

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.

<b>Address</b>	317 Regency Drive, Charlotte, NC 28211	<b>Order ID</b>	8592014	<b>Property ID</b>	33840058
<b>Inspection Date</b>	01/24/2023	<b>Date of Report</b>	01/24/2023		
<b>Loan Number</b>	50381	<b>APN</b>	18914339		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Mecklenburg		

### Tracking IDs

<b>Order Tracking ID</b>	01.23.23 BPO Citi.CS Update	<b>Tracking ID 1</b>	01.23.23 BPO Citi.CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	catamount prop	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,191		new flooring,cabinets appliances
<b>Assessed Value</b>	\$215,000		
<b>Zoning Classification</b>	sfr		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (lb)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		no inharmonious uses observed in area
<b>Sales Prices in this Neighborhood</b>	Low: \$425,000 High: \$650,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	317 Regency Drive	6000 Jester Lane	1314 McLaughlin	6008 Springhouse
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28211	28211	28212	28211
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.85 <sup>1</sup>	1.31 <sup>1</sup>	0.71 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$525,000	\$469,900	\$599,000
<b>List Price \$</b>	--	\$525,000	\$469,900	\$599,000
<b>Original List Date</b>		01/03/2023	01/20/2023	01/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	21 · 21	2 · 4	4 · 10
<b>Age (# of years)</b>	44	54	49	56
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story conv	1 Story conv	1 Story conv	1 Story conv
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,650	1,653	1,719	1,714
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.29 acres	.55 acres	.46 acres	.4 acres
<b>Other</b>	ba	na	na	na

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Desirable brick ranch in popular Stonehaven. Tasteful blend of old and new... Painted cabinets and vanities in kitchen and baths, granite tops added, new plumbing fixtures and cabinet hardware, decorative mirrors and lighting, original white ceramic tile, recessed lighting in the living room and kitchen, handsome moldings, hardwood floors and shutters throughout most, charming wrap-around olde brick brick fireplace with arched hearth and surround (gas logs or wood burning), His and her closets in primary bedroom, delightful front porch with terrazzo floor, hardi-plank detached 2-car garage with storage area added in 2014 and incredible drop zone/mud room with coat hooks, floor to ceiling cabinets and bench. L
- Listing 2** Welcome home to this charming full brick ranch home located in the popular McClintock Woods community. Sitting on a large .47 acre lot, this 3 bed 2 bath home features a formal living room, formal dining room, updated kitchen with granite countertops, stainless appliances, hardwood floors throughout main living areas, great room with wood burning fireplace, primary suite with multiple closets, updated shower in en-suite bathroom, spacious secondary bedrooms, and so much more. Step out back and enjoy a flat spacious fenced backyard with paver patio, storage shed in back, as well as a storage room off the back of the house.
- Listing 3** \*Completely renovated with new HVAC new windows throughout new roof new gutters and downspouts new electrical panel upgrade new kitchen cabinets granite tops in kitchen and island all new stainless appliances new bath vanities granite in hall bath new ceramic in baths. Master bath has a huge shower. Ceramic floors in both baths back entry and laundry room, hardwoods throughout rest of home. New ceiling fans with lights in all bedrooms and den! New fixtures throughout rest of home. Recessed lights in kitchen!!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	317 Regency Drive	4720 Stafford	1404 Havencrest	6008 Sheppard
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28211	28211	28211	28211
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.77 <sup>1</sup>	1.63 <sup>1</sup>	0.78 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$550,000	\$479,888	\$445,000
<b>List Price \$</b>	--	\$550,000	\$479,888	\$445,000
<b>Sale Price \$</b>	--	\$522,000	\$485,000	\$455,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	09/15/2022	09/14/2022	09/07/2022
<b>DOM · Cumulative DOM</b>	-- · --	20 · 34	3 · 39	1 · 47
<b>Age (# of years)</b>	44	47	71	53
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story conv	1 Story conv	1 Story conv	1 Story conv
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,650	1,740	1,587	1,672
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 2 Car(s)	None	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.29 acres	.42 acres	.42 acres	.39 acres
<b>Other</b>	ba	na	cc	na
<b>Net Adjustment</b>	--	+\$3,000	+\$12,500	+\$3,000
<b>Adjusted Price</b>	--	\$525,000	\$497,500	\$458,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** adjust fo garage/vs cptThis home has great bones, it is positioned on a lovely lot and there is so much potential. The home has the classic features of a Living Room, Dining Room, Den (with Gas Fireplace), Eat In Kitchen with Stainless Steel Appliances. Primary Bedroom with an en-suite Bath, two other Hall Bedrooms (one is presently being used as an office) with a Full Bath to share in the Hallway. The Laundry room is located in a closet in the Hall. The windows have been replaced with newer energy efficient windows--plus there is a 2 Car Carport with Storage at the end, a Deck area and a brick paver patio that can be accesses from the Primary Bedroom or the Living Room. Always wanted to live in Sherwood Forest--this is your chance!
- Sold 2** adjust for garage. and 7k ccThe perfect Cotswold home and at a price that can't be beat!! This ranch is minutes away from Cotswold Shopping Center - just a few more minutes will get you to SouthPark - 15min to Uptown. Upon entering this gem, you are greeted with fresh paint & gorgeous original hardwood floors! Renovated kitchen has SS appliances, granite tops, tile backslash, an island and plenty of cabinet space. Both baths have been updated as well, with the primary bath having a double-bowl vanity. Interior & exterior paint were just completed, roof is about a month old, HVAC 4.5yrs, replacement windows. Outside is plenty of space for entertaining and/or gardening (your raised beds are already planted!). The yard is fenced and comes complete with a patio with a firepit, gazebo & shed.
- Sold 3** Welcome to one of the quaintest streets in Stonehaven! 6008 Sheppard Court is located on a quiet cul-de-sac street in Charlottes popular Stonehaven community. This 3 bedroom, 2 bathroom ranch features dual living spaces, a large enclosed screen porch (currently being used as a home gym), fully fenced backyard, and a detached office! Enadjust for cpt/garagejoy all 4 seasons in its private backyard with multiple spaces for entertaining and plenty of room for spoiling your pets

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	remax	history below					
<b>Listing Agent Name</b>	josh frtetz						
<b>Listing Agent Phone</b>	704-405-8800						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	07/15/2022	\$420,000	Tax Records
10/22/2022	\$525,000	01/24/2023	\$515,000	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$498,000	\$498,000
<b>Sales Price</b>	\$495,000	\$495,000
<b>30 Day Price</b>	\$490,000	--
<b>Comments Regarding Pricing Strategy</b>		
The distance and year built were expanded to find similar comps.		

## 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

## Subject Photos



Other



Other



## Listing Photos

**L1** 6000 jester lane  
Charlotte, NC 28211



Front

**L2** 1314 mclaughin  
Charlotte, NC 28212



Front

**L3** 6008 springhouse  
Charlotte, NC 28211



Front

## Sales Photos

**S1** 4720 stafford  
Charlotte, NC 28211



Front

**S2** 1404 havencrest  
Charlotte, NC 28211



Front

**S3** 6008 sheppard  
Charlotte, NC 28211



Front

### ClearMaps Addendum

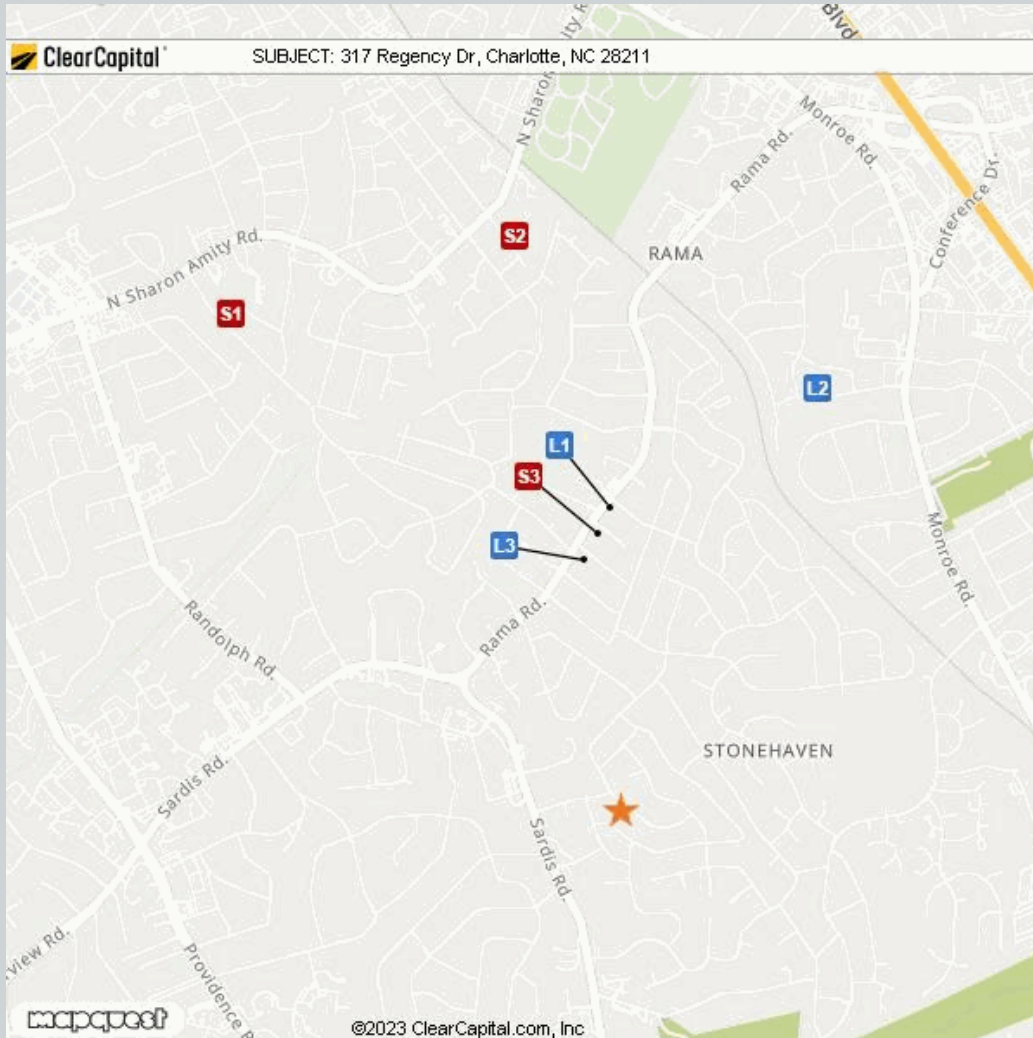
**Address** ★ 317 Regency Drive, Charlotte, NC 28211

**Loan Number** 50381

**Suggested List** \$498,000

**Suggested Repaired** \$498,000

**Sale** \$495,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	317 Regency Drive, Charlotte, NC 28211	--	Parcel Match
L1 Listing 1	6000 Jester Lane, Charlotte, NC 28211	0.85 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1314 McLaughlin, Charlotte, NC 28212	1.31 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6008 Springhouse, Charlotte, NC 28211	0.71 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4720 Stafford, Charlotte, NC 28211	1.77 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	1404 Havencrest, Charlotte, NC 28211	1.63 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6008 Sheppard, Charlotte, NC 28211	0.78 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	William Barbee	<b>Company/Brokerage</b>	Sand B Properties of NC
<b>License No</b>	171309	<b>Address</b>	321 Confederate Dr Concord NC 28027
<b>License Expiration</b>	06/30/2023	<b>License State</b>	NC
<b>Phone</b>	7045332385	<b>Email</b>	barbee@biterealty.com
<b>Broker Distance to Subject</b>	18.04 miles	<b>Date Signed</b>	01/24/2023

*/William Barbee/*

*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:

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