

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	7219 Bevington Woods Lane, Charlotte, NC 28277	Order ID	8627434	Property ID	33931471
Inspection Date	02/21/2023	Date of Report	02/21/2023		
Loan Number	52535	APN	223-403-07		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	02.21.23 BPO Request	Tracking ID 1	02.21.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	Tierney Philip E	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$1,400	
Assessed Value	\$290,200	
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

		Neighborhood Comments
Location Type	Suburban	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$272,000 High: \$492,000	
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	7219 Bevington Woods Lane	10925 Painted Tree Road	7125 Bevington Woods Lane	9622 Stoney Hill Lane
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28277	28226	28277	28277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.20 ¹	0.07 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$409,000	\$449,900	\$450,000
List Price \$	--	\$375,000	\$449,900	\$450,000
Original List Date		11/11/2022	01/05/2023	01/26/2023
DOM · Cumulative DOM	-- · --	102 · 102	47 · 47	26 · 26
Age (# of years)	30	44	30	37
Condition	Average	Average	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	1.5 Stories Cape Cod	1 Story ranch	1.5 Stories cape cod	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,336	1,942	1,931	2,380
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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	0.200 acres	0.35 acres	0.2 acres	0.36 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** Adjustments:Bed:0,Bath:0,HBath:1000,GLA:\$7880,Age:\$350,Lot:\$-300,Total Adjustment:\$8930,Net Adjustment Value:\$383930 Property is a single family home. It has same bedroom and bathroom count.It appears similar to the subject in condition.
- Listing 2** Adjustments:Condition:\$-8500,Bed:0,Bath:0,HBath:0,GLA:\$8100,Total Adjustment:\$-400,Net Adjustment Value:\$449500 1.5 story tract home, superior to the subject in condition and similar in location.Owner occupied.Standard type sale.
- Listing 3** Adjustments:Bed:-4000,Bath:0,HBath:0,Lot:\$-320,Total Adjustment:\$-4320,Net Adjustment Value:\$445680 Property similar to the subject in square footage and similar view by comparison.owner occupied

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7219 Bevington Woods Lane	6901 Porterfield Road	7016 Wannamaker Lane	11901 Shandon Circle
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28277	28226	28226	28226
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	1.08 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$395,000	\$430,000
List Price \$	--	\$385,000	\$395,000	\$430,000
Sale Price \$	--	\$340,000	\$396,000	\$410,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/23/2022	09/07/2022	09/02/2022
DOM · Cumulative DOM	-- · --	58 · 58	33 · 33	35 · 35
Age (# of years)	30	44	41	44
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 ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories Cape Cod	1 Story ranch	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	2,336	2,018	2,598	2,140
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	1,296	--
Pool/Spa	--	--	--	--
Lot Size	0.200 acres	0.39 acres	0.24 acres	0.64 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,330	-\$8,965	-\$9,110
Adjusted Price	--	\$347,330	\$387,035	\$400,890

* 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** Sold1 => Half Bath= \$1000, GLA= \$6360, Age= \$350, Garage= \$4000, Lot= \$-380, Total= \$11330, Net Adjusted Value= \$351330
The property similar to the subject in bed count and square footage makes it inferior by comparison.Adjustments necessary for lot
- Sold 2** Sold2 => Bed= \$-4000, GLA= \$-5240, Age= \$275, Total= \$-8965, Net Adjusted Value= \$387035 Property similar to the subject in condition and view by comparison
- Sold 3** Sold3 => Condition= \$-8500, Bed= \$-4000, GLA= \$3920, Age= \$350, Lot= \$-880, Total= \$-9110, Net Adjusted Value= \$400890
Property superior to the subject in lot size,similar in view and superior in condition.Owner occupied.Standard type sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				subject is recently sold			
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
12/07/2022	\$439,900	--	--	Sold	02/16/2023	\$387,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$397,000	\$397,000
Sales Price	\$387,500	\$387,500
30 Day Price	\$377,000	--
Comments Regarding Pricing Strategy		
<p>I went back 6 months, out in distance 0.5 miles, and even with relaxing Lot size and year built search criteria I was unable to find much comparable which fit the GLA requirements. Within 1 miles and back 6 months I found few comparable to which I could only use 5 due to Sq Ft and condition factors. The ones used are the best possible currently available comparable within 1.2 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparable. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was broadened to 6 months time. SFR with 3 beds and 2.5 baths. The exterior inspection revealed that the subject has been adequately maintained and considered to be in average condition. Property is located near parks, schools, commercial centers, and other non residential properties. These factors will not affects the market value of the subject. It was necessary to exceed the threshold for age variance of 10 years, lot size variance guideline of 15%, bed and bath count, to use the best available comparable from within the subject's market. Subject/Comparable garage count is as per MLS/Pictures. Comparable property condition was identified using both MLS comments and interior pictures. The utilized comps are as similar in GLA, Style, and Age as possible. The area is primarily residential. The subject is most similar to Sales comp 2 and Listing comp 1 and is weighted toward these for a potential sales/listing price as they are most similar to the subject out of the comps selected. Proximity parameters were expanded up to 1.2 miles as there was only very limited comparable available within 1 mile, +/-30% GLA, +/-40% year built, +/-30% lot size, and 12 months back.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 10925 Painted Tree Road
Charlotte, NC 28226



Front

L2 7125 Bevington Woods Lane
Charlotte, NC 28277



Front

L3 9622 Stoney Hill Lane
Charlotte, NC 28277



Front

Sales Photos

S1 6901 Porterfield Road
Charlotte, NC 28226



Front

S2 7016 Wannamaker Lane
Charlotte, NC 28226



Front

S3 11901 Shandon Circle
Charlotte, NC 28226



Front

ClearMaps Addendum

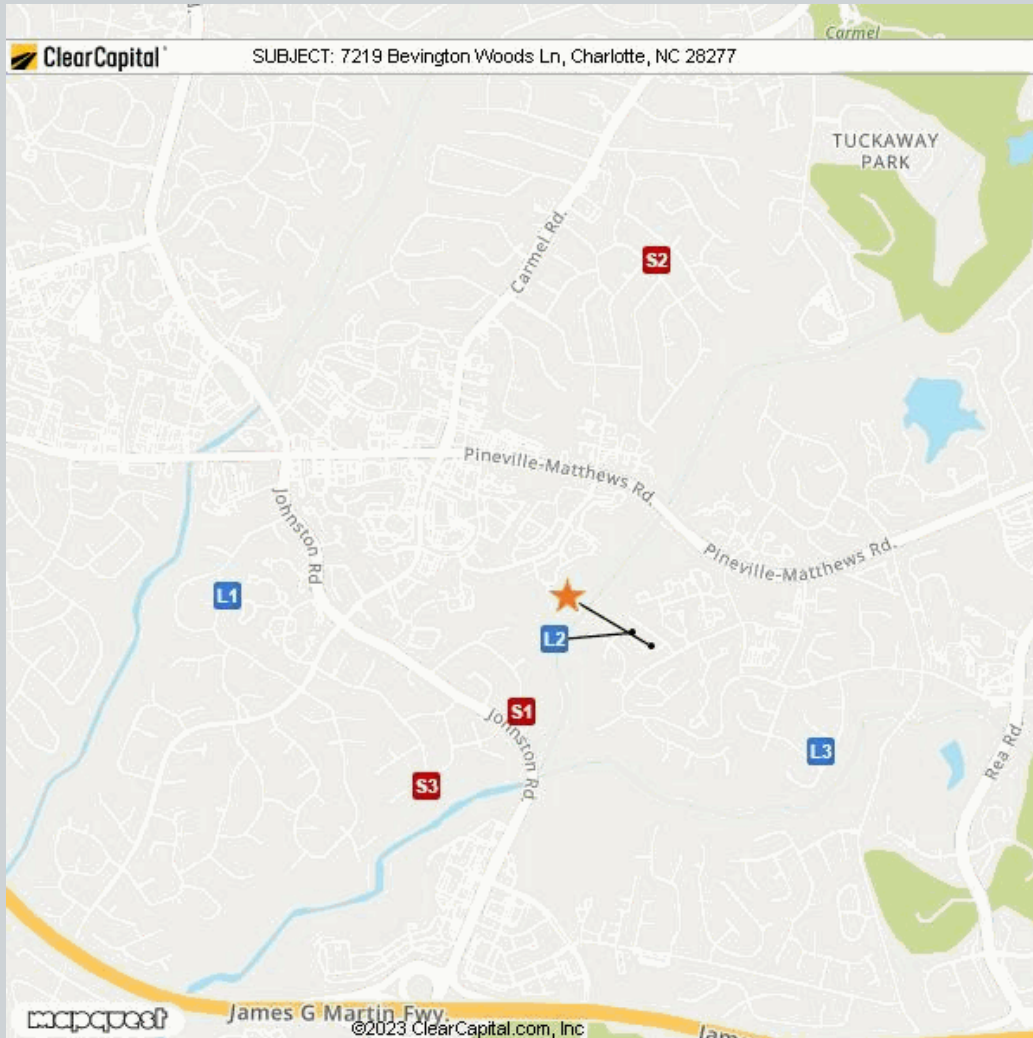
Address ★ 7219 Bevington Woods Lane, Charlotte, NC 28277

Loan Number 52535

Suggested List \$397,000

Suggested Repaired \$397,000

Sale \$387,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7219 Bevington Woods Lane, Charlotte, NC 28277	--	Parcel Match
L1 Listing 1	10925 Painted Tree Road, Charlotte, NC 28226	1.20 Miles ¹	Parcel Match
L2 Listing 2	7125 Bevington Woods Lane, Charlotte, NC 28277	0.07 Miles ¹	Parcel Match
L3 Listing 3	9622 Stoney Hill Lane, Charlotte, NC 28277	0.56 Miles ¹	Parcel Match
S1 Sold 1	6901 Porterfield Road, Charlotte, NC 28226	0.41 Miles ¹	Parcel Match
S2 Sold 2	7016 Wannamaker Lane, Charlotte, NC 28226	1.08 Miles ¹	Parcel Match
S3 Sold 3	11901 Shandon Circle, Charlotte, NC 28226	0.74 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Dennis Donahue	Company/Brokerage	Bang Realty- North Carolina Inc
License No	35661	Address	6000 Fairview Rd Charlotte NC 28210
License Expiration	06/30/2023	License State	NC
Phone	7042594877	Email	ctlbpo@bangrealty.com
Broker Distance to Subject	4.86 miles	Date Signed	02/21/2023

/Dennis Donahue/

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.