

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	2354 Ellison Circle, Lancaster, SC 29720	Order ID	9319895	Property ID	35367220
Inspection Date	05/07/2024	Date of Report	05/07/2024		
Loan Number	53433	APN	0102H0H00200		
Borrower Name	Catamount Properties 2018 LLC	County	Lancaster		

Tracking IDs					
Order Tracking ID	5.3_Aged_BPOs	Tracking ID 1	5.3_Aged_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$2,073		Home has been remodeled per photos in the MLS
Assessed Value	\$6,078		
Zoning Classification	Residential MDR		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Home appears to be secured as it has been remodeled and listed prior)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow		Not a lot of turnaround in this neighborhood
Sales Prices in this Neighborhood	Low: \$190,000 High: \$255,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2354 Ellison Circle	2478 Lynwood Dr	2093 Walden Rd	2339 Seneca Plaza Dr
City, State	Lancaster, SC	Lancaster, SC	Lancaster, SC	Lancaster, SC
Zip Code	29720	29720	29720	29720
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.93 ¹	1.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$214,999	\$190,000	\$190,000
List Price \$	--	\$214,999	\$190,000	\$190,000
Original List Date		02/26/2024	02/21/2024	03/18/2024
DOM · Cumulative DOM	-- · --	57 · 71	30 · 76	30 · 50
Age (# of years)	39	74	45	40
Condition	Good	Good	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,127	931	1,250	1,061
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	2 · 1
Total Room #	8	8	9	7
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	.39 acres	.88 acres	.44 acres	.34 acres
Other	--	--	--	--

* 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 Superior- more Acreage Inferior- 3 Bedrooms vs. 2 Bedrooms and more square footage

Listing 2 Inferior - not updated and with new roof (per description in the MLS) Superior - More square footage

Listing 3 Inferior - not updated, 1 less bath, 1 less bedroom and less sq footage

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2354 Ellison Circle	1985 Country Club Dr	1640 Mcmanus Lane	2232 Lord Road
City, State	Lancaster, SC	Lancaster, SC	Lancaster, SC	Lancaster, SC
Zip Code	29720	29720	29720	29720
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	1.48 ¹	1.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$204,999	\$204,900
List Price \$	--	\$255,000	\$204,999	\$198,000
Sale Price \$	--	\$255,000	\$200,000	\$190,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	03/15/2024	12/29/2023	04/22/2024
DOM · Cumulative DOM	-- · --	144 · 144	5 · 30	120 · 168
Age (# of years)	39	28	30	39
Condition	Good	Good	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,127	1,232	1,155	1,104
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1
Total Room #	8	7	8	7
Garage (Style/Stalls)	None	Carport 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.39 acres	.48 acres	.19 acres	.25 acres
Other	--	--	--	--
Net Adjustment	--	-\$11,116	+\$6,104	+\$12,358
Adjusted Price	--	\$243,884	\$206,104	\$202,358

* 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 Adjustments for larger yard and more sq feet

Sold 2 Adjusted for less yard and more sq feet

Sold 3 Adjustments for less bathrooms, less yard and less sq footage

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 3

of Sales in Previous 12 Months 0

Listing History Comments

Home was Withdrawn and Expired 2 times in the past year. Also appears to have been under contract 2 times as well.

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/03/2023	\$259,900	09/05/2023	\$259,900	Withdrawn	09/14/2023	\$259,900	MLS
10/25/2023	\$259,900	12/04/2023	\$259,900	Expired	12/04/2023	\$259,900	MLS
02/23/2024	\$265,000	04/04/2024	\$259,000	Expired	04/24/2024	\$259,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$242,000	\$242,000
Sales Price	\$238,000	\$238,000
30 Day Price	\$233,000	--

Comments Regarding Pricing Strategy

Current market conditions are what I based the pricing on considering lack of homes and this home being updated with 3 bed / 2 bath and a large lot with privacy

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



Address Verification



Side



Street

Subject Photos



Street

Listing Photos

L1 2478 Lynwood Dr
Lancaster, SC 29720



Front



Kitchen



Other

L2 2093 Walden Rd
Lancaster, SC 29720



Front



Back

Listing Photos

L2 2093 Walden Rd
Lancaster, SC 29720



Kitchen

L3 2339 Seneca Plaza Dr
Lancaster, SC 29720



Front



Back



Kitchen

Sales Photos

S1 1985 Country Club Dr
Lancaster, SC 29720



Front



Back



Kitchen

S2 1640 Mcmanus Lane
Lancaster, SC 29720



Front



Back

Sales Photos

S2 1640 Mcmanus Lane
Lancaster, SC 29720



Kitchen

S3 2232 Lord Road
Lancaster, SC 29720



Front



Kitchen

ClearMaps Addendum

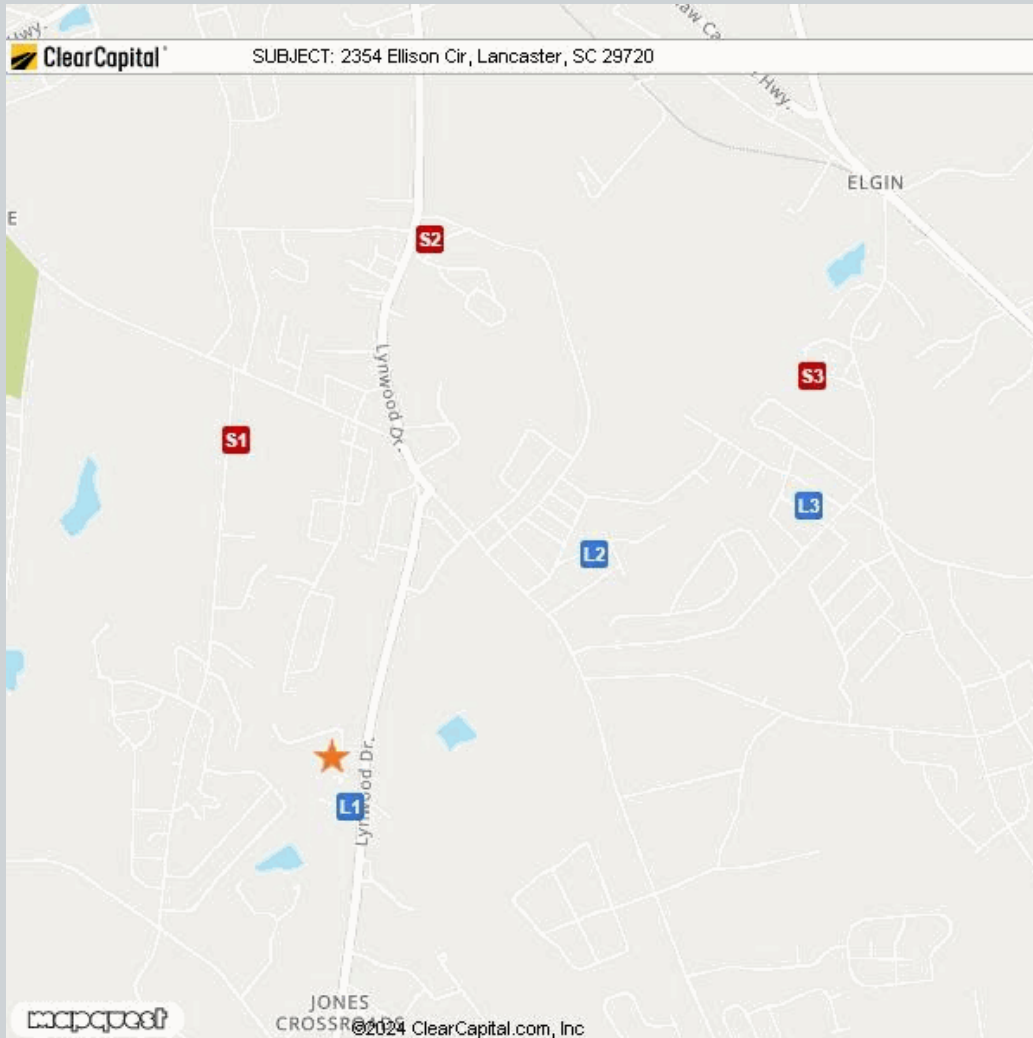
Address ★ 2354 Ellison Circle, Lancaster, SC 29720

Loan Number 53433

Suggested List \$242,000

Suggested Repaired \$242,000

Sale \$238,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2354 Ellison Circle, Lancaster, SC 29720	--	Parcel Match
L1 Listing 1	2478 Lynwood Dr, Lancaster, SC 29720	0.15 Miles ¹	Parcel Match
L2 Listing 2	2093 Walden Rd, Lancaster, SC 29720	0.93 Miles ¹	Parcel Match
L3 Listing 3	2339 Seneca Plaza Dr, Lancaster, SC 29720	1.52 Miles ¹	Parcel Match
S1 Sold 1	1985 Country Club Dr, Lancaster, SC 29720	0.93 Miles ¹	Parcel Match
S2 Sold 2	1640 Mcmanus Lane, Lancaster, SC 29720	1.48 Miles ¹	Parcel Match
S3 Sold 3	2232 Lord Road, Lancaster, SC 29720	1.73 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	Tina Funderburke	Company/Brokerage	Rinehart Realty
License No	92456	Address	4403 Dashley Cir Catawba SC 29704
License Expiration	06/30/2024	License State	SC
Phone	8034150454	Email	tina.funderburke@outlook.com
Broker Distance to Subject	15.68 miles	Date Signed	05/07/2024

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.