

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>	319 Marconi Drive, Spartanburg, SC 29303	<b>Order ID</b>	9601505	<b>Property ID</b>	35919517
<b>Inspection Date</b>	09/06/2024	<b>Date of Report</b>	09/10/2024		
<b>Loan Number</b>	54319	<b>APN</b>	7050006900		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Spartanburg		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	9.6_CitiAgedBPO	<b>Tracking ID 1</b>	9.6_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> The subject property is a stick built home with recent updates that appears to be in good condition. No damage was noted at the time of inspection.
<b>R. E. Taxes</b>	\$3,832	
<b>Assessed Value</b>	\$9,387	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(The property appears to be secured.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood consists of stick built homes that vary in size, age and condition. The area is located within a few miles of schools, shopping and medical facilities.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$163,000 High: \$289,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	319 Marconi Drive	801 Beverly Drive	305 Foxborough Road	766 Kenmore Drive
City, State	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC
Zip Code	29303	29303	29303	29303
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.90 <sup>1</sup>	1.01 <sup>1</sup>	1.54 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,900	\$249,900	\$225,000
List Price \$	--	\$265,900	\$249,900	\$220,000
Original List Date		04/16/2024	08/28/2024	08/10/2024
DOM · Cumulative DOM	-- · --	146 · 147	13 · 13	31 · 31
Age (# of years)	56	59	43	62
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,663	1,650	1,529	1,270
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2	3 · 1 · 1
Total Room #	8	8	9	8
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.42 acres	.34 acres	.26 acres	.24 acres
Other	--	--	--	--

\* Listing 1 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** Similar in age, square footage and lot size.

**Listing 2** Similar in square footage; inferior in lot size; superior in age.

**Listing 3** Similar in age; inferior in square footage and lot size.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	319 Marconi Drive	834 Floyd Road Extension	185 Floyd Road	139 Loche Adele
<b>City, State</b>	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC
<b>Zip Code</b>	29303	29307	29303	29307
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	0.46 <sup>1</sup>	1.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$224,900	\$239,900	\$260,000
<b>List Price \$</b>	--	\$224,900	\$239,900	\$244,000
<b>Sale Price \$</b>	--	\$215,000	\$235,000	\$240,000
<b>Type of Financing</b>	--	Va	Conventional	Other
<b>Date of Sale</b>	--	04/24/2024	09/06/2024	01/05/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 41	13 · 40	40 · 70
<b>Age (# of years)</b>	56	64	72	50
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,663	1,652	1,642	1,650
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	2 · 2	3 · 2
<b>Total Room #</b>	8	7	7	8
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Detached 3 Car(s)	None	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.42 acres	.77 acres	.70 acres	.32 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	-\$900	\$0
<b>Adjusted Price</b>	--	\$215,000	\$234,100	\$240,000

\* Sold 3 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** Similar in age and square footage. Inferior in bath count (5000); superior in lot size (-5000).

**Sold 2** Similar in square footage and bath count. Inferior in carport (2500) and age (1600). Superior in lot size (-5000).

**Sold 3** Similar in age, square footage, lot size and bath count. No adjustments.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			This property has been listed and withdrawn multiple times in the last year.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	5						
<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>
08/18/2023	\$209,900	10/11/2023	\$199,900	Withdrawn	10/11/2023	\$199,900	MLS
03/19/2024	\$269,900	04/25/2024	\$269,900	Withdrawn	04/25/2024	\$269,900	MLS
05/03/2024	\$269,900	05/19/2024	\$269,900	Withdrawn	05/24/2024	\$269,900	MLS
05/24/2024	\$269,900	08/16/2024	\$254,900	Withdrawn	08/16/2024	\$254,900	MLS
08/16/2024	\$254,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$239,900	\$239,900
<b>Sales Price</b>	\$239,900	\$239,900
<b>30 Day Price</b>	\$235,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The overall market has seen a decrease in market activity over the last year that has resulted in longer DOM and an increase in price reductions. Homes in good condition that are priced competitively still tend to sell within 45 days. This report is not an appraisal and was completed by a SC Licensed Real Estate Broker as a comparative market analysis based on a review of similar properties. This market analysis may not be used for the purposes of obtaining financing in a federally-related transaction. The property is assumed to be in average condition based on a street view and the exterior condition. An interior inspection has not been completed.</p>		

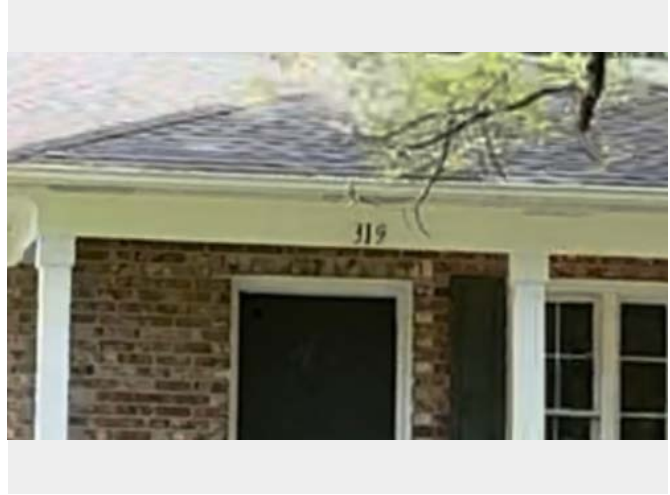
## Clear Capital Quality Assurance Comments Addendum

**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.

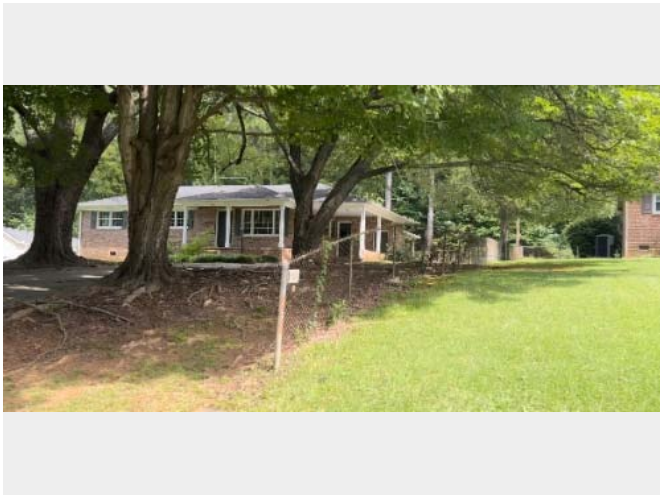
### Subject Photos



Front



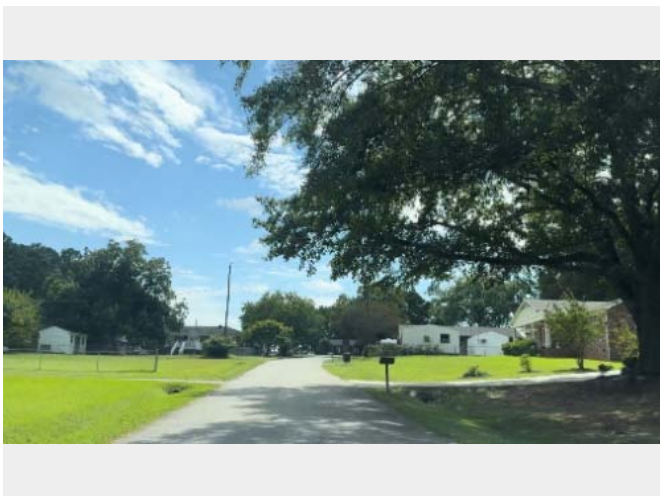
Address Verification



Side



Side



Street



Other

## Listing Photos

**L1** 801 Beverly Drive  
Spartanburg, SC 29303



Front

**L2** 305 Foxborough Road  
Spartanburg, SC 29303



Front

**L3** 766 Kenmore Drive  
Spartanburg, SC 29303



Front

## Sales Photos

**S1** 834 Floyd Road Extension  
Spartanburg, SC 29307



Front

**S2** 185 Floyd Road  
Spartanburg, SC 29303



Front

**S3** 139 Loche Adele  
Spartanburg, SC 29307



Front



### ClearMaps Addendum

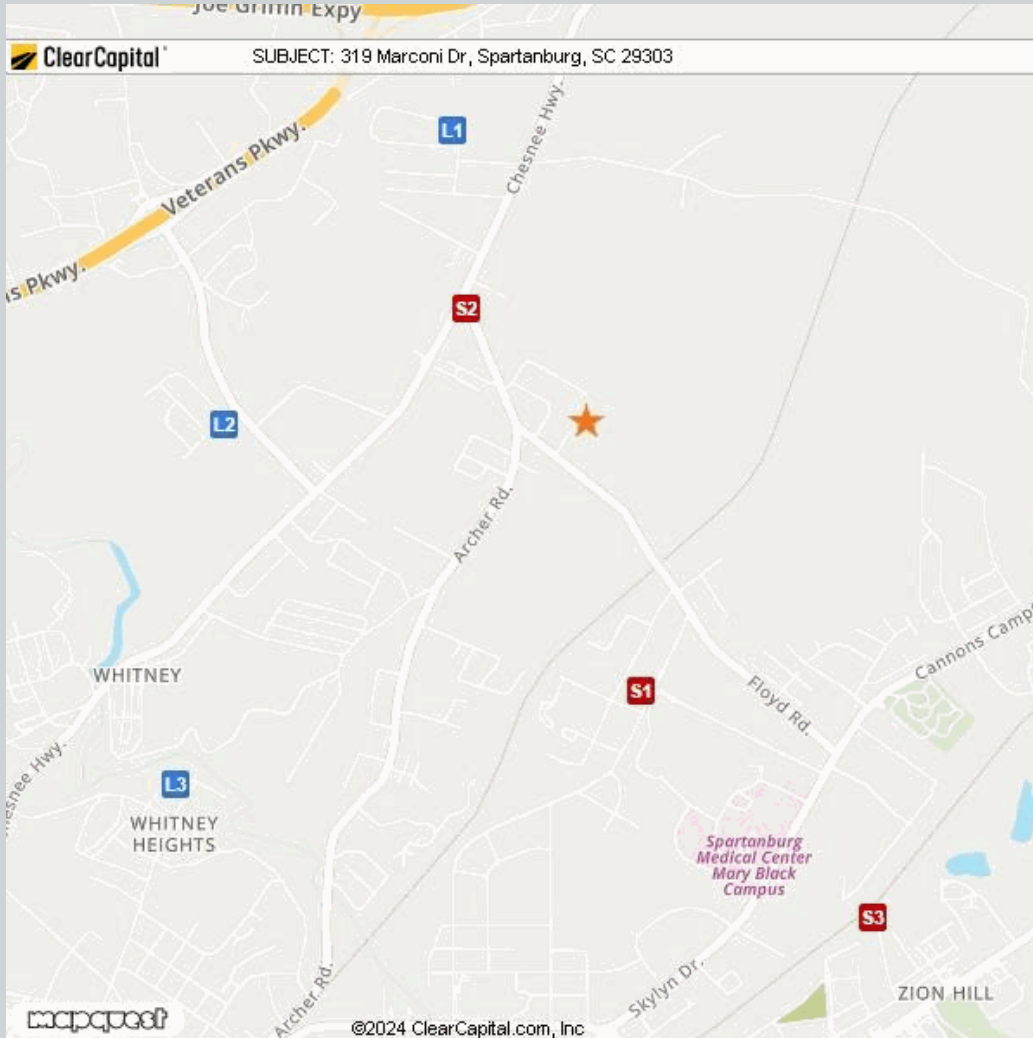
**Address** ★ 319 Marconi Drive, Spartanburg, SC 29303

**Loan Number** 54319

**Suggested List** \$239,900

**Suggested Repaired** \$239,900

**Sale** \$239,900



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	319 Marconi Drive, Spartanburg, SC 29303	--	Parcel Match
L1	Listing 1	801 Beverly Drive, Spartanburg, SC 29303	0.90 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	305 Foxborough Road, Spartanburg, SC 29303	1.01 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	766 Kenmore Drive, Spartanburg, SC 29303	1.54 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	834 Floyd Road Extension, Spartanburg, SC 29307	0.77 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	185 Floyd Road, Spartanburg, SC 29303	0.46 Miles <sup>1</sup>	Street Centerline Match
S3	Sold 3	139 Loche Adele, Spartanburg, SC 29307	1.61 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: 07/29/2024

**Purpose:**

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

**Comparable Requirements:**

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

**Property Condition Definitions:**

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

**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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

**Undue Influence Concerns**

Please contact [uiproducer@clearcapital.com](mailto:uiproducer@clearcapital.com) for any Undue Influence concerns.

**Independence Hotline**

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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>	Elizabeth Amoroso	<b>Company/Brokerage</b>	Amoroso Real Estate Group, LLC
<b>License No</b>	44620	<b>Address</b>	515 Gorham Drive Boiling Springs SC 29316
<b>License Expiration</b>	06/30/2025	<b>License State</b>	SC
<b>Phone</b>	8643165440	<b>Email</b>	beth.amoroso@yahoo.com
<b>Broker Distance to Subject</b>	4.27 miles	<b>Date Signed</b>	09/10/2024

*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 opinion may not be used for the purposes of obtaining financing in a federally related transaction.**

**This valuation service 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.