

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	49 Saluda Way, Beaufort, SC 29906	Order ID	8455675	Property ID	33399223
Inspection Date	10/04/2022	Date of Report	10/05/2022		
Loan Number	51466	APN	R112 028 000 0796 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs

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

General Conditions

Owner	JAKE R DUKES SR	Condition Comments Subject appears to have been maintained and interior condition is unknown. Subject does not appear to have any additional features such as patio, fencing, screen porch etc. which typically have been upgraded in this community. SF was taken from the attached Tax Record.
R. E. Taxes	\$3,803	
Assessed Value	\$12,600	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Shadow Moss 8435242207	
Association Fees	\$552 / Year (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject and all comps are in Shadow Moss. An established community with new construction still available. Convenient to both Maring bases in Beaufort. Schools, parks, shopping etc. are all available in Beaufort. Homes are rarely boarded, REO activity is minimum.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$433,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	49 Saluda Way	96 Saluda Way	67 Saluda Way	12 Harbison Pl
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.18 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,900	\$370,000	\$340,000
List Price \$	--	\$347,000	\$368,000	\$340,000
Original List Date		07/20/2022	08/24/2022	08/12/2022
DOM · Cumulative DOM	-- · --	76 · 77	41 · 42	53 · 54
Age (# of years)	9	4	5	13
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Other	Beneficial ; Other	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories ranch/bonus room	2 Stories 2 story	1 Story Ranch/Rambler	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,884	1,669	1,919	1,720
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	5	5	5	5
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	0.17 acres	0.19 acres	0.17 acres	0.17 acres
Other	--	fence	fence, screen porch, patio	patio

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Slightly smaller, newer and similar lot, backs up to pond. Welcome to this meticulously maintained home in the sought-after community of Shadow Moss. Nearly new and tastefully upgraded, features include new luxury vinyl plank flooring, new carpet upstairs, new master bathroom shower door, and new interior paint. Situated on a spacious lot with a lagoon view, you'll have the freedom and security to enjoy your own backyard with an attractive fence! Walking through the front door, you'll notice the open floor plan with the upgraded kitchen and an eat-in dining room. There is no shortage of storage in the kitchen - you'll have dark rich cabinets with granite countertops and stainless steel appliances.
- Listing 2** Similar size, age and lot. Under contract 9/18/2022. Exterior features superior and backs up to pond. Welcome to this better than new home in the sought-after community of Shadow Moss. Beautiful 3-bedroom 2-full bath ranch style ready for new owners. Boasting with natural light & owner upgrades, you will not be disappointed. The open floor plan allows for everyday living/entertaining made easy with LVP flooring through main living areas. The upgraded kitchen offers, granite counter tops, tons of storage, kitchen island & stainless-steel appliances. 2 large guest rooms offer space w/nice closet sizes. Private owners' suite sits on its own wing of the house with tons of space to make your own w/walk-in closet while owners' bath has dual sinks, garden soaking tub & walk-in shower. Enjoy the fully fenced in yard overlooking the pond, screened in porch & patio. 2 car attached garage! Must see!
- Listing 3** Similar size, age and lot size. Similar exterior features no pond. Under Contract 8/15/2022. Fully upgraded home in the sought-after community of Shadow Moss! Pride of ownership boasts throughout this home after being fully remodeled by the current owners. The spacious living room offers room for different layouts and leads to the eat in dining area in the kitchen. The upgraded kitchen offers white cabinets, plenty of counter space, new sink/fixtures &, stainless steel appliances. Upstairs you'll find new hardwood floors throughout, two guest rooms, guest bath with a tub/shower combo, and spacious loft & office nook. Owners' suite over looks backyard, has large walk-in closet, while the owner's bath has dual sinks, garden soaking tub/shower combo. Enjoy the expansive backyard w/grilling patio. 1 car attached garage, new HVAC system, freshly painted, close to military bases & more!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	49 Saluda Way	6 Pennyroyal Way	16 Cedar Creek Circle	2 Cedar Creek Circle
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.44 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$349,900	\$360,000
List Price \$	--	\$325,000	\$349,900	\$360,000
Sale Price \$	--	\$325,000	\$361,500	\$360,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/16/2022	07/06/2022	05/26/2022
DOM · Cumulative DOM	-- · --	28 · 28	36 · 47	30 · 30
Age (# of years)	9	13	12	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Other	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories ranch/bonus room	1 Story ranch	1.5 Stories ranch/bonus	1.5 Stories ranch/bonus
# Units	1	1	1	1
Living Sq. Feet	1,884	1,780	1,909	1,909
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	5	6
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	0.17 acres	0.18 acres	.18 acres	.2 acres
Other	--	pond, fence	screen porch, patio	fence
Net Adjustment	--	+\$3,100	-\$3,675	-\$75
Adjusted Price	--	\$328,100	\$357,825	\$359,925

* 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** Similar size, age and lot size backs up to pond. Adj. \$7,800 SF, 400 age, -100 lot, -5,000 pond. Adorable 3bd 2ba home in Shadow Moss off of Robert Smalls Parkway. Very close and convenient to Beaufort Marine Corps Air Station, Parris Island Recruit Depot. Pond. Aluminum fenced in yard. Ceiling fans. Marble/Glass backsplash. Vaulted ceiling in Great room. Tray ceiling in master bedroom. Under cabinet lighting. 2 car garage. Front porch. All kitchen appliances are present.
- Sold 2** Similar size, age and lot size. \$-1,875 SF, 300 age, -100 lot, -2,000 screen porch. Beautiful, 3 bedroom 2 bath home on quiet street in Shadow Moss! This home is move-in ready with many features such as vaulted ceilings, LVP flooring, gas fireplace in living room, screened porch and patio. The open floor plan is perfect for entertaining. Kitchen has stainless steel appliances, granite countertops, a pantry and a built-in bar area. The split floor allows for guest bedrooms to be in the front of the home and primary suite in the rear of the home with a private bath, double sinks, shower/soaking tub and vaulted ceilings. Upstairs, relax in the large bonus room which is situated over the attached 2 car garage. This home is very conveniently located to Beaufort/Port Royal and both military bases. Welcome Home!
- Sold 3** Similar size, age and lot size. \$-1,875 SF, 300 age, -500 lot, +2,500 garage, -500 fence. Better than new home in Shadow Moss. Sitting on a corner lot, within a cul-de-sac, fully fenced in backyard with privacy fence, tons of owner upgrades & more! This home will not disappoint. Inside is newly painted with upgraded light fixtures, ship-lap wall, and ready for you to make it your own. Large kitchen has extended cabinets, walk-in pantry, newer stainless steel appliances with plenty of room to entertain. Vaulted ceilings in the main living room, kitchen & master bedroom offers expansive views for a larger feeling. Owners suite has natural lighting, walk-in closet, while owners bath has dual sinks, separate soaking tub & walk-in shower. Bonus room over garage makes for endless possibilities! 2 car attached garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Attached a Previous Cancelled MLS Listing from 6/16/2020 cancelled 7/08/2020. Implied an Estate Sale and listed for \$242,000.			
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	\$355,000	\$355,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$347,000	--
Comments Regarding Pricing Strategy		
Subject appears maintained and interior condition is unknown. Ranch home with a bonus room over the garage. No additional features noted. Area is convenient to both Marine bases and a Charter School. Presently 13 listed with 5 under contract. Will need to be priced well as inventory appears to be increasing.		

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



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 96 Saluda Way
Beaufort, SC 29906



Front

L2 67 Saluda Way
Beaufort, SC 29906



Front

L3 12 Harbison Pl
Beaufort, SC 29906



Front

Sales Photos

S1 6 Pennyroyal Way
Beaufort, SC 29906



Front

S2 16 Cedar Creek Circle
Beaufort, SC 29906



Front

S3 2 Cedar Creek Circle
Beaufort, SC 29906



Front

ClearMaps Addendum

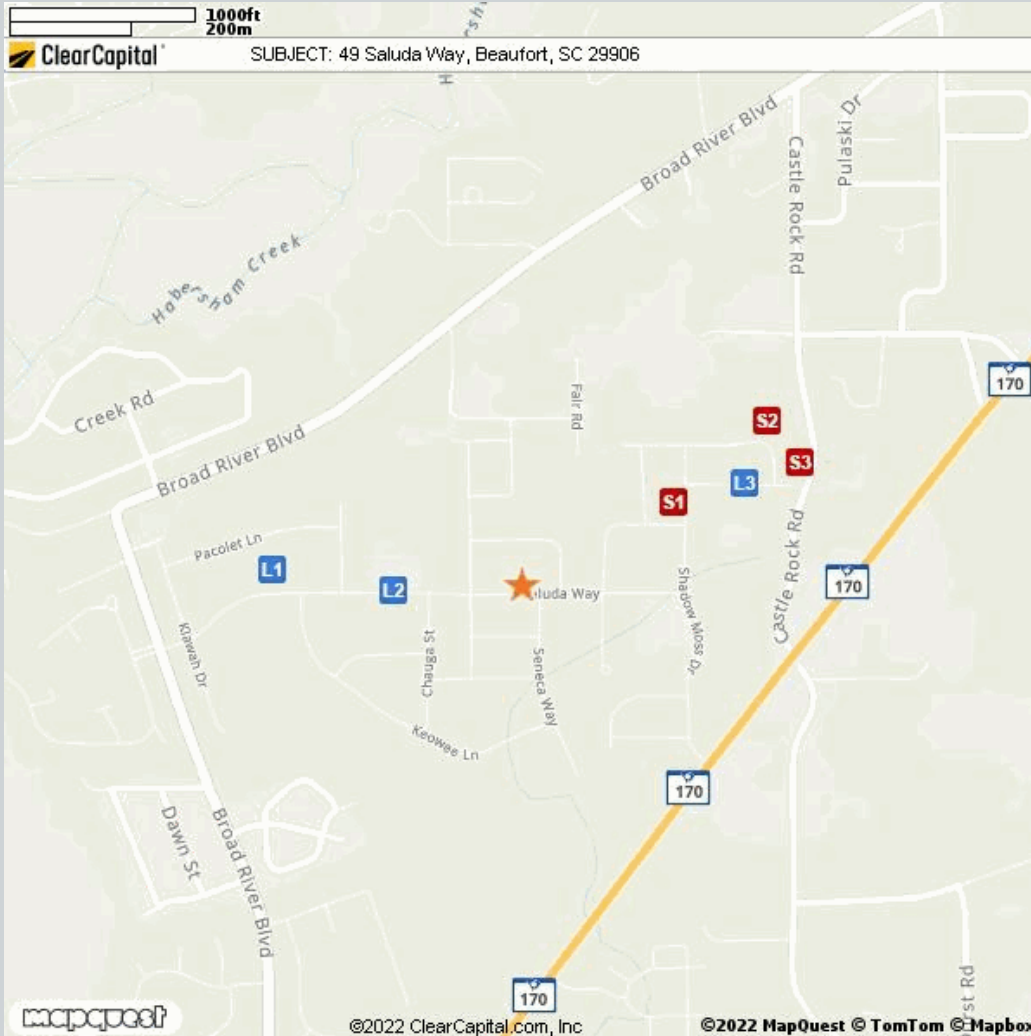
Address ★ 49 Saluda Way, Beaufort, SC 29906

Loan Number 51466

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$350,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	49 Saluda Way, Beaufort, SC 29906	--	Parcel Match
L1 Listing 1	96 Saluda Way, Beaufort, SC 29906	0.35 Miles ¹	Parcel Match
L2 Listing 2	67 Saluda Way, Beaufort, SC 29906	0.18 Miles ¹	Parcel Match
L3 Listing 3	12 Harbison Pl, Beaufort, SC 29906	0.37 Miles ¹	Parcel Match
S1 Sold 1	6 Pennyroyal Way, Beaufort, SC 29906	0.26 Miles ¹	Parcel Match
S2 Sold 2	16 Cedar Creek Circle, Beaufort, SC 29906	0.44 Miles ¹	Parcel Match
S3 Sold 3	2 Cedar Creek Circle, Beaufort, SC 29906	0.45 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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688	Address	2715 Bluestem Dr Beaufort SC 29902
License Expiration	06/30/2024	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	2.57 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.