

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	4204 Beacon Crest Way, Raleigh, NC 27604	Order ID	8599248	Property ID	33860160
Inspection Date	01/30/2023	Date of Report	01/31/2023		
Loan Number	52288	APN	1724.07-78-3167.000		
Borrower Name	Catamount Properties 2018 LLC	County	Wake		

Tracking IDs					
Order Tracking ID	01.30.23 BPO Request	Tracking ID 1	01.30.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Rocom Allen Row Amai Fnu	Condition Comments	
R. E. Taxes	\$1,919	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$187,636		
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	Beacon Village Mgmt 9999999999		
Association Fees	\$99 / Month (Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$193,600 High: \$360,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4204 Beacon Crest Way	3709 Saratoga Drive	3213 Flintshire Road	2205 Crampton Place
City, State	Raleigh, NC	Raleigh, NC	Raleigh, NC	Raleigh, NC
Zip Code	27604	27604	27604	27604
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.10 ²	1.22 ²	0.56 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$249,900	\$395,000
List Price \$	--	\$249,900	\$249,900	\$291,000
Original List Date		10/14/2022	11/15/2022	06/10/2022
DOM · Cumulative DOM	-- · --	108 · 109	76 · 77	234 · 235
Age (# of years)	20	43	38	32
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	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,322	1,188	1,168	1,363
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.28 acres	0.13 acres	0.22 acres
Other	None	None	None	None

* 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.

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

Listing 1 Property is similar in condition, bed count but inferior in half bath, GLA to the subject. Active1 => Half Bath= \$1000, GLA= \$2680, Age= \$575, Garage= \$4000, Lot= \$-220, Total= \$8035, Net Adjusted Value= \$257935

Listing 2 Property is similar in bed count, full bath but inferior in GLA, age to the subject. Active2 => Half Bath= \$1000, GLA= \$3080, Age= \$450, Garage= \$4000, Total= \$8530, Net Adjusted Value= \$258430

Listing 3 Property is similar in full bath, GLA but inferior in half bath, age to the subject. Active3 => Half Bath= \$1000, Age= \$300, Garage= \$4000, Total= \$5300, Net Adjusted Value= \$296300

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4204 Beacon Crest Way	2325 Bay Harbor Drive	1953 Talamore Court	1509 Beacon Valley Drive
City, State	Raleigh, NC	Raleigh, NC	Raleigh, NC	Raleigh, NC
Zip Code	27604	27604	27604	27604
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.73 ¹	1.45 ²	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$375,000	\$295,000
List Price \$	--	\$235,000	\$279,000	\$295,000
Sale Price \$	--	\$242,000	\$260,000	\$300,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/06/2022	12/21/2022	01/30/2023
DOM · Cumulative DOM	-- · --	25 · 25	176 · 176	26 · 26
Age (# of years)	20	18	27	25
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	2 Stories Colonial	2 Stories Colonial	1.5 Stories CAPE
# Units	1	1	1	1
Living Sq. Feet	1,322	1,063	1,480	1,080
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	2 · 2	2 · 2
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.17 acres	0.04 acres	0.14 acres	0.10 acres
Other	None	None	None	None
Net Adjustment	--	+\$13,440	+\$5,840	+\$11,980
Adjusted Price	--	\$255,440	\$265,840	\$311,980

* 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 similar in age, bath count but inferior in GLA, bed count to the subject. Sold1 => Bed= \$4000, GLA= \$5180, Garage= \$4000, Lot= \$260, Total= \$13440, Net Adjusted Value= \$255440
- Sold 2** Property is similar in lot size, age but inferior in half bath, bed count to the subject. Sold2 => Bed= \$4000, Half Bath= \$1000, GLA= \$-3160, Garage= \$4000, Total= \$5840, Net Adjusted Value= \$265840
- Sold 3** Property is similar in GLA, half bath but inferior in GLA, bed count to the subject. Sold3 => Bed= \$4000, Half Bath= \$1000, GLA= \$4840, Garage= \$2000, Lot= \$140, Total= \$11980, Net Adjusted Value= \$311980

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold history Noted.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
12/31/2022	\$299,900	01/13/2023	\$277,900	Sold	01/27/2023	\$257,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$265,000	\$265,000
Sales Price	\$257,000	\$257,000
30 Day Price	\$256,000	--
Comments Regarding Pricing Strategy		
<p>I went back 12 months; out in distance 1 mile I was unable to find any comps which fit the subject's requirements. The ones used are the best possible currently available comps within 3 mile and the adjustments are sufficient for this area to account for the differences in the subject and comps. Limited comparables in the subject area make it necessary to use comparables with variance in substyle, age, 15% gla, bed/bath count and 30% lot size. Since there were limited sold comparables available it was necessary to exceed sold date greater than three months. Since there were limited sold comparables available it was necessary to exceed sold date greater than six months and use sold comparables that exceed 120 days of pending date. Due to limited comps in the area, it was necessary to use comparable with DOM not within 90 -120 days. However the 90 day price opinion would not be affected due to differing from the average marketing time. At the time of sale the sold comparable #1, #3 properties may have had multiple offers or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. The subject is located within a reasonable proximity to residential area, water body and non-residential amenities. Comparables used in this report are from same location and neighborhood. In delivering final valuation, most weight has been placed on CS2 and LC3 as they are most similar to subject condition. Subject's details taken from tax record.</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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 3709 Saratoga Drive
Raleigh, NC 27604



Front

L2 3213 Flintshire Road
Raleigh, NC 27604



Front

L3 2205 Crampton Place
Raleigh, NC 27604



Front

Sales Photos

S1 2325 Bay Harbor Drive
Raleigh, NC 27604



Front

S2 1953 Talamore Court
Raleigh, NC 27604



Front

S3 1509 Beacon Valley Drive
Raleigh, NC 27604



Front

ClearMaps Addendum

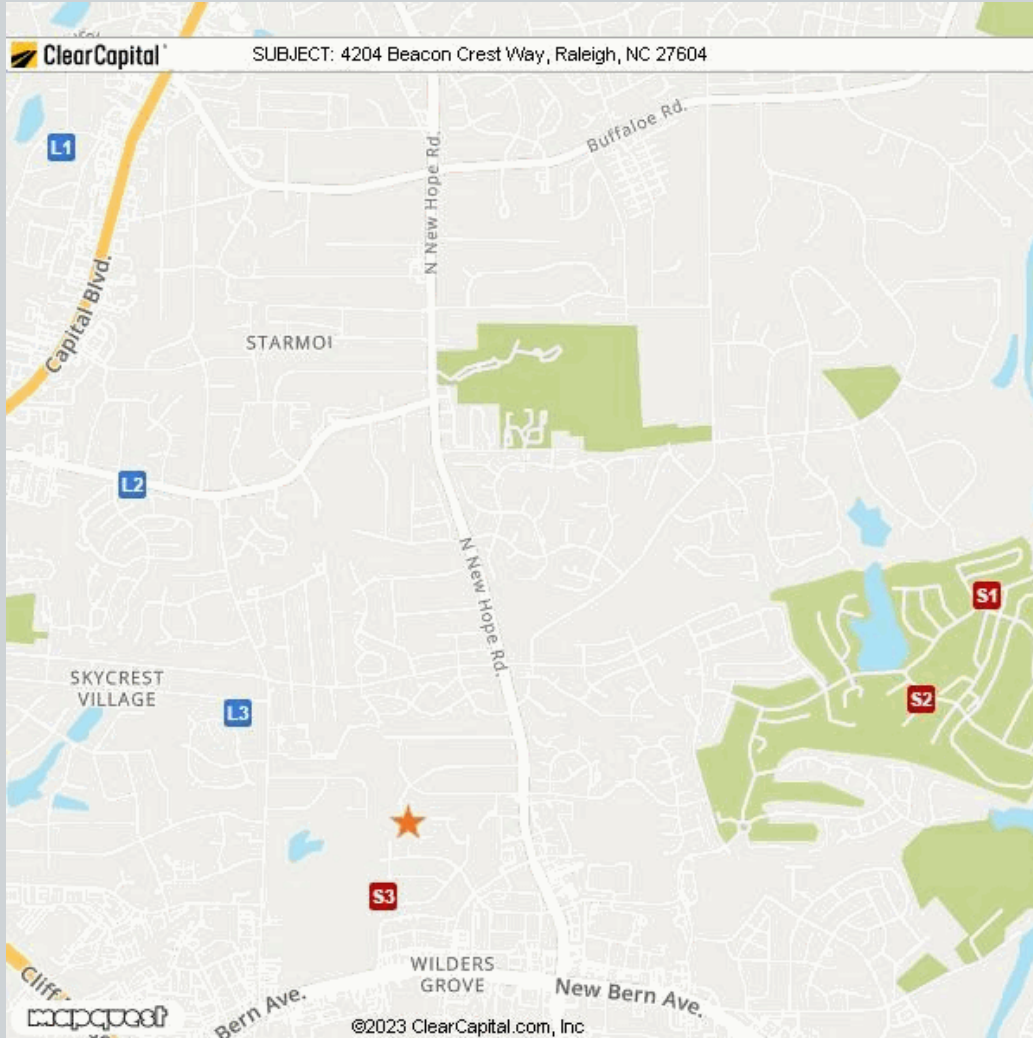
Address ★ 4204 Beacon Crest Way, Raleigh, NC 27604

Loan Number 52288

Suggested List \$265,000

Suggested Repaired \$265,000

Sale \$257,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4204 Beacon Crest Way, Raleigh, NC 27604	--	Parcel Match
L1 Listing 1	3709 Saratoga Drive, Raleigh, NC 27604	2.10 Miles ²	Parcel Match
L2 Listing 2	3213 Flintshire Road, Raleigh, NC 27604	1.22 Miles ²	Parcel Match
L3 Listing 3	2205 Crampton Place, Raleigh, NC 27604	0.56 Miles ²	Parcel Match
S1 Sold 1	2325 Bay Harbor Drive, Raleigh, NC 27604	1.73 Miles ¹	Parcel Match
S2 Sold 2	1953 Talamore Court, Raleigh, NC 27604	1.45 Miles ²	Parcel Match
S3 Sold 3	1509 Beacon Valley Drive, Raleigh, NC 27604	0.22 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	Amanda Castles Stanley	Company/Brokerage	eSp Realty LLC
License No	288196	Address	3201 Edwards Mill Rd Ste 141-417 Raleigh NC 27612
License Expiration	06/30/2023	License State	NC
Phone	9194222226	Email	acastlesstanley@gmail.com
Broker Distance to Subject	7.78 miles	Date Signed	01/31/2023

/Amanda Castles Stanley/

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.