

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	23 Pennyroyal Way, Beaufort, SC 29906	Order ID	8850724	Property ID	34432060
Inspection Date	07/27/2023	Date of Report	07/27/2023		
Loan Number	54433	APN	R112 028 000 0620 0000		
Borrower Name	Catamount Properties 2018 LLC	County	Beaufort		

Tracking IDs

Order Tracking ID	07.27_BPO	Tracking ID 1	07.27_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MATTHEW ROMOSER	Condition Comments	
R. E. Taxes	\$1,921	It appears the roads are Shadow Moss owned. Home appears maintained and occupancy was not confirmed. It had been a rental in the past per the MLS.	
Assessed Value	\$10,692		
Zoning Classification	Residential 6101		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Shadow Moss 8435242207		
Association Fees	\$152 / Quarter (Greenbelt)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is in Shadow Moss, an established newer neighborhood convenient to both of the Marine bases. Shopping, parks, boat launch, schools etc. are all nearby. Homes are rarely boarded and presently no REO's/ 1 past 12months. 7 active, 12 under contract and 87 closed this past year.	
Sales Prices in this Neighborhood	Low: \$305,000 High: \$425,000		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	23 Pennyroyal Way	18 Harbison Pl	11 Tugaloo Dr	9 Seneca Way
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.18 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$430,000	\$395,700
List Price \$	--	\$399,000	\$415,000	\$385,000
Original List Date		06/16/2023	06/26/2023	06/02/2023
DOM · Cumulative DOM	-- · --	41 · 41	31 · 31	55 · 55
Age (# of years)	15	14	8	10
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,694	2,694	2,713	2,536
Bdrm · Bths · ½ Bths	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	8	9	8
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	.20 acres	0.17 acres	0.18 acres	.18 acres
Other	--	fireplace	--	--

* 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** Similar size, age and lot size. MOVE IN READY This beautifully laid out & well-kept home is waiting for you in desired community of Shadow Moss. First floor features open formal dining area, family room w/ fireplace adjacent to nice size kitchen w/ ss appliances & deep walk-in pantry. Down the hall there's a huge flex/office space for endless uses then off the garage you'll find the entry room/laundry room. Upstairs are 3 generous sized bedrooms, a huge master with ensuite bath ft. garden tub, stand up shower & massive walk-in closet. Home also has spacious yard, plenty of storage closets and 2bay attached garage. New HVAC done 2021.
- Listing 2** Similar size, slightly newer and similar lot size. This immaculately maintained home is waiting for you to move in. The home features an office/dining/flex room on your right as you enter, then opens into a large kitchen with spacious island. There is also an eating area just off the kitchen suitable for a large family. The family/living room is cozy with ample space to relax. There is a converted bedroom next to the full bath downstairs giving you a nice guest area . The laundry room, primary bedroom, & three other bedrooms are upstairs, along with a bonus room. The primary bedroom features a nice en-suite with separate tub & shower, & a large walk-in closet. The back screened porch, patio, and backyard are perfect for Bar-B-Q's, relaxing with family, & pets! Hurry! Don't miss this one!
- Listing 3** Under Contract 7/20/2023. Similar size, age and lot size. Motivated Seller! Beautiful 3 bedroom, 2.5 bath home overlooking the lagoon in the sought after Shadow Moss neighborhood. The home features an open concept living, dining, and kitchen area and an additional den or office space as you enter the home. This home features include stainless appliances, kitchen island, granite counter tops, large pantry, tankless water heater and two care garage. The second floor also includes an open area for class room or bonus area. Large back yard with an additional pad for grilling and a fire pit overlooking the lagoon. This must see home is conveniently located to Historic Downtown Beaufort, Marine Corps Air Station and Parris Island. For detailed information be sure to access the document section in MLS.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	23 Pennyroyal Way	107 Winyah Way	8 Waccamaw Way	15 Saluda Way
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29906	29906	29906	29906
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.20 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$420,000	\$399,900	\$395,000
List Price \$	--	\$420,000	\$395,000	\$395,000
Sale Price \$	--	\$409,000	\$385,000	\$380,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/13/2023	06/02/2023	03/14/2023
DOM · Cumulative DOM	-- · --	126 · 126	84 · 84	35 · 35
Age (# of years)	15	16	16	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,694	2,639	2,689	2,694
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 2 · 1	4 · 2 · 1	4 · 3
Total Room #	9	9	8	8
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	--	Pool - Yes	--	--
Lot Size	.20 acres	0.18 acres	0.19 acres	0.16 acres
Other	--	fireplace	fireplace	fireplace
Net Adjustment	--	-\$8,050	+\$375	+\$1,400
Adjusted Price	--	\$400,950	\$385,375	\$381,400

* 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** Similar size, age and lot size. In-ground pool. Adj. \$3,850 SF, 100 age, 200 lot, -5,000 pool, 2,000 view, -9,000 closing, -200 fireplace. Located in the highly sought after Shadow Moss community, Relax and enjoy entertaining with the screened in porch, patio area, and the in-ground pool! This beautiful home Boasts space! At just under 2,700 square feet, this 5 bedroom, 2.5 bathroom home is waiting for its new owners! Bring in the winter season with comfort of having the fireplace in the living room. The primary bedroom provides you with a large and open space. Updated kitchen appliances, hardwood floors throughout the lower level, and a private backyard that is already fenced in! This home is located within 10-20 minute drives of all military bases as well as local shopping and stores!
- Sold 2** Similar size, age and lot size. Pond. Adj. 375 SF, 100 age, 100 Lot, -200 fireplace. Welcome home to this recently updated 4 bedroom & 2.5 bath home in the popular community of Shadow Moss! Offering one of the largest floor plans, there's abundant open living & entertaining spaces including a sitting room, dining room, eat-in kitchen, living room w/ fireplace, & flex office space downstairs w/ built-ins. All 4 bedrooms are upstairs including a generous primary suite w/ huge walk-in closet. Enjoy ultimate privacy in the backyard overlooking the lagoon from the screened in porch. Entire home has been recently painted w/ updated lighting & kitchen fixtures. Shadow Moss is conveniently located to MCAS, 170, Beaufort & Bluffton!
- Sold 3** Similar size, age and smaller lot size. Pond. Adj. 0 SF, 0 age, 400 Lot, -2,000 full bath, -200 fireplace. This well-maintained Richmond model is stunning and made to Entertain family and friends in the spacious kitchen with Corian tops, stainless steel appliances and 36" maple cabinets with crown molding and walk-in pantry! Cozy up to the family room fireplace! 1st floor hardwoods make cleaning a breeze! Relax in the huge 2nd floor owner's suite with a tray ceiling and large walk-in closet with custom built-ins! 2nd floor also offers 3 spacious guest bedrooms and a large bath! Enjoy relaxing lagoon views from the screened porch and grill on the extended paver patio! Current HVAC unit installed in 2019 with attic radiant barrier sheathing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold: 11/21/2008 for \$248,314				
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	\$389,000	\$389,000
Sales Price	\$382,000	\$382,000
30 Day Price	\$379,000	--
Comments Regarding Pricing Strategy		
Exterior appears to be maintained and occupancy was not confirmed. Interior condition is unknown. Shadow Moss is convenient to the bases and schools.		

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



Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 18 Harbison Pl
Beaufort, SC 29906



Front

L2 11 Tugaloo Dr
Beaufort, SC 29906



Front

L3 9 Seneca Way
Beaufort, SC 29906



Front

Sales Photos

S1 107 Winyah Way
Beaufort, SC 29906



Front

S2 8 Waccamaw Way
Beaufort, SC 29906



Front

S3 15 Saluda Way
Beaufort, SC 29906



Front

ClearMaps Addendum

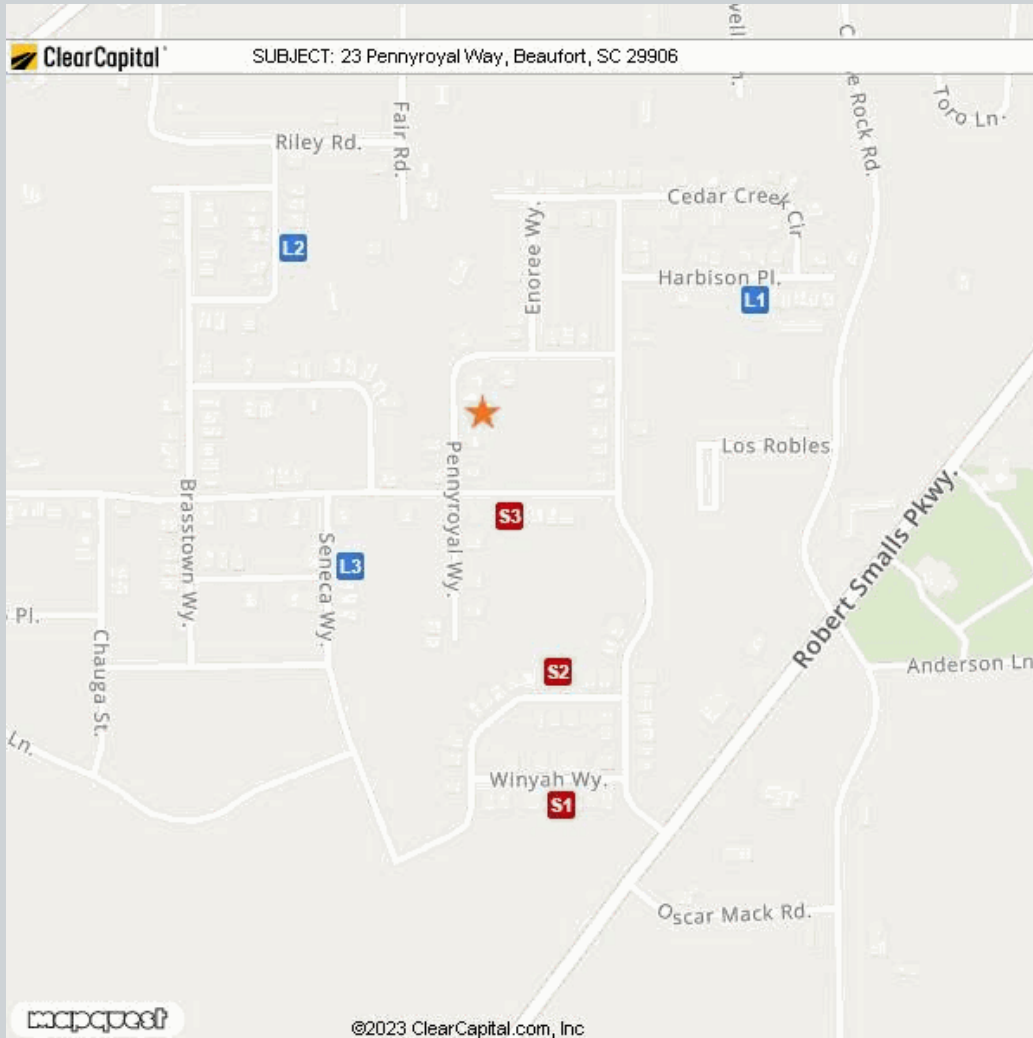
Address ★ 23 Pennyroyal Way, Beaufort, SC 29906

Loan Number 54433

Suggested List \$389,000

Suggested Repaired \$389,000

Sale \$382,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	23 Pennyroyal Way, Beaufort, SC 29906	--	Parcel Match
L1 Listing 1	18 Harbison Pl, Beaufort, SC 29906	0.21 Miles ¹	Parcel Match
L2 Listing 2	11 Tugaloo Dr, Beaufort, SC 29906	0.18 Miles ¹	Parcel Match
L3 Listing 3	9 Seneca Way, Beaufort, SC 29906	0.15 Miles ¹	Parcel Match
S1 Sold 1	107 Winyah Way, Beaufort, SC 29906	0.29 Miles ¹	Parcel Match
S2 Sold 2	8 Waccamaw Way, Beaufort, SC 29906	0.20 Miles ¹	Parcel Match
S3 Sold 3	15 Saluda Way, Beaufort, SC 29906	0.08 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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688	Address	2715 Bluestem Dr Beaufort SC 29902
License Expiration	06/30/2024	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	2.41 miles	Date Signed	07/27/2023

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.