

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	139 War Admiral Drive, West Columbia, SC 29170	Order ID	9114473	Property ID	34989256
Inspection Date	01/18/2024	Date of Report	01/18/2024		
Loan Number	54268	APN	00451501058		
Borrower Name	Catamount Properties 2018 LLC	County	Lexington		

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		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Subject maintained, subject maintained in line with neighborhood. Routine landscape overdue for maintenance. Subject appears to show renovation in progress, subject has large dumpster in driveway. Recommend repairing garage door.
R. E. Taxes	\$3,105	
Assessed Value	\$9,671	
Zoning Classification	Residential RD	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject door and windows appeared to be secured from road. Did not trespass to confirm.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Neighborhood maintained in line with subject, neighborhood has close proximity to amenities, shopping and interstate access.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$115700 High: \$278150	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	139 War Admiral Drive	152 War Admiral Dr	316 Autumn Mist Dr	125 Brewers Oak Ln
City, State	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
Zip Code	29170	29170	29169	29169
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.05 ¹	0.51 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$242,500	\$267,500
List Price \$	--	\$239,900	\$242,500	\$267,500
Original List Date		01/08/2024	01/04/2024	01/03/2024
DOM · Cumulative DOM	-- · --	9 · 10	13 · 14	14 · 15
Age (# of years)	18	18	7	7
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 TRADITIONAL	1 Story Traditional	1 Story TRADITIONAL	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,689	1,458	1,306	1,817
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.07 acres	0.12 acres
Other	--	--	--	--

* Listing 3 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 Primary Suite Features Privacy With A Large Walk-in Closet, An Ensuite Bathroom With Separate Tub And Shower, Water Closet And Plenty Of Space To Relax After A Long Day. The Other 2 Bedrooms Are On The Other Side Of The House With Another Full Bathroom.

Listing 2 Three-bedroom, Two-bathroom Home Has Beautiful Granite Countertops, An Open Floor Plan, A Screened-in Patio, And A Lot More! It's Only Six Years Old. This Cute Starter Home Is Just A Few Minutes From Lexington Medical Center, As Well As A Lot Of Restaurants And Stores.

Listing 3 In The Kitchen You'll Find Ample Cabinet And Counter Space, Granite Countertops, Stainless Steel Appliances, Bar Top, And Bluetooth In-ceiling Speakers That Are Perfect For Entertaining Friends And Family! Past The Kitchen You'll Be Greeted By All Of The Natural Light Coming From The Sunroom

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	139 War Admiral Drive	140 War Admiral Dr	164 War Admiral Dr	7 Derby Ct
City, State	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
Zip Code	29170	29170	29170	29170
Datasource	Public Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.03 ¹	0.08 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$255,000	\$265,000
List Price \$	--	\$250,000	\$255,000	\$265,000
Sale Price \$	--	\$250,000	\$253,000	\$265,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/07/2023	12/15/2023	05/12/2023
DOM · Cumulative DOM	-- · --	62 · 62	77 · 77	38 · 38
Age (# of years)	18	18	18	19
Condition	Average	Average	Average	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 TRADITIONAL	1 Story Traditional	1 Story Traditional	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,689	1,864	1,956	1,689
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.12 acres	0.12 acres	0.13 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,000	-\$3,000	-\$15,000
Adjusted Price	--	\$247,000	\$250,000	\$250,000

* 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** 4 Bedrooms And 2 Baths. The Primary Suite Includes Two Closets And A Private Bathroom Complete With Separate Shower And Tub. Each Of The Additional Bedrooms Boasts Plenty Of Space. The Kitchen Includes Upgraded Granite Counter Tops, An Eat-in Area And A Built-in Trash Compactor. ADJ -1500 GLA -1500 RC BED
- Sold 2** New Flooring And Fresh Paint Throughout. The Well Manicured Yard Gives You Ample Privacy In The Backyard. The Master Bedroom Is Huge And Located On The Main Floor While The Other Two Bedrooms Are Located Upstairs Along With A Full Bath. ADJ -1500 GLA -1500 RC BATH
- Sold 3** Brick Home Situated On A Peaceful Cul-de-sac, Perfect For Those Seeking A Tranquil Lifestyle. This Delightful Property Boasts A Spacious 2-car Garage, Providing Ample Storage Space And Covered Parking For Your Vehicles. Upon Entering The Home, You Will Be Greeted By A Well-designed Split Bedroom Floor Plan. ADJ -15000 CONDITION

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				NO LISTING HISTORY AVAILABLE			
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	\$250,000	\$250,000
Sales Price	\$249,900	\$249,900
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
Subject price based on comps with close proximity and similar characteristics. Comps chosen to bracket subject, sold comps held the most weight in price decision. SC3 held the most weight of all list comps due to similarities. LC3 most comparable due to having most similar GLA of available list comps.		

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



Side



Side



Street



Street

Listing Photos

L1 152 War Admiral Dr
West Columbia, SC 29170



Front

L2 316 Autumn Mist Dr
West Columbia, SC 29169



Front

L3 125 Brewers Oak Ln
West Columbia, SC 29169



Front

Sales Photos

S1 140 War Admiral Dr
West Columbia, SC 29170



Front

S2 164 War Admiral Dr
West Columbia, SC 29170



Front

S3 7 Derby Ct
West Columbia, SC 29170



Front

ClearMaps Addendum

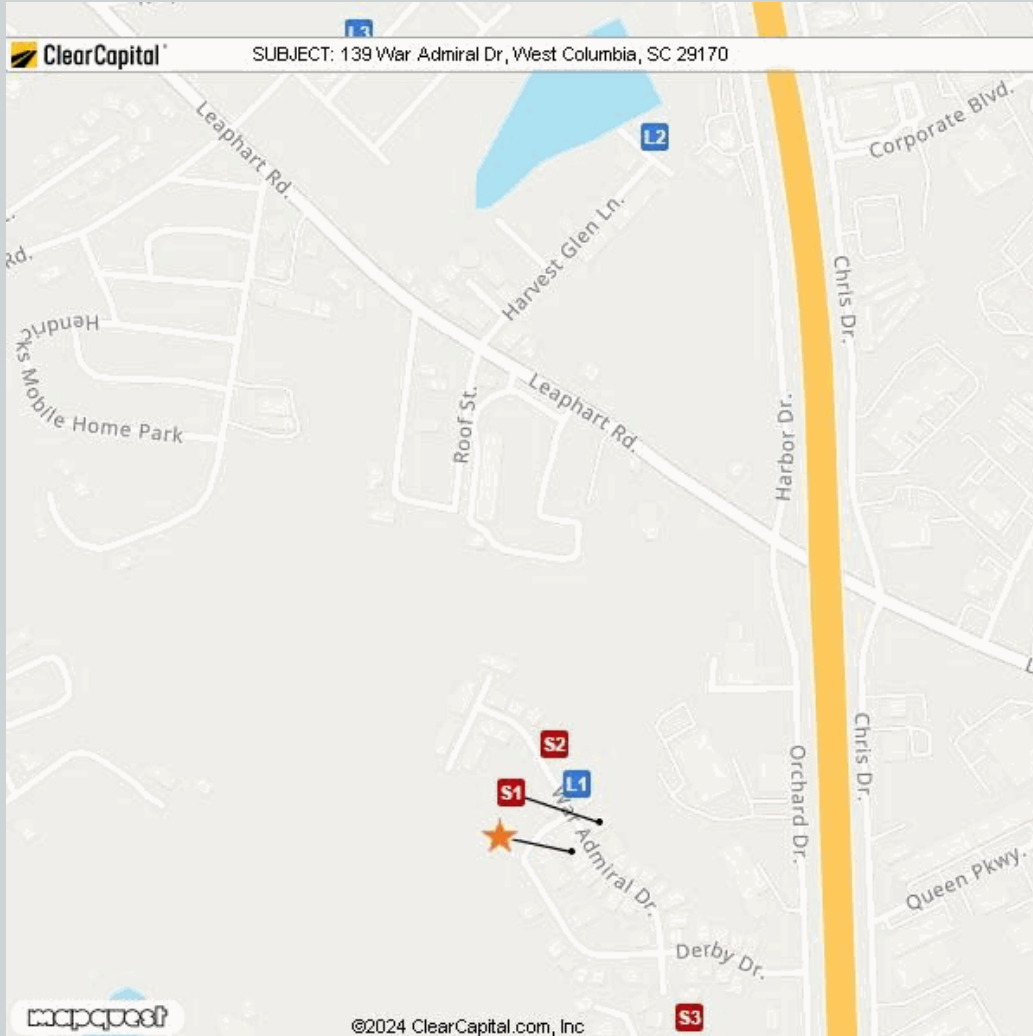
Address ★ 139 War Admiral Drive, West Columbia, SC 29170

Loan Number 54268

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$249,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	139 War Admiral Drive, West Columbia, SC 29170	--	Parcel Match
L1 Listing 1	152 War Admiral Dr, West Columbia, SC 29170	0.05 Miles ¹	Parcel Match
L2 Listing 2	316 Autumn Mist Dr, West Columbia, SC 29169	0.51 Miles ¹	Parcel Match
L3 Listing 3	125 Brewers Oak Ln, West Columbia, SC 29169	0.60 Miles ¹	Parcel Match
S1 Sold 1	140 War Admiral Dr, West Columbia, SC 29170	0.03 Miles ¹	Parcel Match
S2 Sold 2	164 War Admiral Dr, West Columbia, SC 29170	0.08 Miles ¹	Parcel Match
S3 Sold 3	7 Derby Ct, West Columbia, SC 29170	0.14 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	Khalil McClellan	Company/Brokerage	TAW REALTY
License No	63926	Address	4216 Donovan Dr Columbia SC 29210
License Expiration	06/30/2024	License State	SC
Phone	8036730023	Email	theamericanwayrealty@gmail.com
Broker Distance to Subject	5.16 miles	Date Signed	01/18/2024

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:

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.