

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	4428 Gladwood Lane, Charlotte, NC 28269	Order ID	8658369	Property ID	34018717
Inspection Date	03/16/2023	Date of Report	03/16/2023		
Loan Number	52648	APN	043-161-45		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	03.15.23 BPO Request	Tracking ID 1	03.15.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	Sloane Semone	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$2,296	
Assessed Value	\$224,900	
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	Cedar mgmt 704-644-8808	
Association Fees	\$190 / Month (Landscaping, Tennis)	
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: \$258,000 High: \$408,600	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4428 Gladwood Lane	5523 Chasewind Drive	5126 Grays Ridge Drive	5229 Crisfield Road
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28269	28269	28269	28269
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.95 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$326,500	\$365,000
List Price \$	--	\$312,000	\$315,000	\$364,000
Original List Date		05/13/2022	03/04/2023	09/15/2022
DOM · Cumulative DOM	-- · --	306 · 307	11 · 12	181 · 182
Age (# of years)	27	24	18	24
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 Story Ranch	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,873	1,622	1,720	1,994
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
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	0.220 acres	0.23 acres	0.1 acres	0.17 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 Adjustments:,Bed:0,Bath:0,HBath:-1000,GLA:\$5020,style=-1000 Total Adjustment:\$3020,Net Adjustment Value:\$315020 Property is similar in condition but inferior in GLA to the subject.

Listing 2 Adjustments:,Bed:0,Bath:0,HBath:-1000,GLA:\$3060,Lot:\$240,style=-1000 Total Adjustment:\$1300,Net Adjustment Value:\$316300 Property is similar in condition but inferior in lot size to the subject.

Listing 3 Adjustments:Condition:\$-8500,Bed:0,Bath:0,HBath:-1000,GLA:\$-2420,style=-1000 Total Adjustment:\$-10920,Net Adjustment Value:\$351080 Property is similar in bed count but superior in condition to the subject.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4428 Gladwood Lane	4431 Gladwood Lane	5306 Hackett Lane	3538 Betterton Lane
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28269	28269	28269	28269
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.08 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$350,000	\$410,000
List Price \$	--	\$342,000	\$350,000	\$379,000
Sale Price \$	--	\$322,500	\$338,000	\$340,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/22/2022	10/11/2022	09/09/2022
DOM · Cumulative DOM	-- · --	94 · 130	14 · 54	29 · 57
Age (# of years)	27	28	27	27
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,873	1,681	1,517	1,957
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
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	0.220 acres	0.27 acres	0.23 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,840	+\$8,120	-\$2,680
Adjusted Price	--	\$327,340	\$346,120	\$337,820

* Sold 3 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** Adjustments:;Bed:0,Bath:0,HBath:0,GLA:\$3840,sold=1000 Total Adjustment:4840,Net Adjustment Value:\$327,340 Property is similar in condition but inferior in GLA to the subject.
- Sold 2** Adjustments:;Bed:0,Bath:0,HBath:0,GLA:\$7120,sold=1000 Total Adjustment:8120,Net Adjustment Value:\$346120 Property is similar in bed count but inferior in GLA to the subject.
- Sold 3** Adjustments:;Bed:0,Bath:0,HBath:-1000,GLA:\$-1680,style=-1000 sold=1000 Total Adjustment:-2680,Net Adjustment Value:\$337820 Property is similar in condition but superior in GLA to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				the subject was expired			
Listing Agent Name							
Listing Agent Phone							
# 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
01/18/2023	\$294,900	--	--	Expired	02/14/2023	\$294,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$347,000	\$347,000
Sales Price	\$337,000	\$337,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a SFR and in average condition. I have searched within 3 months, +/-20% GLA, +/-20% lot size, +/-10 years age, and proximity up to 0.25 miles guidelines. There were limited comparables found. So I have exceeded lot size and went 12 months back. Due to lack of comps, I have expanded my search up to 1 mile and exceed year-built guidelines. Due to limited comparables available in the subject neighborhood, it was necessary to use comparables with variance in style and condition. Due to limited comps in the area, active comps were used despite not BRACKETING the style as they are still considered to be reliable comparables. The necessary adjustments are made on variance in the guidelines. In delivering the final valuation, most weight has been placed on CS3 and LC2, as they are the most similar to the subject condition and overall structure. The subject is located near water bodies and commercial places. However, these factors do not affect the market value of the subject. The subject details are taken from the Tax record.</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



Street

Listing Photos

L1 5523 Chasewind Drive
Charlotte, NC 28269



Front

L2 5126 Grays Ridge Drive
Charlotte, NC 28269



Front

L3 5229 Crisfield Road
Charlotte, NC 28269



Front

Sales Photos

S1 4431 Gladwood Lane
Charlotte, NC 28269



Front

S2 5306 Hackett Lane
Charlotte, NC 28269



Front

S3 3538 Betterton Lane
Charlotte, NC 28269



Front

ClearMaps Addendum

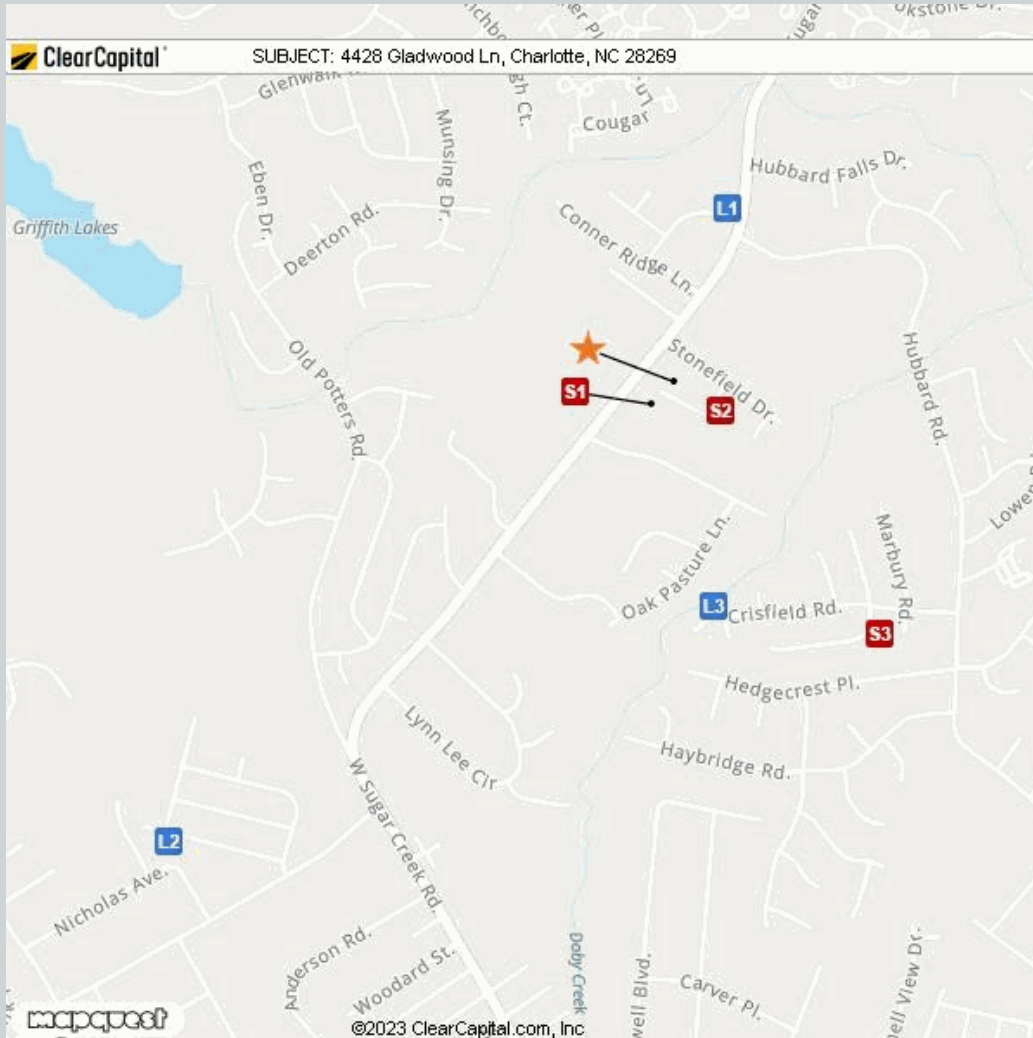
Address ★ 4428 Gladwood Lane, Charlotte, NC 28269

Loan Number 52648

Suggested List \$347,000

Suggested Repaired \$347,000

Sale \$337,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4428 Gladwood Lane, Charlotte, NC 28269	--	Parcel Match
L1 Listing 1	5523 Chasewind Drive, Charlotte, NC 28269	0.26 Miles ¹	Parcel Match
L2 Listing 2	5126 Grays Ridge Drive, Charlotte, NC 28269	0.95 Miles ¹	Parcel Match
L3 Listing 3	5229 Crisfield Road, Charlotte, NC 28269	0.32 Miles ¹	Parcel Match
S1 Sold 1	4431 Gladwood Lane, Charlotte, NC 28269	0.04 Miles ¹	Parcel Match
S2 Sold 2	5306 Hackett Lane, Charlotte, NC 28269	0.08 Miles ¹	Parcel Match
S3 Sold 3	3538 Betterton Lane, Charlotte, NC 28269	0.46 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	Pierre Maree	Company/Brokerage	Realty 1 LLC
License No	280550	Address	125 Remount Rd, Suite C-1 #337 Charlotte NC 28203
License Expiration	06/30/2023	License State	NC
Phone	7042477734	Email	pierre.realty1@gmail.com
Broker Distance to Subject	9.01 miles	Date Signed	03/16/2023

/Pierre Maree/

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.