

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	471 Pearl Ridge Place, Spartanburg, SC 29302	Order ID	8721976	Property ID	34152467
Inspection Date	05/02/2023	Date of Report	05/03/2023		
Loan Number	53442	APN	7210314701		
Borrower Name	Catamount Properties 2018 LLC	County	Spartanburg		

Tracking IDs					
Order Tracking ID	05.02.23 BPO Request	Tracking ID 1	05.02.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	MARJEAN WILLIAMS	The subject appeared to be in average condition at the time of inspection.
R. E. Taxes	\$715	
Assessed Value	\$3,280	
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	Mistybrook Home Owner Association Inc.	
Association Fees	\$121 / Year (Other: Common area, street lights)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	The neighborhood is made up of townhomes and condos that appear to be in average condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$123500 High: \$123500	
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	471 Pearl Ridge Place	57 Summercreek Dr	139 N Fairview Ave	131 Fernridge Dr
City, State	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC
Zip Code	29302	29307	29302	29307
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.79 ¹	3.53 ¹	2.91 ¹
Property Type	SFR	Condo	Condo	Condo
Original List Price \$	\$	\$175,000	\$239,900	\$149,900
List Price \$	--	\$150,000	\$239,900	\$149,900
Original List Date		03/11/2023	03/20/2023	11/30/2022
DOM · Cumulative DOM	-- · --	52 · 53	43 · 44	153 · 154
Age (# of years)	26	50	43	50
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Other	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Attached Condo	1 Story Duplex Single	1.5 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,073	1,100	1,424	1,659
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2 · 1
Total Room #	5	5	5	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	0.16 acres	0.01 acres	0.06 acres	0.04 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 Listing #1 has the most similar characteristics of the listing comps. The big difference is the age and the condition. The comp is much older but it has a good condition making it slightly superior to the subject after adjustments.

Listing 2 Listing #2 is superior to the subject because of GLA and more importantly, location. This comp is located minutes from downtown Spartanburg. The comp is within walking distance of amenities, public transportation and downtown.

Listing 3 Listing #3 is superior to the subject because not only does it have a larger GLA it also has an extra bedroom and half bath. This comp is also in good condition and has been completely updated.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	471 Pearl Ridge Place	200 Emerald Way	452 Pearl Ridge Pl	305 Sunridge Dr
City, State	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC
Zip Code	29302	29302	29302	29302
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.05 ¹	0.10 ¹
Property Type	SFR	Condo	Condo	Condo
Original List Price \$	--	\$165,000	\$162,900	\$159,900
List Price \$	--	\$160,000	\$164,500	\$159,900
Sale Price \$	--	\$160,000	\$168,500	\$170,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	11/23/2022	09/15/2022	05/16/2022
DOM · Cumulative DOM	-- · --	107 · 107	65 · 65	37 · 37
Age (# of years)	26	36	27	33
Condition	Average	Average	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 Attached Condo	1 Story Traditional	2 Stories Other	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,073	1,151	1,272	1,125
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2 · 1	2 · 2
Total Room #	5	5	5	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	0.16 acres	0.17 acres	0.07 acres	0.08 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,500	-\$28,000	-\$4,000
Adjusted Price	--	\$162,500	\$140,500	\$166,000

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Sold #1 is slightly inferior to the subject mainly because of age. The comp has an average condition with new paint. An adjustment has been made for the upgrade but even with the upgrade the comp is still inferior.
- Sold 2** Sold #2 is superior to the subject because it has a better condition and a larger GLA. This comp also has an extra half bath. This comp has a new HVAC system as well.
- Sold 3** Sold #3 is slightly superior to the subject because of condition mainly. This comp has hardwood floors, some upgraded appliances and an upgraded tile backsplash. An adjustment has also been made for the comps age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject hasn't been listed in the past 36 months.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$165,000	\$165,000
Sales Price	\$150,000	\$150,000
30 Day Price	\$140,500	--
Comments Regarding Pricing Strategy		
Using Listing Comp #1 and Sold Comp #1 as my best comps, I concluded my subject should sell at a list price of \$165,000. The search radius had to be expanded to find listing comps. For this reason more weight was put on the sold comps that were selected.		

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.
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Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 57 Summercreek Dr
Spartanburg, SC 29307



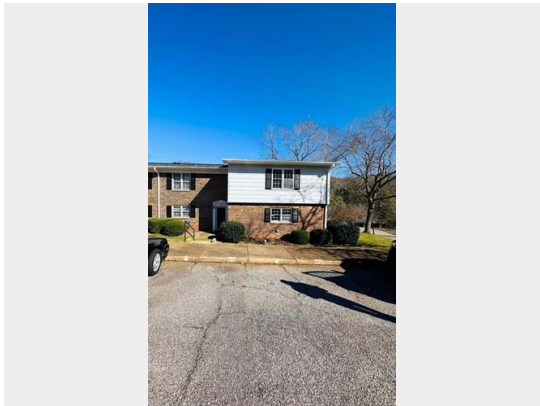
Front

L2 139 N Fairview Ave
Spartanburg, SC 29302



Front

L3 131 Fernridge Dr
Spartanburg, SC 29307



Front

Sales Photos

S1 200 Emerald Way
Spartanburg, SC 29302



Front

S2 452 Pearl Ridge Pl
Spartanburg, SC 29302



Front

S3 305 Sunridge Dr
Spartanburg, SC 29302



Front

ClearMaps Addendum

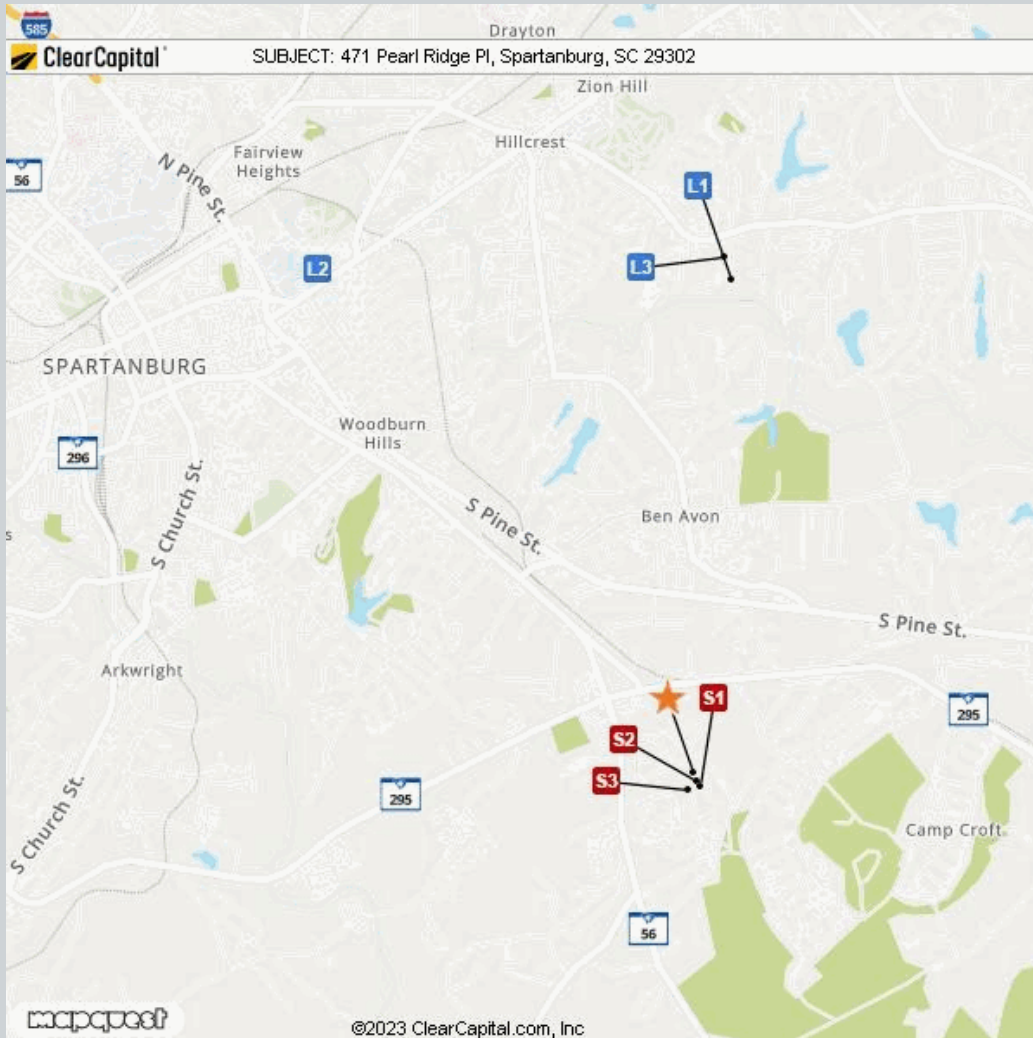
Address ★ 471 Pearl Ridge Place, Spartanburg, SC 29302

Loan Number 53442

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	471 Pearl Ridge Place, Spartanburg, SC 29302	--	Parcel Match
L1 Listing 1	57 Summercreek Dr, Spartanburg, SC 29307	2.79 Miles ¹	Parcel Match
L2 Listing 2	139 N Fairview Ave, Spartanburg, SC 29302	3.53 Miles ¹	Parcel Match
L3 Listing 3	131 Fernridge Dr, Spartanburg, SC 29307	2.91 Miles ¹	Parcel Match
S1 Sold 1	200 Emerald Way, Spartanburg, SC 29302	0.08 Miles ¹	Parcel Match
S2 Sold 2	452 Pearl Ridge Pl, Spartanburg, SC 29302	0.05 Miles ¹	Parcel Match
S3 Sold 3	305 Sunridge Dr, Spartanburg, SC 29302	0.10 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	Nicholas Yarborough	Company/Brokerage	REMAX Executive
License No	114355	Address	147 Ivy St Spartanburg SC 29302
License Expiration	06/30/2023	License State	SC
Phone	8649090465	Email	ncyarborough@gmail.com
Broker Distance to Subject	3.39 miles	Date Signed	05/02/2023

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.