

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	7232 Ewing Place, Raleigh, NC 27616	Order ID	8629267	Property ID	33934976
Inspection Date	02/23/2023	Date of Report	02/23/2023		
Loan Number	52512	APN	172712858344000		
Borrower Name	Catamount Properties 2018 LLC	County	Wake		

Tracking IDs

Order Tracking ID	02.22.23 BPO Request	Tracking ID 1	02.22.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SANDRA L YEATTS	Condition Comments Subject home appeared to be in average condition. Subject home recently sold all cash at what appears to below current market value
R. E. Taxes	\$1,805	
Assessed Value	\$176,316	
Zoning Classification	Residential R-6	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject home closed last week and is currently vacant)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Smoketree 9197878787	
Association Fees	\$69 / Month (Pool,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The market in the subject area increased over the last year but has readjusted in the last 5 months. Most sales are fair market in nature and listings are currently staying on market longer
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$325,000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7232 Ewing Place	4312 Whisperwood	6925 Jeffreys Creek Lane	4701 Draper Road
City, State	Raleigh, NC	Raleigh, NC	Raleigh, NC	Raleigh, NC
Zip Code	27616	27616	27616	27616
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.68 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,900	\$295,000	\$304,999
List Price \$	--	\$299,000	\$295,000	\$304,999
Original List Date		10/24/2022	02/02/2023	02/16/2023
DOM · Cumulative DOM	-- · --	111 · 122	4 · 21	6 · 7
Age (# of years)	37	38	22	36
Condition	Average	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 ; Power Lines	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,402	1,382	1,396	1,369
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.13 acres	.10 acres	.14 acres
Other	FP, porch, deck	FP, porch, deck	FP, porch, patio	FP, porch, deck

* 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 Subject neighborhood, similar size, fair market sale, fresh interior paint, currently a pending listing

Listing 2 Competing neighborhood, similar size and age, fair market listing, laminate flooring, similar overall in build quality

Listing 3 Active listing subject neighborhood, similar size, updated interior, fair market listing, currently pending

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7232 Ewing Place	7405 N Thorncliff Place	8357 Wynewood Court	4523 Sinclair Drive
City, State	Raleigh, NC	Raleigh, NC	Raleigh, NC	Raleigh, NC
Zip Code	27616	27616	27616	27616
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.64 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$286,000	\$300,000	\$315,000
List Price \$	--	\$286,000	\$300,000	\$299,000
Sale Price \$	--	\$278,000	\$290,000	\$305,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	10/14/2022	10/14/2022	12/05/2022
DOM · Cumulative DOM	-- · --	21 · 70	23 · 65	14 · 53
Age (# of years)	37	38	31	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Auction
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Conventional	1.5 Stories Conventional	2 Stories Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,402	1,285	1,364	1,286
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.12 acres	.13 acres	.25 acres
Other	FP, porch, deck	FP, porch, deck	FP, porch, deck	Porch, deck
Net Adjustment	--	-\$3,320	-\$10,000	+\$4,640
Adjusted Price	--	\$274,680	\$280,000	\$309,640

* 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 +\$4,680 for size, -\$8,000 time adjustment, subject neighborhood similar design, all cash sale, similar overall

Sold 2 -\$2,000 for concessions, -\$8,000 for time, close proximity to similar size and age, fair market sale

Sold 3 +\$4,640 for size competing neighborhood, same bed count, similar age and build quality, fair market sale

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Fair market sale all cash				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
04/26/2022	\$333,000	08/23/2022	\$329,900	Expired	11/01/2022	\$329,900	MLS
11/22/2022	\$319,900	02/17/2023	\$319,900	Sold	02/17/2023	\$230,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$279,000	\$279,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>The subject home recently sold at what appears to be below market price. It's roof appeared newer in age. At time of inspection subject home appeared to be having some updating done with a work crew on site. Comps used were in average condition and conforming to the market.</p>		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 4312 Whisperwood
Raleigh, NC 27616



Front

L2 6925 Jeffreys Creek Lane
Raleigh, NC 27616



Front

L3 4701 Draper Road
Raleigh, NC 27616



Front

Sales Photos

S1 7405 N Thorncliff Place
Raleigh, NC 27616



Front

S2 8357 Wynewood Court
Raleigh, NC 27616



Front

S3 4523 Sinclair Drive
Raleigh, NC 27616



Front

ClearMaps Addendum

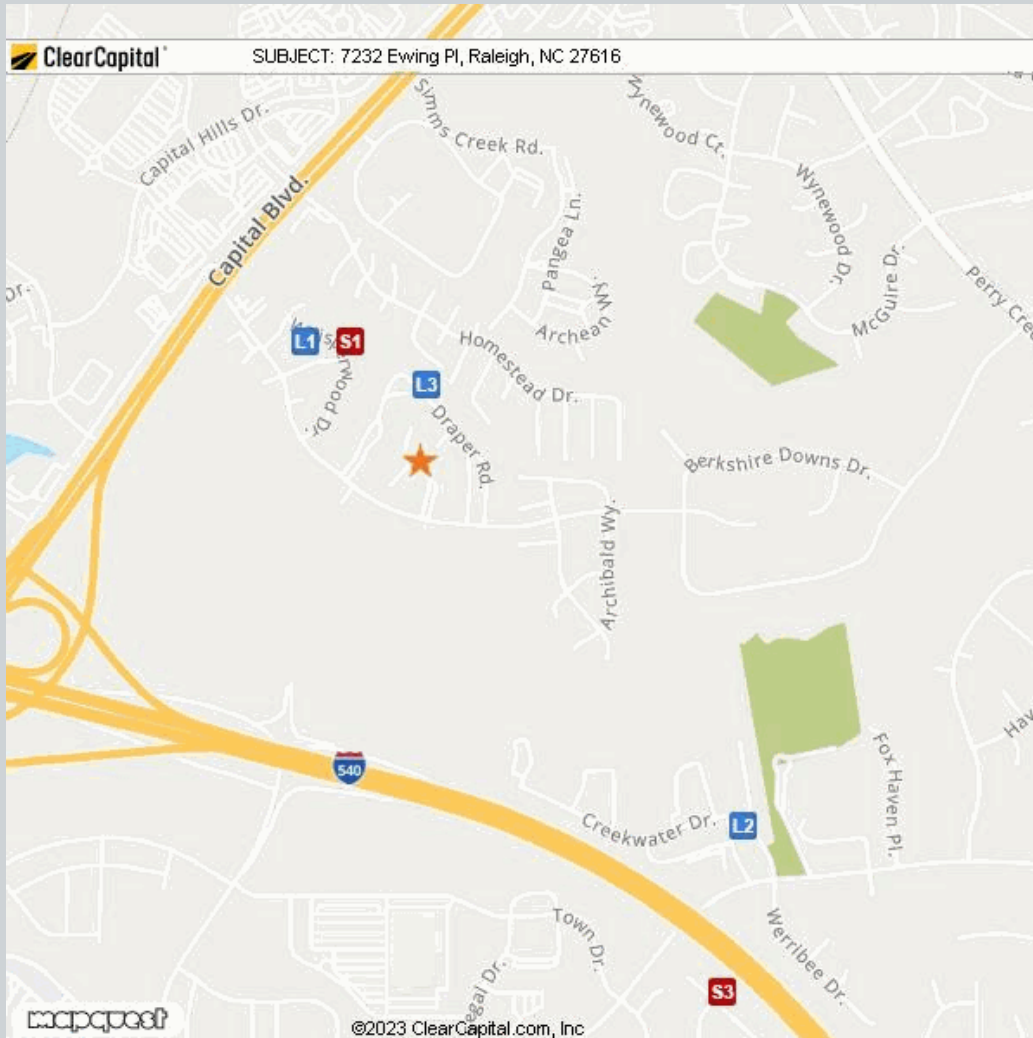
Address ★ 7232 Ewing Place, Raleigh, NC 27616

Loan Number 52512

Suggested List \$279,000

Suggested Repaired \$279,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7232 Ewing Place, Raleigh, NC 27616	--	Parcel Match
L1 Listing 1	4312 Whisperwood, Raleigh, NC 27616	0.23 Miles ¹	Parcel Match
L2 Listing 2	6925 Jeffreys Creek Lane, Raleigh, NC 27616	0.68 Miles ¹	Parcel Match
L3 Listing 3	4701 Draper Road, Raleigh, NC 27616	0.11 Miles ¹	Parcel Match
S1 Sold 1	7405 N Thorncliff Place, Raleigh, NC 27616	0.19 Miles ¹	Parcel Match
S2 Sold 2	8357 Wynewood Court, Raleigh, NC 27616	0.64 Miles ¹	Parcel Match
S3 Sold 3	4523 Sinclair Drive, Raleigh, NC 27616	0.85 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Joe VanArkel	Company/Brokerage	The New Realty Group
License No	252172	Address	415B West Young Street Rolesville NC 27571
License Expiration	06/30/2023	License State	NC
Phone	9192884085	Email	joe@cashflownc.com
Broker Distance to Subject	7.14 miles	Date Signed	02/23/2023

/Joe VanArkel/

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.