

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	863 Herlong Avenue, Rock Hill, SC 29732	Order ID	8455675	Property ID	33399221
Inspection Date	10/04/2022	Date of Report	10/06/2022		
Loan Number	51465	APN	595-00-00-174		
Borrower Name	Catamount Properties 2018 LLC	County	York		

Tracking IDs

Order Tracking ID	10.04.22	Tracking ID 1	10.04.22
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Johnstone Steven	Condition Comments The subject is a one story home with a porch, deck, fireplace and fence. The subject appears to need exterior trim paint. The subject has average curb appeal and conforms well with the neighborhood homes.
R. E. Taxes	\$584	
Assessed Value	\$182,272	
Zoning Classification	single family	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Appears vacant and secured with a lockbox on the front door)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood is made up of homes that are similar in age and size to the subject. The location is within a short drive to schools, shopping and major roads. REO activity is low.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$245,000 High: \$315,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	863 Herlong Avenue	1572 Breckenwood Dr.	1516 Breckenwood Dr.	4673 Madeline Dr.
City, State	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29732	29732	29732	29732
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.72 ¹	1.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$295,000	\$300,000
List Price \$	--	\$279,900	\$295,000	\$300,000
Original List Date		09/19/2022	09/23/2022	09/03/2022
DOM · Cumulative DOM	-- · --	2 · 17	12 · 13	8 · 33
Age (# of years)	15	28	30	19
Condition	Average	Average	Average	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 brick and vinyl	1 Story vinyl siding	1.5 Stories wood siding	1 Story brick and vinyl
# Units	1	1	1	1
Living Sq. Feet	1,395	1,173	1,470	1,421
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.52 acres	0.20 acres	0.24 acres	0.19 acres
Other	porch, deck, fence, fireplace	deck	porch, fireplace	fireplace, patio

* Listing 2 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 Comp is older and smaller than the subject and has less land. Comp has less features to the subject.

Listing 2 Comp is similar in size to the subject but is older and has less land. Comp is in well maintained condition.

Listing 3 Comp is similar in age and size to the subject but has less land. Comp is in move in condition.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	863 Herlong Avenue	1166 Heckle Blvd	1247 Autumn Breeze Ct.	1342 Saint Katherines Way
City, State	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29732	29732	29732	29732
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	1.19 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$269,000	\$299,000
List Price \$	--	\$260,000	\$269,000	\$299,000
Sale Price \$	--	\$265,000	\$266,000	\$285,000
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	05/09/2022	03/17/2022	09/20/2022
DOM · Cumulative DOM	-- · --	6 · 30	3 · 21	1 · 28
Age (# of years)	15	15	19	27
Condition	Average	Average	Average	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 brick and vinyl	2 Stories vinyl siding	1 Story vinyl siding	1 Story brick and wood
# Units	1	1	1	1
Living Sq. Feet	1,395	1,655	1,168	1,593
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2	3 · 2
Total Room #	6	7	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.52 acres	0.29 acres	0.22 acres	0.26 acres
Other	porch, deck, fence, fireplace	porch, patio	patio, fence, fireplace	fireplace, screened porch
Net Adjustment	--	-\$5,710	+\$12,980	-\$1,140
Adjusted Price	--	\$259,290	\$278,980	\$283,860

* Sold 3 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** Comp is similar in age to the subject but is larger and has less land. Comp has updates. Adjustment for comp has no fence +\$3000, comp has no fireplace +\$3000, comp has a smaller garage +\$3000, square footage -\$10,400, lot size +\$690, baths -\$5000.
- Sold 2** Comp is similar in age to the subject but is smaller and has less land. Comp has updates. Adjustment for square footage +\$9080, comp has no porch +\$3000, lot size+\$900.
- Sold 3** Comp is older than the subject and has less land but is larger. Adjustment for lot size +\$780, square footage -\$7920, comp has no fence +\$3000, comp has no porch +\$3000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history.			
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	\$268,000	\$273,000
Sales Price	\$265,000	\$270,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
The estimate of value is based on the most recent similar sales.		

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 1572 Breckenwood Dr.
Rock Hill, SC 29732



Front

L2 1516 Breckenwood Dr.
Rock Hill, SC 29732



Front

L3 4673 Madeline Dr.
Rock Hill, SC 29732



Front

Sales Photos

S1 1166 Heckle Blvd
Rock Hill, SC 29732



Front

S2 1247 Autumn Breeze Ct.
Rock Hill, SC 29732



Front

S3 1342 Saint Katherines Way
Rock Hill, SC 29732



Front

ClearMaps Addendum

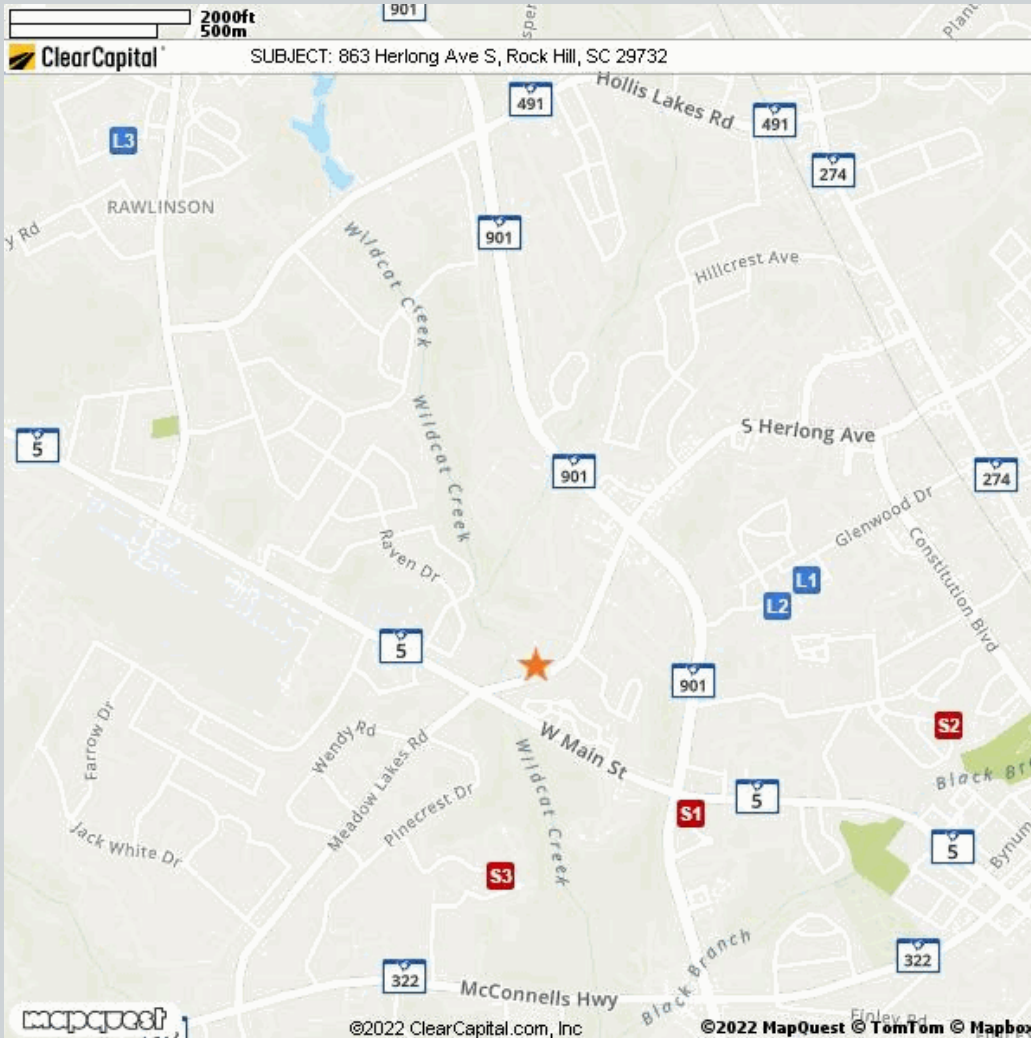
Address ★ 863 Herlong Avenue, Rock Hill, SC 29732

Loan Number 51465

Suggested List \$268,000

Suggested Repaired \$273,000

Sale \$265,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	863 Herlong Avenue, Rock Hill, SC 29732	--	Parcel Match
L1 Listing 1	1572 Breckenwood Dr., Rock Hill, SC 29732	0.83 Miles ¹	Parcel Match
L2 Listing 2	1516 Breckenwood Dr., Rock Hill, SC 29732	0.72 Miles ¹	Parcel Match
L3 Listing 3	4673 Madeline Dr., Rock Hill, SC 29732	1.88 Miles ¹	Parcel Match
S1 Sold 1	1166 Heckle Blvd, Rock Hill, SC 29732	0.61 Miles ¹	Parcel Match
S2 Sold 2	1247 Autumn Breeze Ct., Rock Hill, SC 29732	1.19 Miles ¹	Parcel Match
S3 Sold 3	1342 Saint Katherines Way, Rock Hill, SC 29732	0.58 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	Jerrie Brown	Company/Brokerage	J B & Associates Realty
License No	4326	Address	1828 Burlington Dr. York SC 29745
License Expiration	06/30/2023	License State	SC
Phone	7048134446	Email	jbrown31234@gmail.com
Broker Distance to Subject	10.03 miles	Date Signed	10/05/2022

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.