

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	788 Bridgewood Drive Unit 701, Rock Hill, SC 29732	Order ID	8776092	Property ID	34257178
Inspection Date	06/10/2023	Date of Report	06/10/2023		
Loan Number	53619	APN	6311801003		
Borrower Name	Catamount Properties 2018 LLC	County	York		

Tracking IDs					
Order Tracking ID	06.08.23 BPO Request	Tracking ID 1	06.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Carroll Meeker	The exterior is wood siding and in average condition. The roof is average with no patching or missing shingles. The lawn is maintained. The home is on public water and sewer. The square footage is taken from public records. It was determined to be vacant by nothing in the windows and no personal property around the home.
R. E. Taxes	\$1,319	
Assessed Value	\$148,925	
Zoning Classification	SFR	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes	
	(doors and windows closed and locked)	
Ownership Type	Leasehold	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Cross Creek 000-000-0000	
Association Fees	\$206 / Month (Pool,Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This is a planned condo complex within a single family neighborhood. The units are all similar in size, age, and style. The neighborhood opens onto a secondary roadway. There have been very few REO's in this area. The supply is low and the demand is moderate. In searching for comps I went out 2 miles and back 180 days. The main criteria was map grid and square footage. There are very few condos in this area, and there are very few single family attached homes with the square footage this has. The comps used are the best available at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$400,000	
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	788 Bridgewood Drive Unit 701	1276 Liberty Bell Ct.	1259 Charlotte Ave.	330 Hancock Union Ln.
City, State	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29732	29732	29732	29732
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.38 ¹	0.47 ¹	1.33 ¹
Property Type	Condo	SFR	Condo	SFR
Original List Price \$	\$	\$220,000	\$250,000	\$225,000
List Price \$	--	\$220,000	\$250,000	\$225,000
Original List Date		06/03/2023	05/16/2023	05/12/2023
DOM · Cumulative DOM	-- · --	3 · 7	2 · 25	4 · 29
Age (# of years)	41	17	23	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories transitional	2 Stories traditional	3 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,873	1,290	1,243	1,083
Bdrm · Bths · ½ Bths	4 · 3	2 · 2 · 1	3 · 2 · 2	2 · 2 · 1
Total Room #	7	5	7	5
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.00 acres	.04 acres	.00 acres	.04 acres
Other	screen porch	--	screen porch	--

* 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 The exterior is vinyl siding. The flooring is carpeting and laminate wood. There is a fireplace in the living room. There is a patio and an attached storage unit in the back.

Listing 2 The exterior is vinyl, shingle, and brick. The flooring is carpeting, vinyl, and hardwood. There is a fireplace in the great room. The kitchen has granite counter tops. There is a screen porch in the back.

Listing 3 The exterior is vinyl siding. The flooring is carpeting, vinyl plank, and laminate wood. There is a fireplace in the family room. The primary bath has double sinks, and shower. There is a patio and an attached storage unit in the back.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	788 Bridgewood Drive Unit 701	623 Hicklin Dr.	804 Bridgewood Dr.	606 Warrington Place
City, State	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29732	29732	29732	29732
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.02 ¹	1.38 ¹
Property Type	Condo	SFR	SFR	Condo
Original List Price \$	--	\$292,900	\$294,900	\$400,000
List Price \$	--	\$292,900	\$294,900	\$400,000
Sale Price \$	--	\$295,000	\$285,000	\$400,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	04/13/2023	03/13/2023	01/03/2023
DOM · Cumulative DOM	-- · --	28 · 89	67 · 94	1 · 55
Age (# of years)	41	12	40	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories transitional	2 Stories traditional	1.5 Stories transitional	1.5 Stories transitional
# Units	1	1	1	1
Living Sq. Feet	1,873	1,412	1,608	2,144
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 3	3 · 2
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	.00 acres	.08 acres	.00 acres	.00 acres
Other	screen porch	--	screen porch	sun room
Net Adjustment	--	+\$10,690	+\$11,100	-\$23,340
Adjusted Price	--	\$305,690	\$296,100	\$376,660

* Sold 2 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** The exterior is vinyl siding. The flooring is carpeting and ceramic tile. Tray and vaulted ceilings. The primary bath has double sinks, garden tub, and separate shower. The kitchen has granite counter tops. There is a patio and deck in the back. Adjustments: age -14,500, bedroom 1,000, bath 750, square footage 18,440, screen porch 8,000.
- Sold 2** The exterior is wood siding. The flooring is prefinished wood. There is a fireplace in the living room. Vaulted ceilings. The kitchen has granite counter tops. There is a screen porch and deck in the back. Adjustments: age -500, bedroom 1,000, square footage 10,600.
- Sold 3** The exterior is brick. The flooring is ceramic tile, carpeting, and hardwood. There is a fireplace in the great room. Tray and vaulted ceilings. Built in book cases. The primary bath has double sinks, and large shower. There is a sun room and patio in the back. Adjustments: age -9,000, square footage -10,840, bedroom 1,000, bath 1,500, garage -6,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold to the present owner on 2/25/2013 for \$85,000.			
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	\$299,900	\$299,900
Sales Price	\$299,900	\$299,900
30 Day Price	\$299,900	--
Comments Regarding Pricing Strategy		
<p>Absorption rate is 2.96 months compared to 2.2 months last year at this time. The average days on market is 7 compared to 4 last year at this time. The median sold price in town is \$289,900 compared to \$345,000 last year at this time. The list to sale ratio is 100% compared to 102.9% last year at this time. The price per square foot is \$194 compared to \$193 last year at this time. Inventory of homes is 323 compared to 374 last year at this time. Sold units are 109 compared to 170. The sales trend is \$195.500 compared to \$178,000 last year at this time. This is not an appraisal and cannot be used to obtain a loan</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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 1276 Liberty Bell Ct.
Rock Hill, SC 29732



Front

L2 1259 Charlotte Ave.
Rock Hill, SC 29732



Front

L3 330 Hancock Union Ln.
Rock Hill, SC 29732



Front

Sales Photos

S1 623 Hicklin Dr.
Rock Hill, SC 29732



Front

S2 804 Bridgewood Dr.
Rock Hill, SC 29732



Front

S3 606 Warrington Place
Rock Hill, SC 29732



Front

ClearMaps Addendum

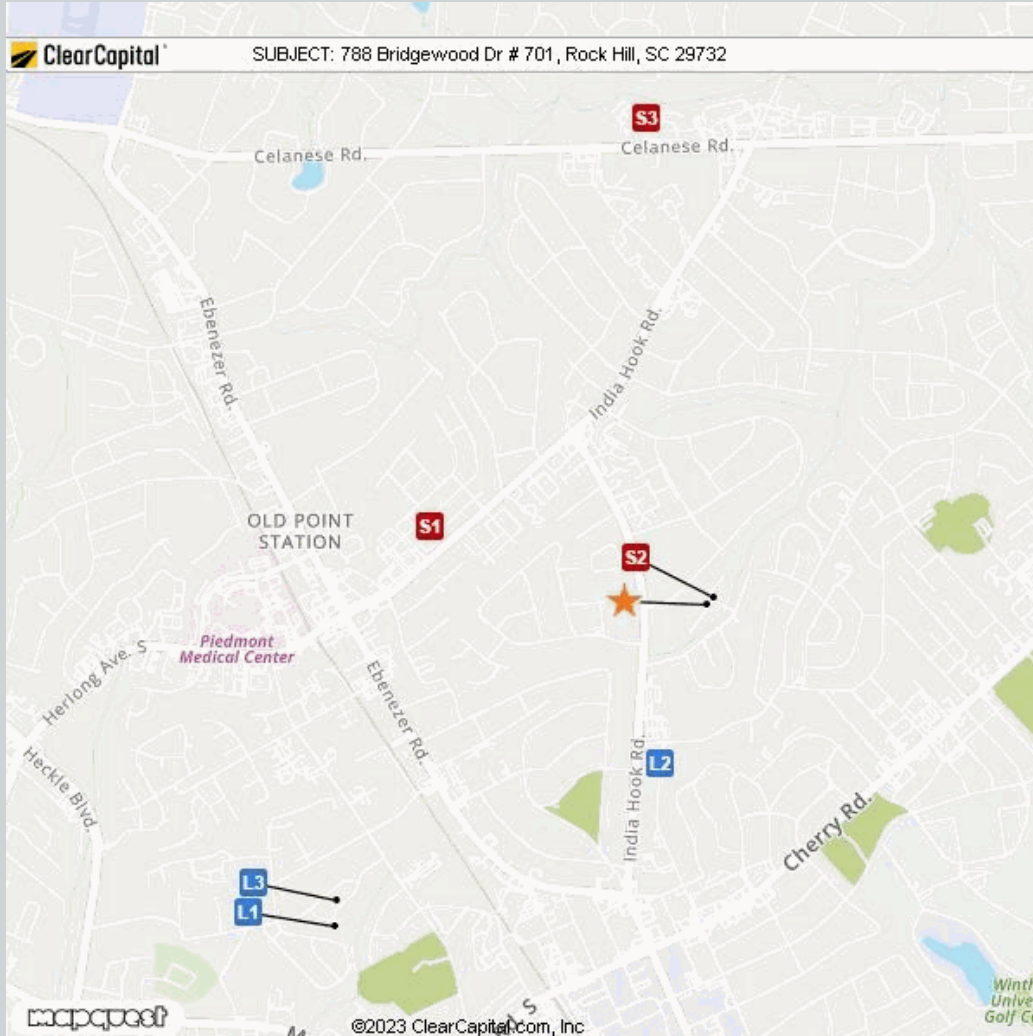
Address ★ 788 Bridgewood Drive Unit 701, Rock Hill, SC 29732

Loan Number 53619

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$299,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	788 Bridgewood Drive Unit 701, Rock Hill, SC 29732	--	Street Centerline Match
L1	1276 Liberty Bell Ct., Rock Hill, SC 29732	1.38 Miles ¹	Parcel Match
L2	1259 Charlotte Ave., Rock Hill, SC 29732	0.47 Miles ¹	Street Centerline Match
L3	330 Hancock Union Ln., Rock Hill, SC 29732	1.33 Miles ¹	Parcel Match
S1	623 Hicklin Dr., Rock Hill, SC 29732	0.81 Miles ¹	Parcel Match
S2	804 Bridgewood Dr., Rock Hill, SC 29732	0.02 Miles ¹	Street Centerline Match
S3	606 Warrington Place, Rock Hill, SC 29732	1.38 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	Janet Bullock	Company/Brokerage	Five Star Realty, Inc.
License No	4695	Address	1729 Celanese Rd. Rock Hill SC 29732
License Expiration	06/30/2025	License State	SC
Phone	8033678445	Email	janetbullock@comporium.net
Broker Distance to Subject	2.00 miles	Date Signed	06/10/2023

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.