

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	3 Gentian Court, Taylors, SC 29687	Order ID	9025879	Property ID	34801322
Inspection Date	11/16/2023	Date of Report	11/17/2023		
Loan Number	51734	APN	T024.01-01-022.00		
Borrower Name	Catamount Properties 2018 LLC	County	Greenville		

Tracking IDs

Order Tracking ID	11.14_BPOUpdate	Tracking ID 1	11.14_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$1,126	
Assessed Value	\$5,820	
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	Wildflower Meadows 201-874-4917	
Association Fees	\$165 / Year (Other: Lights)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$305,000	
Market for this type of property	Increased 6 0 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3 Gentian Court	90 Birdsong Ln	512 Reid School Rd	29 Madeline Cir
City, State	Taylors, SC	Taylors, SC	Taylors, SC	Taylors, SC
Zip Code	29687	29687	29687	29687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.80 ¹	0.98 ¹	1.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$290,000	\$329,000
List Price \$	--	\$265,000	\$290,000	\$299,000
Original List Date		09/08/2023	08/11/2023	07/14/2023
DOM · Cumulative DOM	-- · --	70 · 70	98 · 98	126 · 126
Age (# of years)	18	17	19	14
Condition	Good	Average	Average	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 Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,489	1,740	1,746	1,860
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.08 acres	0.19 acres	0.15 acres
Other	None	None	None	None

* 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 Fair market property on cul de sac lot with laminate flooring and stainless appliances. Comp is most similar due to amount of GLA. Adj of -1500 room count, -3765 GLA, +2500 garage, +300 lot size, +20,000 condition.

Listing 2 Fair market property with laminate flooring and new appliances. Comp is superior due to amount of GLA. Adj of -500 room count, +2500 garage, -3855 GLA, +20,000 condition.

Listing 3 Fair market property with new flooring, paint and fixtures. Comp is superior due to amount of GLA. Adj of -500 room count, -5565 GLA.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3 Gentian Court	200 Mcconnell Rd	106 Twinflower Dr	202 Sandwort Ln
City, State	Taylors, SC	Taylors, SC	Taylors, SC	Taylors, SC
Zip Code	29687	29687	29687	29687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.12 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,000	\$249,000	\$260,000
List Price \$	--	\$259,900	\$249,000	\$265,000
Sale Price \$	--	\$255,000	\$255,110	\$260,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	05/19/2023	12/19/2022	12/01/2022
DOM · Cumulative DOM	-- · --	4 · 85	3 · 30	3 · 44
Age (# of years)	18	17	18	18
Condition	Good	Good	Good	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	1,489	1,498	1,509	1,550
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.23 acres	0.23 acres	0.19 acres	0.31 acres
Other	None	None	Fence	None
Net Adjustment	--	\$0	-\$1,200	+\$19,750
Adjusted Price	--	\$255,000	\$253,910	\$279,750

* 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.

Recent Sales - Cont.

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

- Sold 1** Fair market property with new flooring, paint, appliances, cabinets and counters. Comp is most similar due to amount of GLA. No adjustments were made.
- Sold 2** Fair market property with fenced back yard, fireplace and granite counters. Comp is similar due to amount of GLA. Adj of -1200 fence.
- Sold 3** Fair market property on cul de sac lot with fireplace, LVP flooring and vaulted ceilings. Comp is similar due to amount of GLA. Adj of -250 seller concessions, +20,000 condition.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams Greenville Cen	Currently listed. DOM 7					
Listing Agent Name	Jessica Yoo						
Listing Agent Phone	864-400-4100						
# of Removed Listings in Previous 12 Months	1						
# 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
06/17/2023	\$314,900	11/10/2023	\$289,900	Expired	11/04/2023	\$289,900	MLS
11/10/2023	\$289,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$279,000	\$279,000
Sales Price	\$272,000	\$272,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Value is based on adjusted sales comp data. Most weight was given to sale comp 1 due to amount of GLA. Address verification photo is of neighboring property. No address was visible at time of inspection.		

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



Side



Side



Street



Street

Listing Photos

L1 90 Birdsong Ln
Taylors, SC 29687



Front

L2 512 Reid School Rd
Taylors, SC 29687



Front

L3 29 Madeline Cir
Taylors, SC 29687



Front

Sales Photos

S1 200 Mcconnell Rd
Taylors, SC 29687



Front

S2 106 Twinflower Dr
Taylors, SC 29687



Front

S3 202 Sandwort Ln
Taylors, SC 29687



Front

ClearMaps Addendum

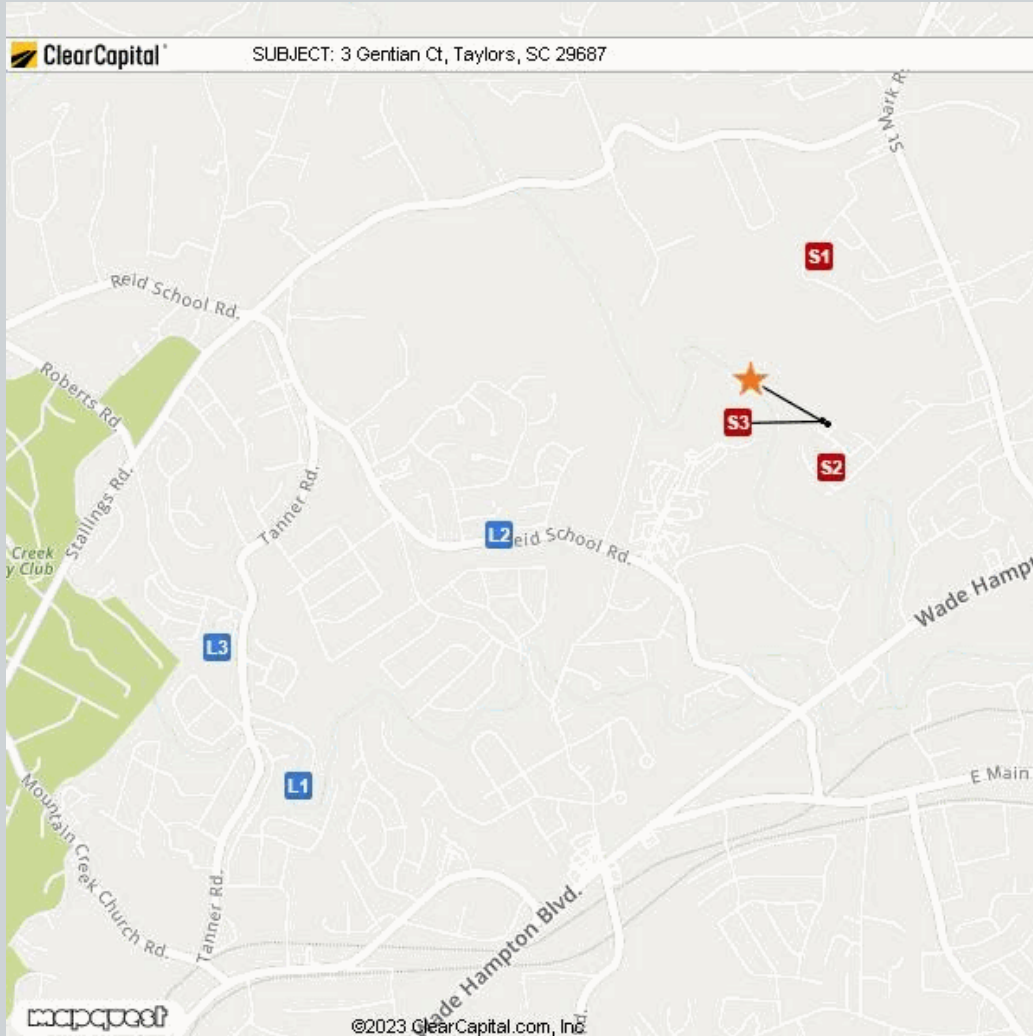
Address ★ 3 Gentian Court, Taylors, SC 29687

Loan Number 51734

Suggested List \$279,000

Suggested Repaired \$279,000

Sale \$272,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3 Gentian Court, Taylors, SC 29687	--	Parcel Match
L1 Listing 1	90 Birdsong Ln, Taylors, SC 29687	1.80 Miles ¹	Parcel Match
L2 Listing 2	512 Reid School Rd, Taylors, SC 29687	0.98 Miles ¹	Parcel Match
L3 Listing 3	29 Madeline Cir, Taylors, SC 29687	1.83 Miles ¹	Parcel Match
S1 Sold 1	200 Mcconnell Rd, Taylors, SC 29687	0.47 Miles ¹	Parcel Match
S2 Sold 2	106 Twinflower Dr, Taylors, SC 29687	0.12 Miles ¹	Parcel Match
S3 Sold 3	202 Sandwort Ln, Taylors, SC 29687	0.02 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	Regina Pearson	Company/Brokerage	Regina Salters Realty
License No	101486	Address	111 Maple Dr Greer SC 29651
License Expiration	06/30/2024	License State	SC
Phone	7044902424	Email	reginasalters@gmail.com
Broker Distance to Subject	5.50 miles	Date Signed	11/17/2023

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.