

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	1013 Brianna Way, Charlotte, NC 28217	Order ID	8509528	Property ID	33535486
Inspection Date	11/09/2022	Date of Report	11/09/2022		
Loan Number	51522	APN	145-152-61		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs

Order Tracking ID	11.08.22 BPO	Tracking ID 1	11.08.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brinzei Silviu	Condition Comments	
R. E. Taxes	\$1,296	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$122,400		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	
Local Economy	Stable	Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$865,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1013 Brianna Way	2604 Hemphill Street	5735 Joshua Lane	7310 Captain Neal Lane
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28217	28208	28217	28273
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.36 ¹	1.91 ¹	3.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,000	\$285,000	\$370,000
List Price \$	--	\$260,000	\$285,000	\$313,000
Original List Date		04/15/2022	09/10/2022	05/12/2022
DOM · Cumulative DOM	-- · --	207 · 208	59 · 60	180 · 181
Age (# of years)	17	9	16	34
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	2 Stories Colonial	1 Story Ranch	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,326	1,069	1,333	1,454
Bdrm · Bths · ½ Bths	4 · 2	3 · 1 · 1	4 · 2	3 · 2 · 1
Total Room #	7	5	7	6
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.4 acres	0.08 acres	0.31 acres
Other	None	None	None	None

* 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 Property is inferior in bed count but similar in condition to the subject Active1 => Bed= \$4000, Bath= \$2000, Half Bath= \$-1000, GLA= \$5140, Garage= \$2000, Lot= \$-580, Total= \$11560, Net Adjusted Value= \$271560

Listing 2 Fair market property, Similar in GLA, style, condition and neighborhood Active2 => Garage= \$2000, Total= \$2000, Net Adjusted Value= \$287000

Listing 3 Property is superior in GLA but similar in bath count to the subject Active3 => Bed= \$4000, Half Bath= \$-1000, GLA= \$-2560, Age= \$425, Lot= \$-400, Total= \$465, Net Adjusted Value= \$313465

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1013 Brianna Way	3803 Bullard Street	1004 Brianna Way	1014 Brianna Way
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28217	28208	28217	28217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.57 ¹	0.03 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$270,000	\$325,000
List Price \$	--	\$270,000	\$270,000	\$299,500
Sale Price \$	--	\$260,000	\$280,000	\$299,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/19/2022	09/06/2022	02/22/2022
DOM · Cumulative DOM	-- · --	30 · 30	83 · 83	35 · 35
Age (# of years)	17	23	16	16
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	2 Stories Colonial	1 Story Ranch	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,326	1,085	1,332	1,318
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.16 acres	0.13 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,720	\$0	+\$3,000
Adjusted Price	--	\$270,720	\$280,000	\$302,500

* 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** Property is inferior in bed count but similar in age to the subject Sold1 => Bed= \$4000, GLA= \$4820, Garage= \$2000, Lot= \$-100, Total= \$10720, Net Adjusted Value= \$270720
- Sold 2** Fair market property similar in GLA, style, condition and neighbourhood, has 4 bed, 2 bath, ceramic floor, eat-in kitchen. Sold2 => Net Adjusted Value= \$280000
- Sold 3** Fair market property similar in GLA, style, condition and age , has 4 bed, 2 bath, ceramic floor, eat-in kitchen. Sold3 => Garage= \$2000, Sold date=\$1000, Total= \$3000, Net Adjusted Value= \$302500

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Humrickhouse Realty LLC	The property is listed on 9/28/2022 for \$275,000					
Listing Agent Name	Tom Humrickhouse						
Listing Agent Phone	803-415-4385						
# 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
09/28/2022	\$275,000	--	--	Pending/Contract	09/30/2022	\$275,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$285,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$273,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a SFR home built in 2005 contains 4 beds and 2 baths, subject details taken from Tax. Subject in an average condition. Comparable condition verified from MLS comment and picture. The subject is active for \$275,000. The subject is located next to water bodies, park, commercial buildings, worship center, retail amenities and other facilities. Due to lack of comparables within subject same side it was necessary to cross major boundaries such as major roads, highway, rail track, river, which won't affect its market value. Within 1 mile +/-30% Gla, there were only 3 comparables available, hence to locate comparable proximity was exceeded up to 4 miles. To locate comparable which is similar to subject attributes style, bed/bath count, garage count, lot size and sold date 3-12 months were exceeded. In delivering final valuation, most weight has been placed on CS2 and CL2 as they are most similar to subject condition and overall structure. The choice of comparable has been made in terms of Gla to the subject and appears to be the best available at this moment. As per tax subject owner name is Brinzei Silviu</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2604 Hemphill Street
Charlotte, NC 28208



Front

L2 5735 Joshua Lane
Charlotte, NC 28217



Front

L3 7310 Captain Neal Lane
Charlotte, NC 28273



Front

Sales Photos

S1 3803 Bullard Street
Charlotte, NC 28208



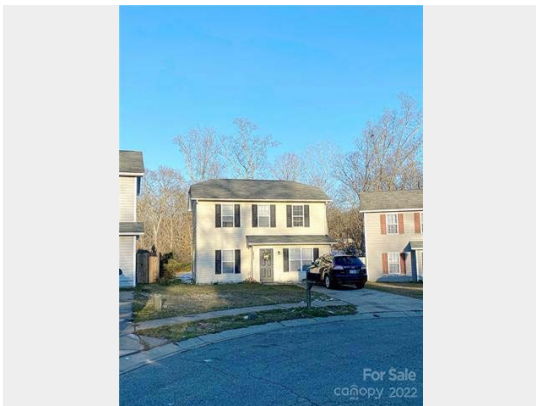
Front

S2 1004 Brianna Way
Charlotte, NC 28217



Front

S3 1014 Brianna Way
Charlotte, NC 28217



Front

ClearMaps Addendum

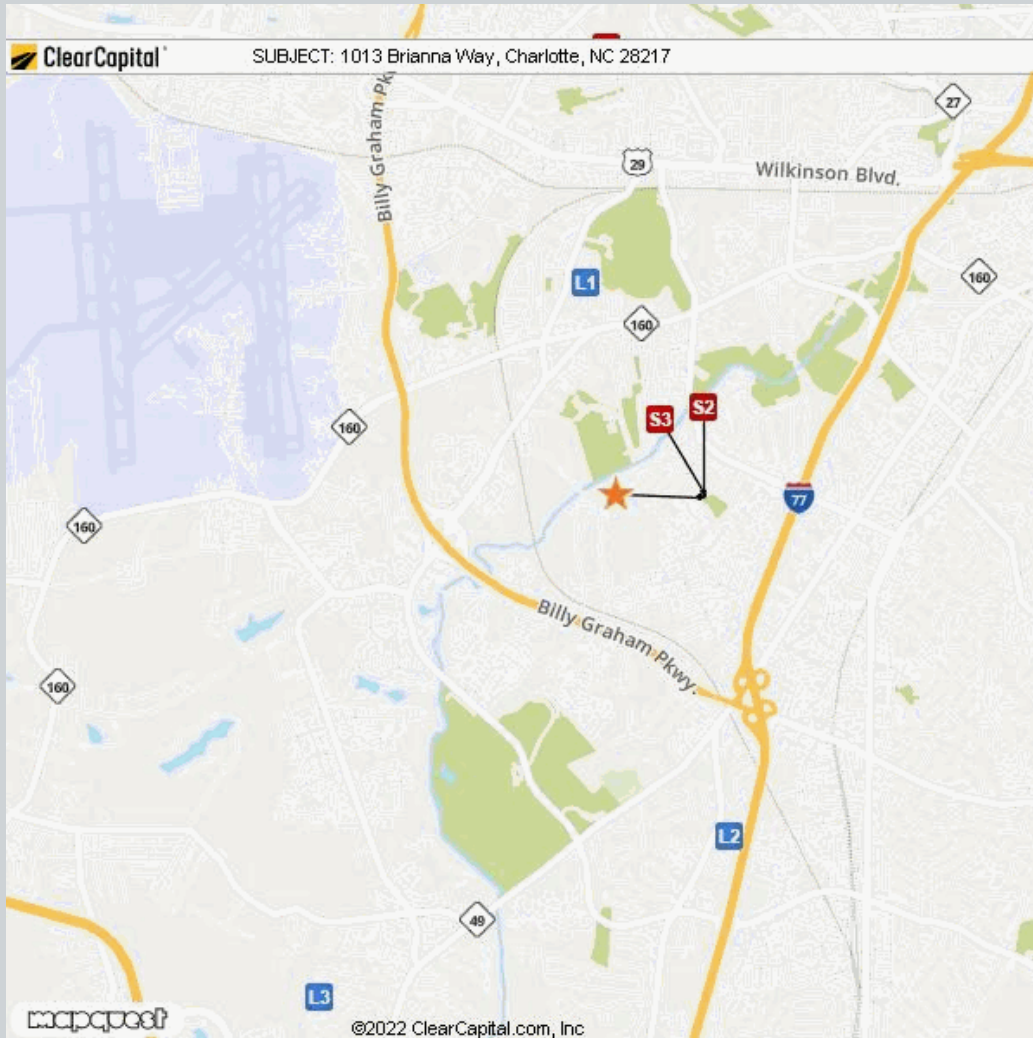
Address ★ 1013 Brianna Way, Charlotte, NC 28217

Loan Number 51522

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1013 Brianna Way, Charlotte, NC 28217	--	Parcel Match
L1 Listing 1	2604 Hemphill Street, Charlotte, NC 28208	1.36 Miles ¹	Parcel Match
L2 Listing 2	5735 Joshua Lane, Charlotte, NC 28217	1.91 Miles ¹	Parcel Match
L3 Listing 3	7310 Captain Neal Lane, Charlotte, NC 28273	3.52 Miles ¹	Parcel Match
S1 Sold 1	3803 Bullard Street, Charlotte, NC 28208	2.57 Miles ¹	Parcel Match
S2 Sold 2	1004 Brianna Way, Charlotte, NC 28217	0.03 Miles ¹	Parcel Match
S3 Sold 3	1014 Brianna Way, Charlotte, NC 28217	0.04 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	Jennifer Starnes	Company/Brokerage	BulldogNC LLC
License No	146211	Address	125 Remount Rd, Suite C-1 #358 Charlotte NC 28203
License Expiration	06/30/2023	License State	NC
Phone	9842064259	Email	starnesrealestate@gmail.com
Broker Distance to Subject	1.53 miles	Date Signed	11/09/2022

/Jennifer Starnes/

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.