

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	2504 Longleaf Drive, Charlotte, NORTH CAROLINA 28210	Order ID	9047273	Property ID	34842386
Inspection Date	12/02/2023	Date of Report	12/14/2023		
Loan Number	53519	APN	20712405		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs

Order Tracking ID	11.29_UpdatedBPO	Tracking ID 1	11.29_UpdatedBPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,135	Subject property is in good condition by an exterior inspection. Subject property is average to the area.	
Assessed Value	\$87,200		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject property is in the area where market is slowly declining. Demand and supply are stable. Subject property is close to schools, parks and shopping area.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$600,000		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2504 Longleaf Drive	9417 Lodgepole Place	2423 Dryden Lane	7546 Starvalley Drive
City, State	Charlotte, NORTH CAROLINA	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28210	28210	28210	28210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.88 ¹	1.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$354,900	\$400,000	\$365,000
List Price \$	--	\$345,900	\$385,000	\$365,000
Original List Date		11/10/2023	11/04/2023	11/02/2023
DOM · Cumulative DOM	-- · --	23 · 34	29 · 40	26 · 42
Age (# of years)	51	51	37	25
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 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,196	1,170	1,241	1,089
Bdrm · Bths · ½ Bths	4 · 1 · 1	4 · 2	2 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.17 acres	0.20 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.

Current Listings - Cont.

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

- Listing 1** Welcome to this beautifully renovated 4-bedroom home in the heart of South Charlotte! This move-in-ready gem boasts numerous updates, including new appliances, new flooring, freshly painted inside and out and modern fixtures. Set on a spacious .17-acre lot, enjoy the backyard with a firepit, perfect for outdoor gatherings. This home presents a rare opportunity to own a fully remodeled property in South Charlotte for under \$350,000. Nestled at the end of a quiet road, you'll relish the privacy and tranquility that comes with minimal traffic flow. Plus, the location is incredibly convenient, with Pineville, SouthPark, and Ballantyne just a short drive away, offering a plethora of shopping, dining, and entertainment options. Don't let this fantastic opportunity slip through your fingers. Contact us today to schedule a viewing. No HOA restrictions!
- Listing 2** Tree-Lined, Turn-Key and Walkable! This single-level home in the highly desirable Oberbeck Village subdivision located in Quail Hollow between Ballantyne and Southpark, is a fantastic opportunity for convenient living. Water and lawn care (incl leaves) are included! Boasting an open and spacious floor plan, the great room is definitely the show-stopping focal point, w/plenty of space for relaxation and gatherings. It opens to a beautiful enclosed private patio with blooming shrubs and plenty of space for entertaining or morning coffee. The sun-filled dining area complements the great room, making it harmonious and inviting. The kitchen has seen recent improvements, including a new range and refreshed cabinetry. The primary BR w/en-suite bath is a spacious retreat, while the sprawling secondary BR is long w/an exceptionally lg closet, perfect for guests, a home office or both. New lighting, fresh paint, solid surface flooring t'out create a bright, easy-to-maintain place to call home!
- Listing 3** Welcome to Starvalley Dr! Location & Charm! Enjoy the two car garage, cul-de-sac location, and beautiful backyard. The fenced in yard is spacious and perfect for all ages! This well-maintained home is a 3 bedroom/2 bathroom dream. Don't miss your opportunity to be a part of this great community with the location and space you desire!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2504 Longleaf Drive	9428 Lodgepole Place	1537 Longleaf Drive	7500 Thorncliff Drive
City, State	Charlotte, NORTH CAROLINA	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28210	28210	28210	28210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.20 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$295,000	\$365,000
List Price \$	--	\$319,900	\$285,000	\$365,000
Sale Price \$	--	\$270,000	\$285,000	\$346,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/04/2023	02/15/2023	05/22/2023
DOM · Cumulative DOM	-- · --	35 · 62	8 · 42	10 · 39
Age (# of years)	51	51	51	58
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 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,196	1,374	1,005	1,409
Bdrm · Bths · ½ Bths	4 · 1 · 1	4 · 2	3 · 2	3 · 1 · 1
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	0.17 acres	0.20 acres	0.23 acres	0.27 acres
Other	none	none	\$5,000 sales incentives	\$5,000 sales incentives
Net Adjustment	--	-\$5,000	+\$2,000	-\$8,000
Adjusted Price	--	\$265,000	\$287,000	\$338,000

* 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** This comparable property is superior by proeprty size -\$3,000, room number -\$2,000 Investor ready or first-time home buyer. 4 bed/2 bath ranch home just off of South Blvd in Charlotte! Minutes to the Light Rail and Shopping. Easy access to I-485. LVP flooring and new accessible beige paint throughout. Open bright floorplan. Black appliances in kitchen and a backyard that overlooks the neighborhood park. Must See!
- Sold 2** Comparable property is inferior by property size +\$6,000, room number +\$1,000, superior by sales incentives -\$5,000 Updated Ranch home just off of South Blvd in Charlotte! Close to the Light Rail! This 3 bed, 2 bath house has been NEWLY renovated and features NEW LVP flooring, NEW granite countertops, NEW stainless steel appliances in the kitchen, and modern light fixtures throughout! The Great room is a nice size and features a ceiling fan. The kitchen is great with granite countertops, white cabinets, and a generous amount of countertop space. Each bedroom hosts a closet and ceiling fan! BEAUTIFUL marble and tile detailing on both showers and single vanities in both bathrooms! The detail is stunning! Enjoy the fully fenced in backyard that is perfect for your kids or your pets to run around and play in! Perfect home for anyone looking to have that "new home" feel in a convenient location! Come see it today!
- Sold 3** This comp is superior by sales incentives -\$5,000, property size -\$6,000, inferior by room number +\$3,000 Beautifully built and well loved full brick oversized ranch in the popular Starmount neighborhood! This 3 bedroom, 1.5 bathroom home is nestled on a large corner lot towards the quiet back of the neighborhood. Already boasting great curb appeal, a large fenced in yard and over 1400sqft featuring two separate living spaces PLUS a cozy wood burning fireplace - all you need is a little TLC and your own style to make this your dream home. Walk to the Sugar Creek Greenway & Starclaire Recreational Club. Superb location- close to I-77, I-485 and the lightrail while also minutes to Ballantyne, Southpark, LoSo, and Southend. The opportunities are endless with this home...don't miss your opportunity!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history available for the subject property.				
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	\$340,000	\$340,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
<p>address # is not available on the subject property. Photo of address # has been taken from neighboring property. Location of the subject property has been verified by county tax records and GIS. Subject property is in average area where market is slowly declining. Subject property is in good condition, by exterior inspection. Number of similar comps is extremely limited, some parameters such as age, size, lot size and etc, have been extended to locate similar comps. Best available comps have been selected for subject property. 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.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Subject condition is the cause of the variance. Current report evaluates the subject in good condition while the prior report assumed average condition for the subject.

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



Other

Listing Photos

L1 9417 Lodgepole Place
Charlotte, NC 28210



Front

L2 2423 Dryden Lane
Charlotte, NC 28210



Front

L3 7546 Starvalley Drive
Charlotte, NC 28210



Front

Sales Photos

S1 9428 Lodgepole Place
Charlotte, NC 28210



Front

S2 1537 Longleaf Drive
Charlotte, NC 28210



Front

S3 7500 Thorncliff Drive
Charlotte, NC 28210



Front

ClearMaps Addendum

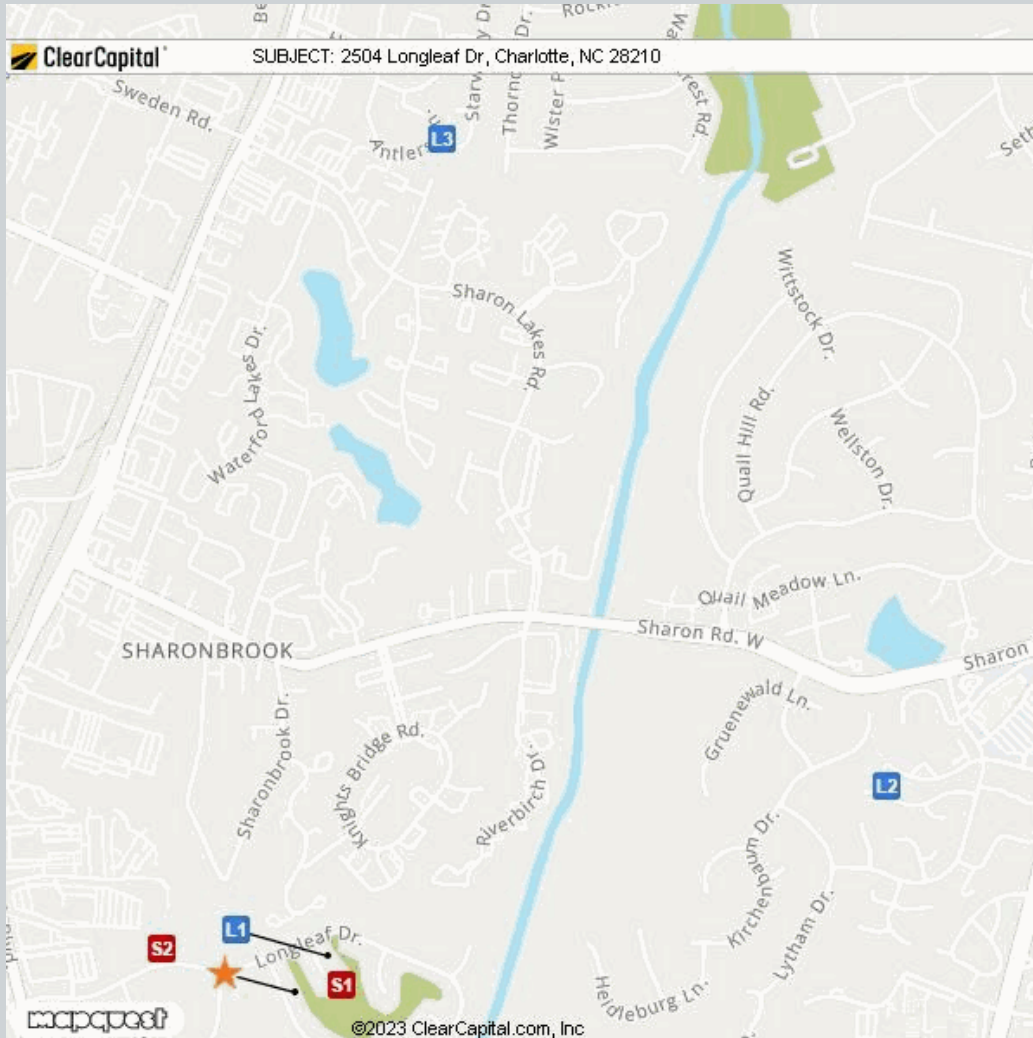
Address ★ 2504 Longleaf Drive, Charlotte, NORTH CAROLINA 28210

Loan Number 53519

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2504 Longleaf Drive, Charlotte, North Carolina 28210	--	Parcel Match
L1 Listing 1	9417 Lodgepole Place, Charlotte, NC 28210	0.07 Miles ¹	Parcel Match
L2 Listing 2	2423 Dryden Lane, Charlotte, NC 28210	0.88 Miles ¹	Parcel Match
L3 Listing 3	7546 Starvalley Drive, Charlotte, NC 28210	1.21 Miles ¹	Parcel Match
S1 Sold 1	9428 Lodgepole Place, Charlotte, NC 28210	0.07 Miles ¹	Parcel Match
S2 Sold 2	1537 Longleaf Drive, Charlotte, NC 28210	0.20 Miles ¹	Parcel Match
S3 Sold 3	7500 Thorncliff Drive, Charlotte, NC 28210	1.34 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	Alla Yaroshevich	Company/Brokerage	Golden Bridge Realty, LLC
License No	251528	Address	11035 Golf Links Dr #78522 Charlotte NC 28277
License Expiration	06/30/2024	License State	NC
Phone	7049621034	Email	alla.yaroshevich@gmail.com
Broker Distance to Subject	7.14 miles	Date Signed	12/14/2023

/Alla Yaroshevich/

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.