

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	330 Kilt Court, Spartanburg, SOUTH CAROLINA 29316	Order ID	8958699	Property ID	34660596
Inspection Date	10/08/2023	Date of Report	10/09/2023		
Loan Number	51467	APN	2310023600		
Borrower Name	Catamount Properties 2018 LLC	County	Spartanburg		

Tracking IDs

Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC,	Condition Comments	The subject property is a stick built home that appears to be in average condition. No damage was noted at the time of inspection. The home appears to have had some exterior maintenance completed since the last inspection.
R. E. Taxes	\$856		
Assessed Value	\$132,400		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(The property appears to be properly secured.)			
Ownership Type	Fee Simple		
Property Condition	Average		
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 neighborhood consists of stick built homes that are similar in age and style. The area is conveniently located near schools and within a few miles of shopping outlets.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$185,000 High: \$300,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	330 Kilt Court	248 Rigs Drive	173 Summer Lady Lane	125 Beaver Creek
City, State	Spartanburg, SOUTH CAROLINA	Boiling Springs, SC	Boiling Springs, SC	Chesnee, SC
Zip Code	29316	29316	29316	29323
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.67 ¹	2.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$250,000	\$230,000
List Price \$	--	\$260,000	\$250,000	\$230,000
Original List Date		10/04/2023	08/19/2023	09/29/2023
DOM · Cumulative DOM	-- · --	3 · 5	49 · 51	4 · 10
Age (# of years)	27	27	13	23
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,234	1,237	1,344	1,320
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	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	1.61 acres	.67 acres	.55 acres	.69 acres
Other	--	detached garage	--	--

* 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 Similar in location, age and square footage. Inferior in lot size, superior in garage count.

Listing 2 Superior in age and square footage. Inferior in lot size.

Listing 3 Inferior in lot size. Similar in age and square footage.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	330 Kilt Court	307 Tartan Court	122 Taft Drive	261 Mystic Court
City, State	Spartanburg, SOUTH CAROLINA	Boiling Springs, SC	Chesnee, SC	Chesnee, SC
Zip Code	29316	29316	29323	29323
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.99 ¹	1.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,900	\$230,000	\$242,700
List Price \$	--	\$239,900	\$230,000	\$242,700
Sale Price \$	--	\$239,900	\$230,000	\$238,000
Type of Financing	--	Usda	Usda	Cash
Date of Sale	--	04/10/2023	06/26/2023	06/01/2023
DOM · Cumulative DOM	-- · --	5 · 54	3 · 27	30 · 94
Age (# of years)	27	27	30	29
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 Ranch	1 Story Ranch	1 Story Cape Cod	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,234	1,214	1,430	1,350
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	Detached 1 Car	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.61 acres	.67 acres	.68 acres	.75 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,000	+\$12,160	+\$13,360
Adjusted Price	--	\$254,900	\$242,160	\$251,360

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Similar in age and location; Superior in garage count (-5000); inferior in lot size (20,000)

Sold 2 Superior in square footage (-7840); inferior in lot size (20000); similar in age.

Sold 3 Superior in square footage (-4640); similar in age. Inferior in lot size (18000)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No listing history found.					
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	\$249,900	\$249,900
Sales Price	\$249,900	\$249,900
30 Day Price	\$239,900	--
Comments Regarding Pricing Strategy		
There has been a significant decline in market activity in recent months. This has resulted in longer DOM and an increase in price reductions. Properties that are priced correctly and in good condition still tend to sell within 45 days.		

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



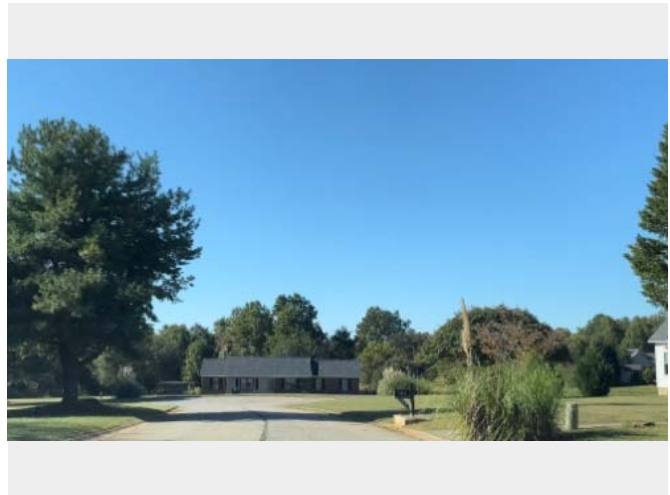
Front



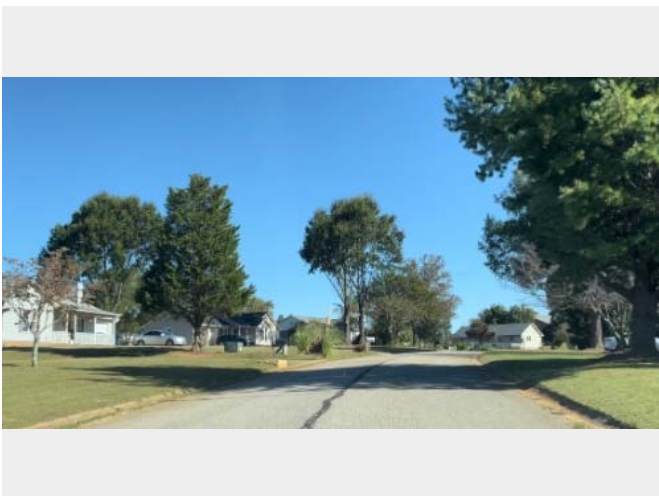
Address Verification



Address Verification



Street



Street

Listing Photos

L1 248 Rigs Drive
Boiling Springs, SC 29316



Front

L2 173 Summer Lady Lane
Boiling Springs, SC 29316



Front

L3 125 Beaver Creek
Chesnee, SC 29323



Front

Sales Photos

S1 307 Tartan Court
Boiling Springs, SC 29316



Front

S2 122 Taft Drive
Chesnee, SC 29323



Front

S3 261 Mystic Court
Chesnee, SC 29323



Front

ClearMaps Addendum

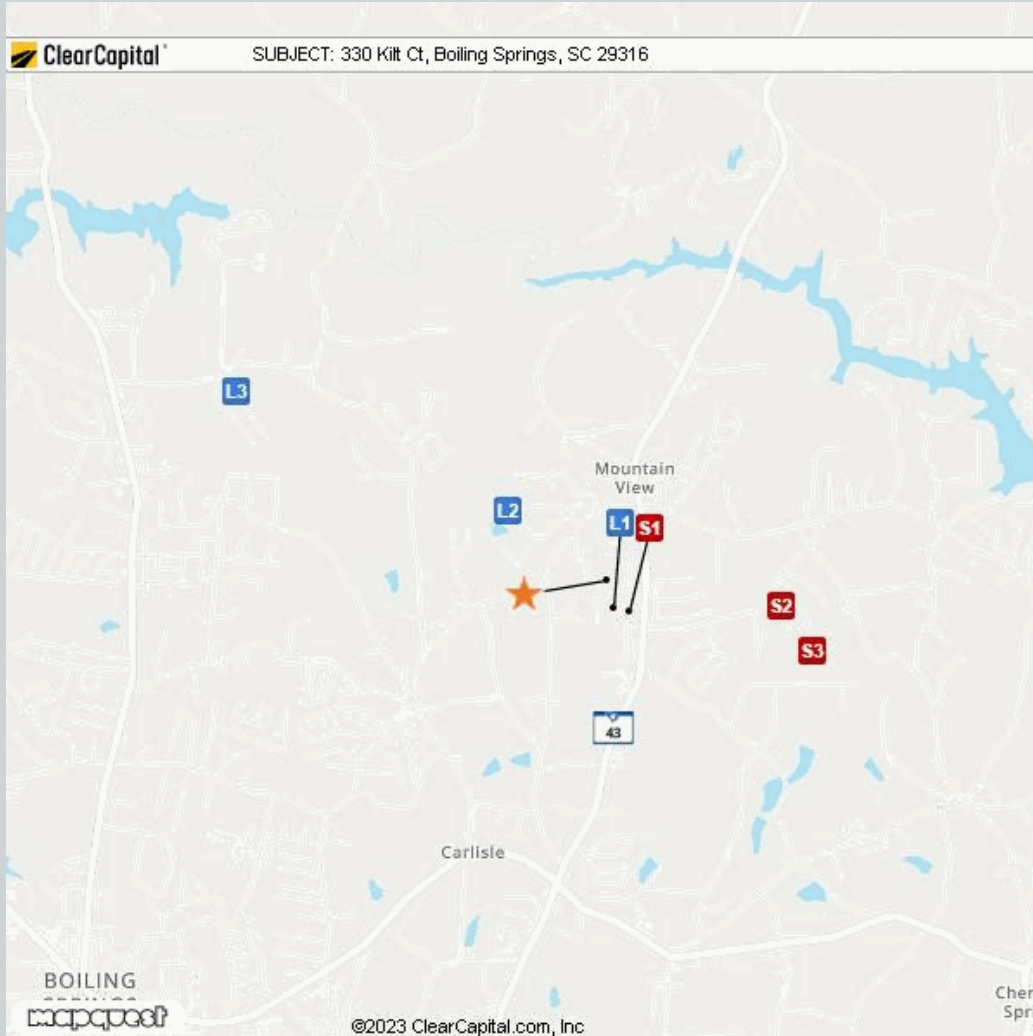
Address ★ 330 Kilt Court, Spartanburg, SOUTH CAROLINA 29316

Loan Number 51467

Suggested List \$249,900

Suggested Repaired \$249,900

Sale \$249,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	330 Kilt Court, Spartanburg, South Carolina 29316	--	Parcel Match
L1 Listing 1	248 Rigs Drive, Boiling Springs, SC 29316	0.16 Miles ¹	Parcel Match
L2 Listing 2	173 Summer Lady Lane, Boiling Springs, SC 29316	0.67 Miles ¹	Parcel Match
L3 Listing 3	125 Beaver Creek, Chesnee, SC 29323	2.34 Miles ¹	Parcel Match
S1 Sold 1	307 Tartan Court, Boiling Springs, SC 29316	0.21 Miles ¹	Parcel Match
S2 Sold 2	122 Taft Drive, Chesnee, SC 29323	0.99 Miles ¹	Parcel Match
S3 Sold 3	261 Mystic Court, Chesnee, SC 29323	1.22 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	Elizabeth Amoroso	Company/Brokerage	Amoroso Real Estate Group, LLC
License No	44620	Address	515 Gorham Drive Boiling Springs SC 29316
License Expiration	06/30/2025	License State	SC
Phone	8643165440	Email	beth.amoroso@yahoo.com
Broker Distance to Subject	3.61 miles	Date Signed	10/09/2023

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.