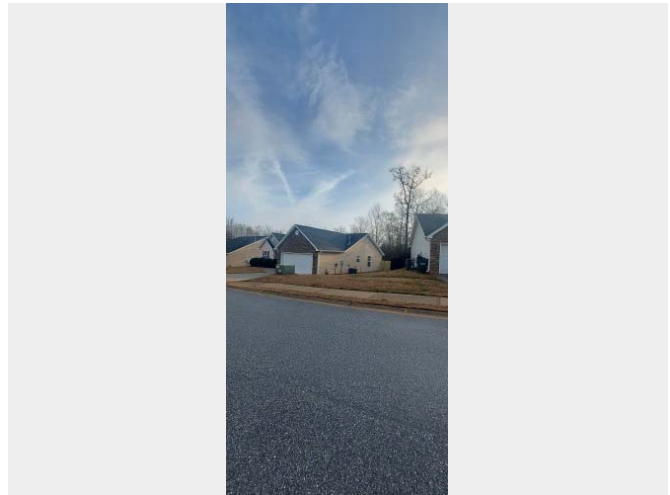
Front



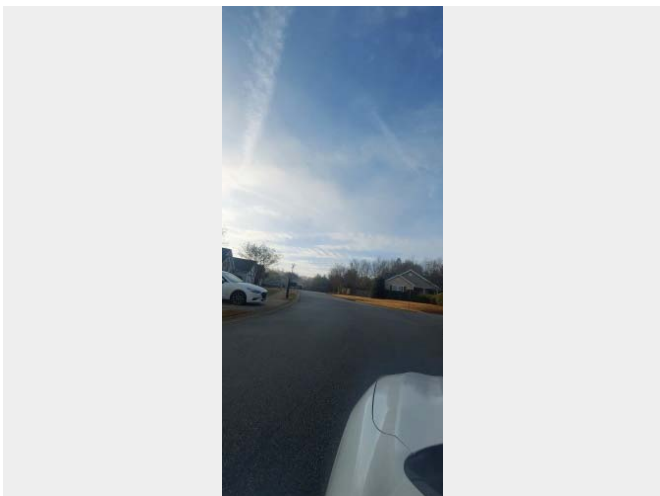
Address Verification



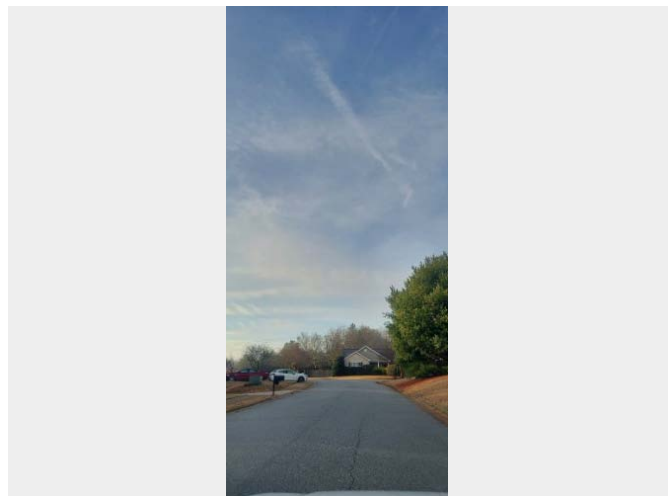
Side



Side



Street



Street

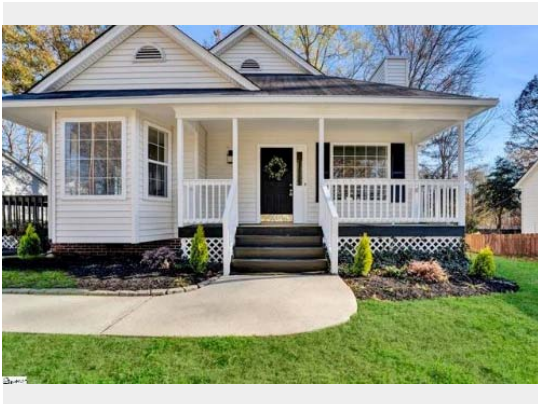
Listing Photos

L1 11 Heathfield Ct
Simpsonville, SC 29681



Front

L2 520 Dunwoody Dr
Simpsonville, SC 29681



Front

L3 303 Valhalla Ln
Simpsonville, SC 29681



Front

Sales Photos

S1 107 Hawkesbury Rd
Simpsonville, SC 29681



Front

S2 311 Lake Lennox Dr
Simpsonville, SC 29681



Front

S3 121 Ivy Trellis Ct
Simpsonville, SC 29681



Front

ClearMaps Addendum

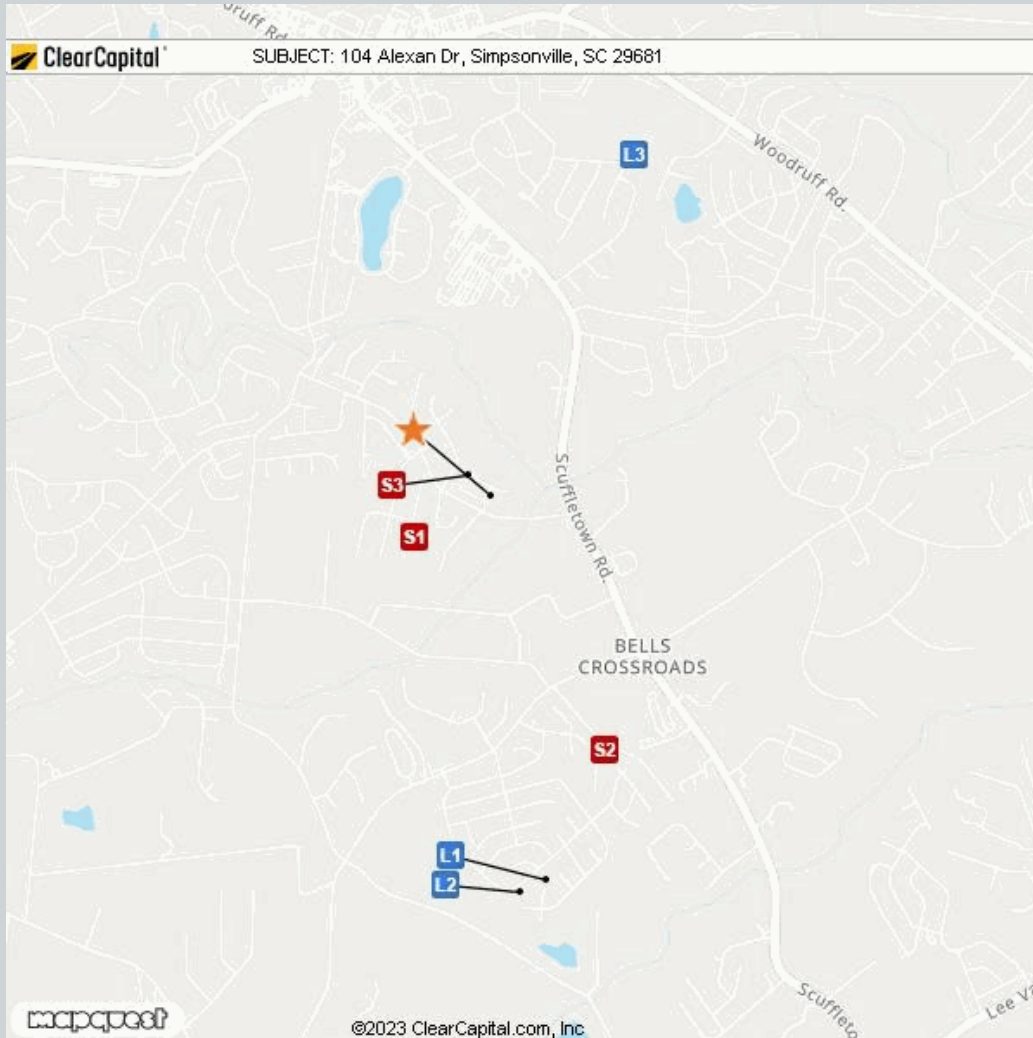
Address ★ 104 Alexan Drive, Simpsonville, SOUTH CAROLINA 29681

Loan Number 50368

Suggested List \$306,000

Suggested Repaired \$306,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	104 Alexan Drive, Simpsonville, South Carolina 29681	--	Parcel Match
L1 Listing 1	11 Heathfield Ct, Simpsonville, SC 29681	1.09 Miles ¹	Parcel Match
L2 Listing 2	520 Dunwoody Dr, Simpsonville, SC 29681	1.12 Miles ¹	Parcel Match
L3 Listing 3	303 Valhalla Ln, Simpsonville, SC 29681	1.04 Miles ¹	Parcel Match
S1 Sold 1	107 Hawkesbury Rd, Simpsonville, SC 29681	0.24 Miles ¹	Parcel Match
S2 Sold 2	311 Lake Lennox Dr, Simpsonville, SC 29681	0.78 Miles ¹	Parcel Match
S3 Sold 3	121 Ivy Trellis Ct, Simpsonville, SC 29681	0.09 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	Regina Pearson	Company/Brokerage	Regina Salters Realty
License No	101486	Address	111 Maple Dr Greer SC 29651
License Expiration	06/30/2024	License State	SC
Phone	7044902424	Email	reginasalters@gmail.com
Broker Distance to Subject	9.14 miles	Date Signed	01/02/2023

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.