

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	14830 Shopton Road, Charlotte, NC 28278	Order ID	8682099	Property ID	34070905
Inspection Date	04/04/2023	Date of Report	04/04/2023		
Loan Number	50916	APN	199-491-03		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs

Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments Based on exterior observation, subject property is in Good condition. No immediate repair or modernization required.
R. E. Taxes	\$3,270	
Assessed Value	\$360,400	
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 The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$423,360 High: \$780,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	14830 Shopton Road	13554 Pine Harbor Road	11228 Whimbrel Court	45532 Misty Bluff Drive
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28278	28278	28278	28278
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.10 ¹	0.97 ¹	2.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$540,000	\$525,000	\$589,950
List Price \$	--	\$524,900	\$525,000	\$639,950
Original List Date		08/20/2022	03/24/2023	05/13/2022
DOM · Cumulative DOM	-- · --	226 · 227	10 · 11	325 · 326
Age (# of years)	34	18	6	1
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	1 Story Ranch	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,970	1,502	2,393	1,947
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	2 · 2 · 1	2 · 2
Total Room #	6	6	5	5
Garage (Style/Stalls)	Carport 1 Car	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	5.000 acres	1.21 acres	0.22 acres	0.17 acres
Other	None	None	None	None

* Listing 3 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 Adjustments:;Bed:0,Bath:-3000,HBath:0,GLA:\$23400,Age:\$-480,Garage:\$-4000,Lot:\$11370,Carport:\$1000,Total Adjustment:\$28290,Net Adjustment Value:\$553190 Property is a single family home. It has same bedroom and 1 more bathroom count.It appears similar to the subject in condition.

Listing 2 Adjustments:;Bed:5000,Bath:0,HBath:-1000,GLA:\$-21150,Age:\$-840,Lot:\$14340,Carport:\$1000,Total Adjustment:\$-2650,Net Adjustment Value:\$522350 2 story tract home, similar to the subject in condition and similar in location.Owner occupied.Standard type sale.

Listing 3 Adjustments:;Bed:5000,Bath:0,HBath:0,Age:\$-990,Garage:\$-4000,Lot:\$14490,Carport:\$1000,Total Adjustment:\$15500,Net Adjustment Value:\$655450 Property similar to the subject in square footage and similar view by comparison.owner occupied

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	14830 Shopton Road	10819 Cove Point Drive	15825 Old Oleander Drive	12014 Cove Court
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28278	28278	28278	28278
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.17 ¹	2.49 ¹	2.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$549,000	\$825,000	\$685,000
List Price \$	--	\$549,000	\$680,500	\$650,000
Sale Price \$	--	\$529,200	\$640,500	\$650,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/01/2022	02/28/2023	10/18/2022
DOM · Cumulative DOM	-- · --	77 · 77	222 · 222	75 · 75
Age (# of years)	34	9	24	4
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	1 Story Ranch	2 Stories Colonial	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,970	1,869	1,672	2,437
Bdrm · Bths · ½ Bths	3 · 2	5 · 3 · 1	3 · 2	3 · 2 · 1
Total Room #	6	8	6	6
Garage (Style/Stalls)	Carport 1 Car	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	5.000 acres	0.2 acres	0.98 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,700	+\$27,960	-\$13,880
Adjusted Price	--	\$530,900	\$668,460	\$636,120

* 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** Adjustments:,Bed:-10000,Bath:-3000,HBath:-1000,GLA:\$5050,Age:\$-750,Garage:\$-4000,Lot:\$14400,Carport:\$1000,Total Adjustment:1700,Net Adjustment Value:\$530900 The property superior to the subject in bed count and square footage makes it similar by comparison. Adjustments necessary for lot
- Sold 2** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$14900,Lot:\$12060,Carport:\$1000,Total Adjustment:27960,Net Adjustment Value:\$668460 Property similar to the subject in condition and style by comparison
- Sold 3** Adjustments:,Bed:0,Bath:0,HBath:-1000,GLA:\$-23350,Age:\$-900,Garage:\$-4000,Lot:\$14370,Carport:\$1000,Total Adjustment:-13880,Net Adjustment Value:\$636120 Property inferior to the subject in lot size,similar in view and condition.Owner occupied.Standard type sale.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX Executive	it is currently active					
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$635,000	\$635,000
Sales Price	\$625,000	\$625,000
30 Day Price	\$615,000	--
Comments Regarding Pricing Strategy		
<p>Subject is Active. The subject property is a Ranch, having 1970 sq.ft. and built in the year 1989. Subject is well maintained in an Good condition as per available MLS and pics. The most weight was given to the comps that were most similar to the subject when all features were considered. I have elected to increase the time span of closed sales past the favorable 6-month window to find comparable that required the fewest net adjustment. Comparable condition conformed with available pics and mls. To find comparable that reinforced the subject's GLA, age, and condition necessitated a search using distances over one mile and search up to 3 miles. Since Subject has unique age in closer proximity, age range searched for comparable had to be expanded beyond +/-30% and also GLA limit extended up to +/-25%, in order to locate similar properties that would support the subject's price range and other property attributes. Subject has unique lot size in closer proximity, so Unable to bracket lot within +/-20%, therefore age limit exceeded beyond +/-30%. Bed count also exceeded, since other factors were similar. Price range was within 25%in difference due to the neighborhood area hard to find comparable that is similar to the subject in condition and criteria. The subject is located near to water body, park and reasonably near to educational center, shopping center and highway. Any of the subject location characteristics will not affect the subject's marketable value negatively. It was necessary to cross highway for getting similar comparable, but it doesn't affect the subject's marketability. Garage count is conformed with available pics and MLS. In delivering final valuation, CS2 and LC3 are taken as the best comparable, since they are similar with subject's GLA, condition and view. Subject details were taken from tax records.</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.

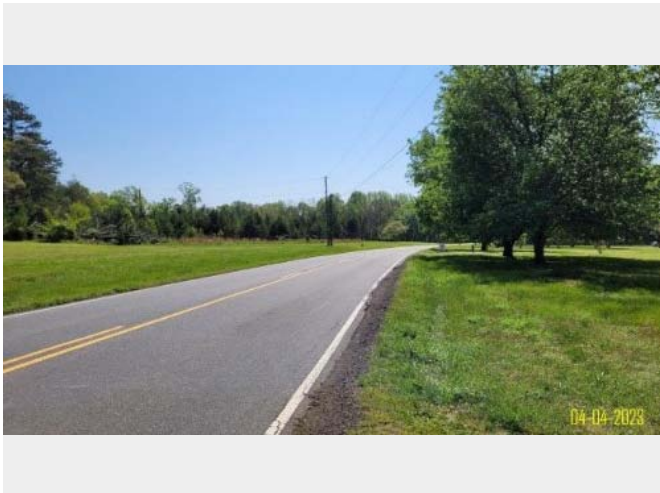
Subject Photos



Front



Address Verification



Street

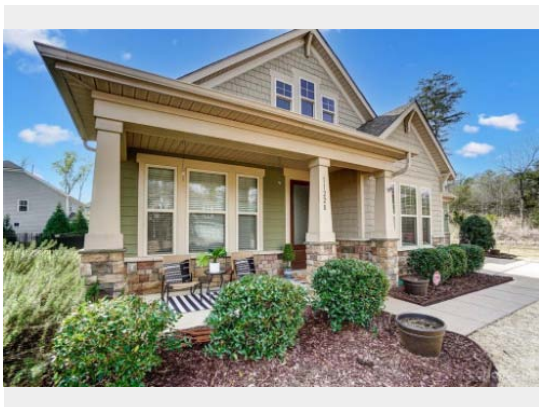
Listing Photos

L1 13554 Pine Harbor Road
Charlotte, NC 28278



Front

L2 11228 Whimbrel Court
Charlotte, NC 28278



Front

L3 45532 Misty Bluff Drive
Charlotte, NC 28278



Front

Sales Photos

S1 10819 Cove Point Drive
Charlotte, NC 28278



Front

S2 15825 Old Oleander Drive
Charlotte, NC 28278



Front

S3 12014 Cove Court
Charlotte, NC 28278



Front

ClearMaps Addendum

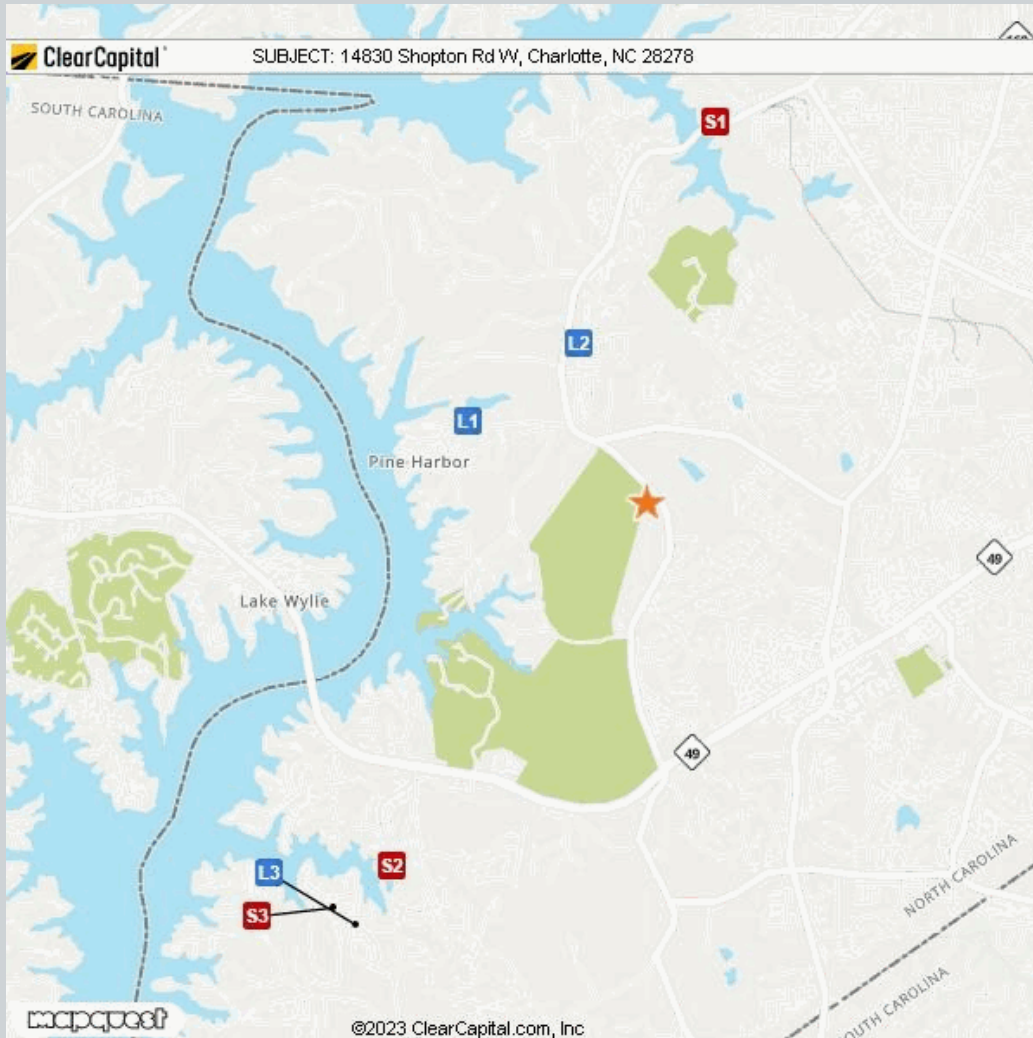
Address ★ 14830 Shopton Road, Charlotte, NC 28278

Loan Number 50916

Suggested List \$635,000

Suggested Repaired \$635,000

Sale \$625,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14830 Shopton Road, Charlotte, NC 28278	--	Parcel Match
L1 Listing 1	13554 Pine Harbor Road, Charlotte, NC 28278	1.10 Miles ¹	Parcel Match
L2 Listing 2	11228 Whimbrel Court, Charlotte, NC 28278	0.97 Miles ¹	Parcel Match
L3 Listing 3	45532 Misty Bluff Drive, Charlotte, NC 28278	2.87 Miles ¹	Parcel Match
S1 Sold 1	10819 Cove Point Drive, Charlotte, NC 28278	2.17 Miles ¹	Parcel Match
S2 Sold 2	15825 Old Oleander Drive, Charlotte, NC 28278	2.49 Miles ¹	Parcel Match
S3 Sold 3	12014 Cove Court, Charlotte, NC 28278	2.87 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	Dennis Donahue	Company/Brokerage	Bang Realty- North Carolina Inc
License No	35661	Address	6000 Fairview Rd Charlotte NC 28210
License Expiration	06/30/2023	License State	NC
Phone	7042594877	Email	ctlbpo@bangrealty.com
Broker Distance to Subject	9.75 miles	Date Signed	04/04/2023

/Dennis Donahue/

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.