

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	2118 Long Ridge Lane, Charlotte, NC 28214	Order ID	9114473	Property ID	34989243
Inspection Date	01/18/2024	Date of Report	01/18/2024		
Loan Number	53996	APN	031-301-22		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	1.17_Citi_BPO_Update	Tracking ID 1	1.17_Citi_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,329	Subject has has some recents updates to baths, kitchen, flooring per mls.	
Assessed Value	\$298,500		
Zoning Classification	R3		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Currently listed and on lock box)			
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 is located in small neighborhood of homes similar in characteristics. Neighborhood does not have amenities. There are no board up homes or commercial influences affecting neighborhood. Neighborhood is in close proximity to interstates shopping, restaurants, schools. Search expanded due to low inventory in subject's neighborhood.	
Sales Prices in this Neighborhood	Low: \$383,440 High: \$423,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2118 Long Ridge Lane	1908 Pine Mountain Rd	10813 Patridge Cross Lane	9726 Holly Park Dr
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28214	28214	28214	28214
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	1.00 ¹	1.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$379,000	\$420,000	\$348,500
List Price \$	--	\$379,000	\$420,000	\$348,500
Original List Date		12/06/2023	12/11/2023	01/12/2024
DOM · Cumulative DOM	-- · --	23 · 43	23 · 38	4 · 6
Age (# of years)	35	31	32	22
Condition	Good	Average	Good	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 trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	2,042	2,250	2,192	1,950
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	6	7	7	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.39 acres	.28 acres	.30 acres	.20 acres
Other	--	--	--	--

* 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 Neutral color palette kitchen with back splash, fenced in backyard, covered sitting area.

Listing 2 Gas fireplace, kitchen upgraded with whirlpool stainless steel appliances tile floor and island. Sunroom, primary ath upgraded with large glass walk in shower with tile surround.

Listing 3 Fenced yeard, screened covered porch oversized family room, separate dining room, newly fenced backyard. 2 Car garage as opposed to none for subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2118 Long Ridge Lane	11005 Dipali Ct	10728 Ridge Acres Rd	2141 Highland View Lane
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28214	28214	28214	28214
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	1.00 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,550	\$400,000	\$425,000
List Price \$	--	\$379,550	\$400,000	\$400,000
Sale Price \$	--	\$383,440	\$423,000	\$400,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	09/12/2023	10/10/2023	09/09/2023
DOM · Cumulative DOM	-- · --	3 · 67	5 · 31	52 · 119
Age (# of years)	35	24	28	34
Condition	Good	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	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	2,042	1,764	2,390	2,379
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.39 acres	.47 acres	.41 acres	.40 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,286	-\$20,876	-\$20,469
Adjusted Price	--	\$385,726	\$402,124	\$379,531

* 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** 1.5 story on cul-de-sac. open floor plan, primary bedroom on main floor, flex room, upgrades such as granite counters, stainless steel appliances, hand scraped bamboo and tile flooring. Two car garage as opposed to none for subject.
- Sold 2** Kitchen with granite counters, tile back splash, SS appliances, tons of cabinet space, laminate wood flooring throughout main level, covered deck, firepit. 2 car garage as opposed to none for subject.
- Sold 3** Remodeled home with plenty of upgrades. Remodeled bathrooms and kitchen hardwood floors throughout, kitchen with sub tile back splash, computer desk and pantry. 2 car garage as opposed to none for subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Northgroup Real Estate LLC	Subject last sold 06/30/2023 for \$302,500 as off market property.					
Listing Agent Name	Gianna Nuccio						
Listing Agent Phone	704-808-9975						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	06/29/2023	\$302,500	Tax Records
12/22/2023	\$425,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$412,000	\$412,000
Sales Price	\$402,000	\$402,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
Sold comps are mostly comparable to subject in characteristics including condition. Sold 2 is most recent sale and was, as such, used to establish probable sale price. Subject is currently listed at \$425,000. However, current comps no longer support this value.		

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



Street

Listing Photos

L1 1908 Pine Mountain Rd
Charlotte, NC 28214



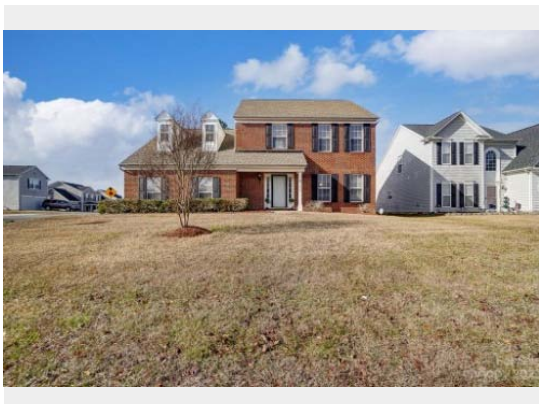
Front

L2 10813 Patridge Cross Lane
Charlotte, NC 28214



Front

L3 9726 Holly Park Dr
Charlotte, NC 28214



Front

Sales Photos

S1 11005 Dipali Ct
Charlotte, NC 28214



Front

S2 10728 Ridge Acres Rd
Charlotte, NC 28214



Front

S3 2141 Highland View Lane
Charlotte, NC 28214



Front

ClearMaps Addendum

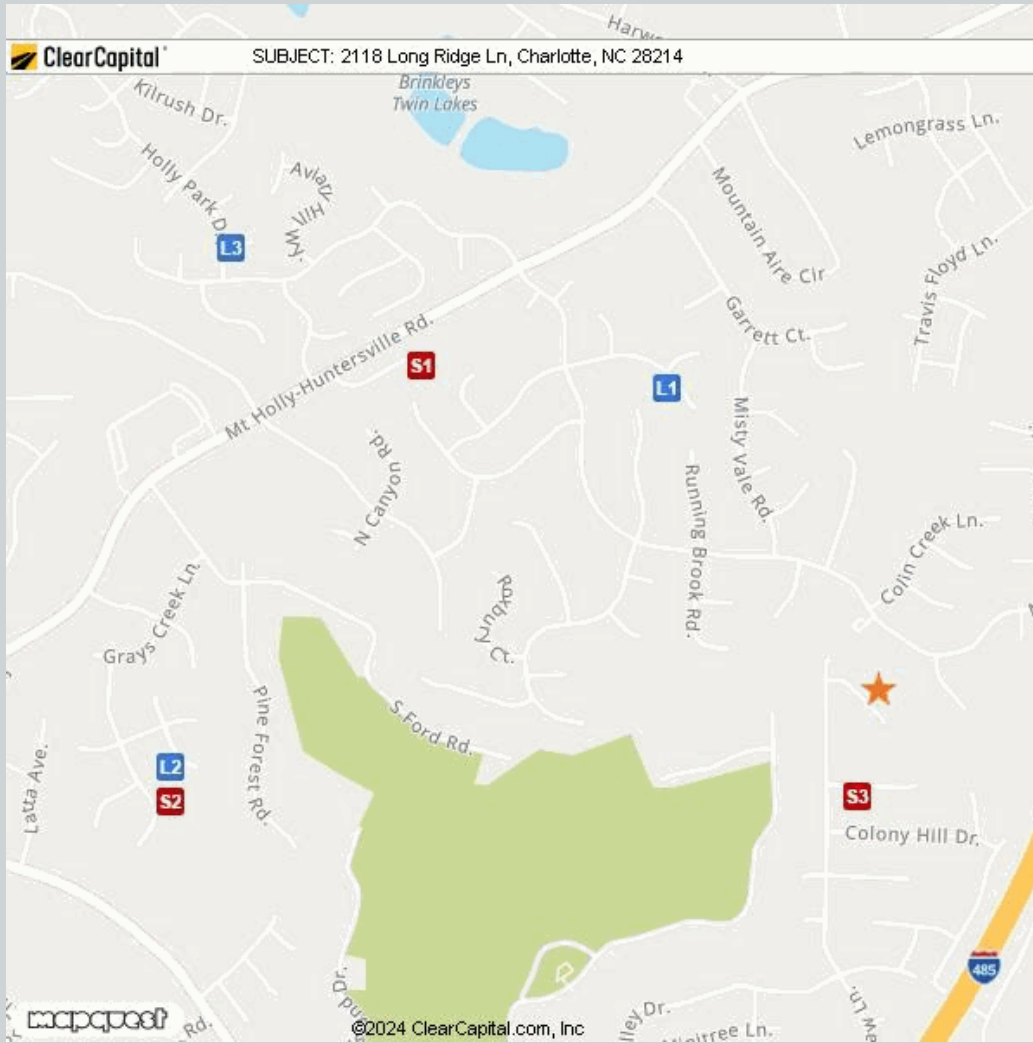
Address ★ 2118 Long Ridge Lane, Charlotte, NC 28214

Loan Number 53996

Suggested List \$412,000

Suggested Repaired \$412,000

Sale \$402,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2118 Long Ridge Lane, Charlotte, NC 28214	--	Parcel Match
L1 Listing 1	1908 Pine Mountain Rd, Charlotte, NC 28214	0.51 Miles ¹	Parcel Match
L2 Listing 2	10813 Patridge Cross Lane, Charlotte, NC 28214	1.00 Miles ¹	Parcel Match
L3 Listing 3	9726 Holly Park Dr, Charlotte, NC 28214	1.10 Miles ¹	Street Centerline Match
S1 Sold 1	11005 Dipali Ct, Charlotte, NC 28214	0.78 Miles ¹	Parcel Match
S2 Sold 2	10728 Ridge Acres Rd, Charlotte, NC 28214	1.00 Miles ¹	Parcel Match
S3 Sold 3	2141 Highland View Lane, Charlotte, NC 28214	0.15 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.

Report Instructions - cont.

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.

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	Faith Gregory	Company/Brokerage	First Action Realty
License No	238311	Address	10130 Mallard Creek Rd Charlotte NC 28262
License Expiration	06/30/2024	License State	NC
Phone	7047794421	Email	annettegregory1@gmail.com
Broker Distance to Subject	11.08 miles	Date Signed	01/18/2024

/Faith Gregory/

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.