

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.

<b>Address</b>	1302 Battery Creek Road, Beaufort, SC 29902	<b>Order ID</b>	9319895	<b>Property ID</b>	35367406
<b>Inspection Date</b>	05/06/2024	<b>Date of Report</b>	05/06/2024		
<b>Loan Number</b>	53445	<b>APN</b>	R120 008 000 0455 0000		
<b>Borrower Name</b>	Champerey Real Estate 2015 LLC	<b>County</b>	Beaufort		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	5.3_Aged_BPOs	<b>Tracking ID 1</b>	5.3_Aged_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CHAMPERY REAL ESTATE 2015 LLC	<b>Condition Comments</b> Subject appears to be structurally sound, occupied and functional with no evidence of deferred maintenance noted from drive by inspection. Exterior siding, windows, roof and lot all appear well maintained.
<b>R. E. Taxes</b>	\$412	
<b>Assessed Value</b>	\$9,790	
<b>Zoning Classification</b>	Residential 4111	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Established residential neighborhood consisting entirely of residential dwellings with average maintenance and appeal. This market is driven, for the most part, by fair market values. According to the MLS and public records the market is stable.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$168000 High: \$862450	
<b>Market for this type of property</b>	Increased 17 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1302 Battery Creek Road	610 Battery Creek Rd	2611 N Royal Oaks Dr	2706 S Royal Oaks Dr
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29902	29902	29902	29902
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 <sup>1</sup>	0.63 <sup>1</sup>	0.50 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$429,900	\$485,000
List Price \$	--	\$399,000	\$429,900	\$485,000
Original List Date		04/27/2024	03/09/2024	04/09/2024
DOM · Cumulative DOM	-- · --	9 · 9	58 · 58	27 · 27
Age (# of years)	49	56	58	49
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	2 Stories Historical	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,224	2,060	1,866	1,983
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 3	3 · 2
Total Room #	8	8	8	8
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	0.46 acres	0.36 acres	0.31 acres	0.32 acres
Other	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** This listing compares in size, style, age and location to the subject property. It is considered to be equal to the subject.

**Listing 2** This listing has similar GLA and condition as the subject property. It compares well overall. It is considered to be equal to the subject.

**Listing 3** This listing has similar function and utility as the subject property. It compares well overall. It is considered to be equal to the subject.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1302 Battery Creek Road	13 Tanglewood Dr,	996 Grafton Dr	2607 Boyer St
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29902	29902	29902	29902
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.47 <sup>1</sup>	2.11 <sup>1</sup>	0.55 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$405,000	\$442,500	\$375,000
List Price \$	--	\$405,000	\$442,500	\$375,000
Sale Price \$	--	\$405,000	\$442,500	\$375,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/04/2024	04/19/2024	11/30/2023
DOM · Cumulative DOM	-- · --	25 · 27	30 · 45	37 · 37
Age (# of years)	49	49	46	64
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	2 Stories Historical	1 Story RANCH	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,224	1,877	2,532	1,793
Bdrm · Bths · ½ Bths	4 · 3	5 · 2	4 · 3	3 · 2
Total Room #	8	8	8	6
Garage (Style/Stalls)	None	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.50 acres	0.40 acres	0.75 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$405,000	\$442,500	\$375,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Sold 1** This sale has similar GLA and appeal as the subject property. It compares equal to the subject. It is considered to be a good comp for the subject.

**Sold 2** This sale well to the subject in size, style, age and location. It has similar views and amenities. It compares equal to the subject.

**Sold 3** This sale compares well to the subject in function and location. It is considered to be a good comp for the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams Realty	currently listed					
<b>Listing Agent Name</b>	Jason Stubbs						
<b>Listing Agent Phone</b>	912-656-5662						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
12/04/2023	\$439,900	04/15/2024	\$424,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$420,000	\$420,000
<b>Sales Price</b>	\$410,000	\$410,000
<b>30 Day Price</b>	\$400,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comps selected for this report are all settled properties within the subject's market area. They are considered to be the best available at the time of the inspection & good indicators of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current recent sales, under contract sales & active listings have been considered.		

## 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



Address Verification



Side



Side



Street

## Subject Photos



Street



## Listing Photos

**L1** 610 Battery Creek Rd  
Beaufort, SC 29902



Front

**L2** 2611 N Royal Oaks Dr  
Beaufort, SC 29902



Front

**L3** 2706 S Royal Oaks Dr  
Beaufort, SC 29902



Front



## Sales Photos

**S1** 13 Tanglewood Dr,  
Beaufort, SC 29902



Front

**S2** 996 GRAFTON DR  
Beaufort, SC 29902



Front

**S3** 2607 Boyer St  
Beaufort, SC 29902



Front

## ClearMaps Addendum

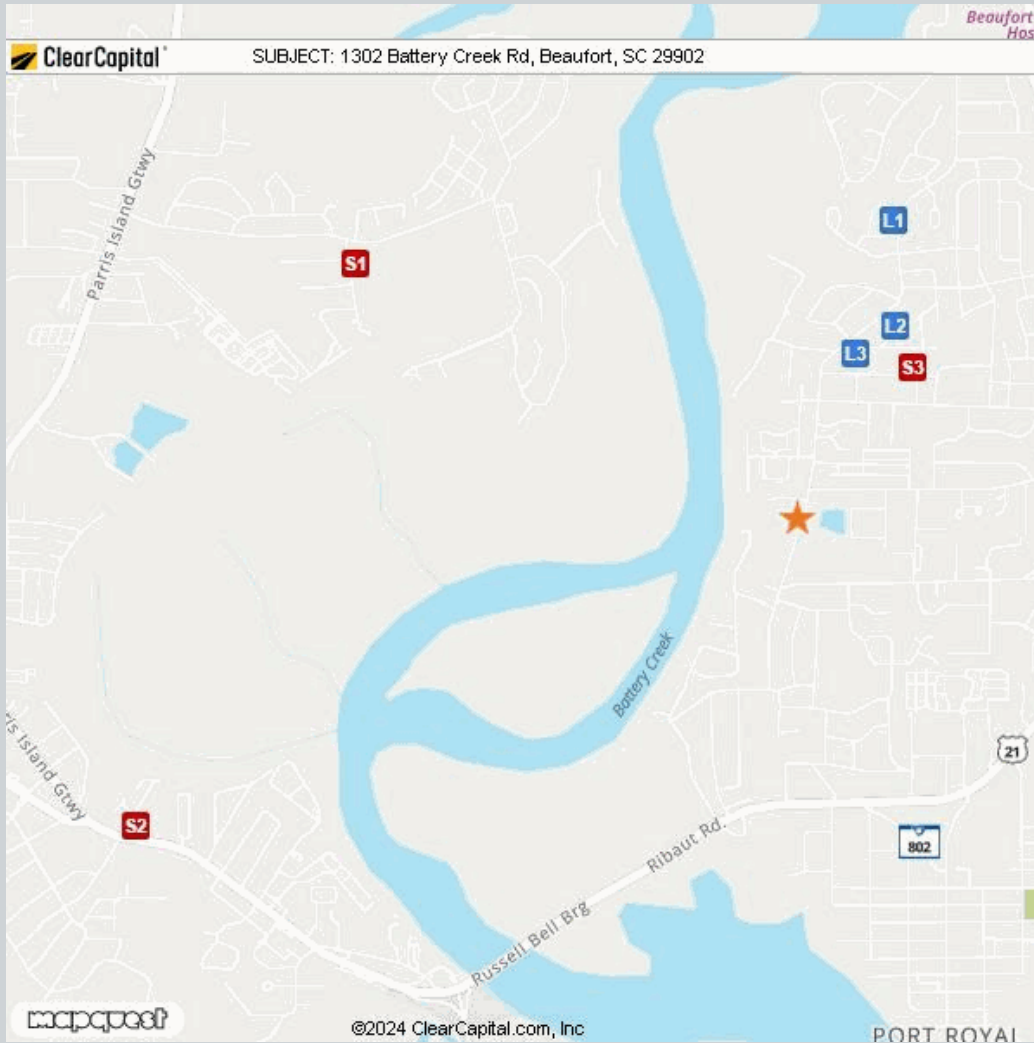
**Address** ★ 1302 Battery Creek Road, Beaufort, SC 29902

**Loan Number** 53445

**Suggested List** \$420,000

**Suggested Repaired** \$420,000

**Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1302 Battery Creek Road, Beaufort, SC 29902	--	Parcel Match
L1 Listing 1	610 Battery Creek Rd, Beaufort, SC 29902	0.91 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2611 N Royal Oaks Dr, Beaufort, SC 29902	0.63 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2706 S Royal Oaks Dr, Beaufort, SC 29902	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	13 Tanglewood Dr,, Beaufort, SC 29902	1.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	996 Grafton Dr, Beaufort, SC 29902	2.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2607 Boyer St, Beaufort, SC 29902	0.55 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Jimmy Cruz	<b>Company/Brokerage</b>	Jimmy Jay Cruz
<b>License No</b>	111135	<b>Address</b>	348 Ellis Hodges Rd RIDGELAND SC 29936
<b>License Expiration</b>	06/30/2024	<b>License State</b>	SC
<b>Phone</b>	2035606453	<b>Email</b>	realtyconnections@gmail.com
<b>Broker Distance to Subject</b>	16.63 miles	<b>Date Signed</b>	05/06/2024

*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:**

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