

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>	202 Tram Boulevard, Summerville, SC 29486	<b>Order ID</b>	9205963	<b>Property ID</b>	35173799
<b>Inspection Date</b>	03/09/2024	<b>Date of Report</b>	03/21/2024		
<b>Loan Number</b>	54470	<b>APN</b>	221-11-03-006		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Berkeley		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.8_CitiBPO_update	<b>Tracking ID 1</b>	3.8_CitiBPO_update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$624	Subject is a small one story home that has just been renovated. No repairs are needed.	
<b>Assessed Value</b>	\$147,600		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(deadbolt on front door)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<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>	
<b>Local Economy</b>	Stable	Neighborhood is an older subdivision that has a newly built upscale shopping center with restaurants, stores and some apartments just outside the subdivision. This has increased the value of the homes in this subdivision. There is also a nearby entrance to the interstate highway.	
<b>Sales Prices in this Neighborhood</b>	Low: \$230,000 High: \$340,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	202 Tram Boulevard	105 E East Gustave Ct.	506 Tram Blvd.	1213 Millbrook Rd.
<b>City, State</b>	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
<b>Zip Code</b>	29486	29486	29486	29486
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.95 <sup>1</sup>	0.25 <sup>1</sup>	1.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$280,000	\$349,900	\$355,000
<b>List Price \$</b>	--	\$280,000	\$349,900	\$355,000
<b>Original List Date</b>		02/26/2024	02/03/2024	02/22/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 24	37 · 47	4 · 28
<b>Age (# of years)</b>	40	52	34	21
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	2 Stories traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,174	1,235	1,692	1,288
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	4 · 2 · 1	3 · 2
<b>Total Room #</b>	7	6	9	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.23 acres	.34 acres	.16 acres	.20 acres
<b>Other</b>	none	front porch	front porch	screened porch

\* Listing 2 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** Listing 1 is a small older home just outside the subject's neighborhood. It was the only listed home with small sq. ft. size in the area. It was inferior because of the age and condition.

**Listing 2** Listing 2 was larger than the subject, but was in the same neighborhood. It had a 2 car garage and a front porch. The value was more, but it was selected as the most comparable because it was the only other listed home in the subdivision and it was in the same renovated condition. Listing 2 was larger though and had a 2 car garage.

**Listing 3** Listing 3 was small like the subject, but a lot newer. It had a 2 car garage and a screened porch. The condition was similar to the subject.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	202 Tram Boulevard	105 Conductor Ct.	109 Hopper Dr.	530 Tram Blvd.
<b>City, State</b>	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
<b>Zip Code</b>	29486	29486	29486	29486
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.22 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$295,000	\$305,000	\$340,000
<b>List Price \$</b>	--	\$295,000	\$305,000	\$335,000
<b>Sale Price \$</b>	--	\$253,500	\$305,000	\$335,000
<b>Type of Financing</b>	--	Cash	Cash	Va
<b>Date of Sale</b>	--	01/05/2024	10/25/2023	10/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	23 · 59	13 · 86	11 · 6
<b>Age (# of years)</b>	40	26	33	33
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1.5 Stories traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,174	1,536	1,412	1,646
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	8	7	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.23 acres	.33 acres	.20 acres	.19 acres
<b>Other</b>	none	front porch,screened porch, deck	front porch	front porch
<b>Net Adjustment</b>	--	-\$22,150	-\$18,850	-\$41,400
<b>Adjusted Price</b>	--	\$231,350	\$286,150	\$293,600

\* Sold 2 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.

### Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Sold Comp 1 is larger and had a front porch, screened porch and a deck. The condition was not as good as the subject. Adjustments: Subtract \$27,150. for the sq. ft. of the home. Subtract \$5000. for the porches and the deck. Add \$10,000. for the condition. No closing concessions were paid.
- Sold 2** Sold Comp 2 was larger than the subject, and had a front porch only. No closing concessions were paid. Adjustments: Subtract \$17,850. for the sq. ft. of the home. Subtract \$1000. for the porch. This comp was the most similar in value as it was the closest in size and condition.
- Sold 3** Sold Comp 3 was larger than the subject and had a front porch. Adjustments: Subtract \$5,000. for closing concessions paid by the seller. Subtract \$35,400. for the sq. ft. size of the home. Subtract \$1000. for the front porch.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	RE/MAX Cornerstone	Listed on 2/16/2024 for \$329,900.					
<b>Listing Agent Name</b>	Bela Amato						
<b>Listing Agent Phone</b>	(843) 642-3767						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
07/11/2023	\$260,000	02/26/2024	\$329,900	Sold	08/09/2023	\$230,000	MLS
02/26/2024	\$329,900	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$300,000	\$300,000
<b>Sales Price</b>	\$293,000	\$293,000
<b>30 Day Price</b>	\$290,000	--
<b>Comments Regarding Pricing Strategy</b>		
The homes in the neighborhood have sold fairly quickly, but seem to be valued a little less a few months ago when the sold comps sold. Current listed prices are higher now.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The current report concludes higher than the prior because it considers the subject in good condition and values it as such, per interior photos available on zillow etc show the subject has been updated and is in good condition.
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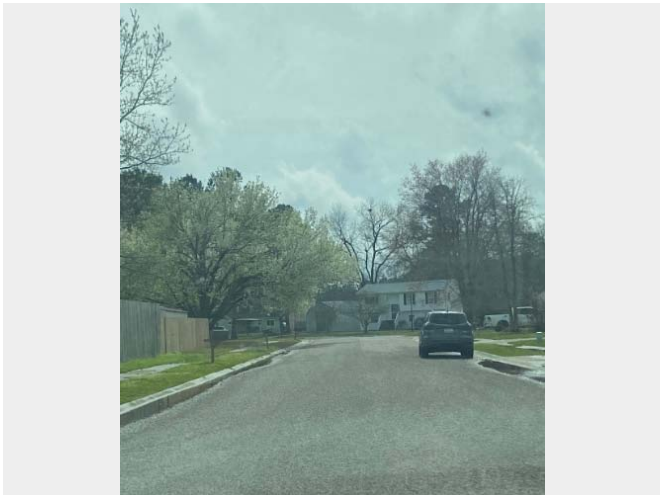
### Subject Photos



Front



Address Verification



Street

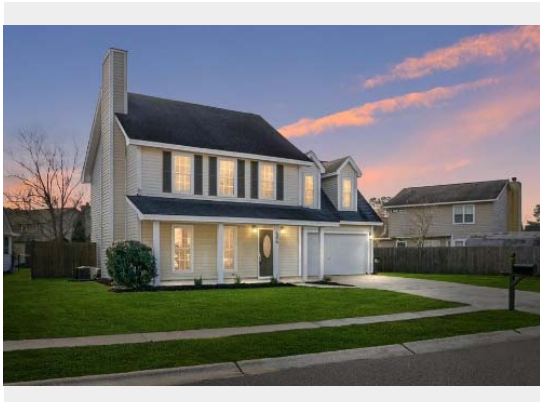
## Listing Photos

**L1** 105 E East Gustave Ct.  
Summerville, SC 29486



Front

**L2** 506 Tram Blvd.  
Summerville, SC 29486



Front

**L3** 1213 Millbrook Rd.  
Summerville, SC 29486



Front

## Sales Photos

**S1** 105 Conductor Ct.  
Summerville, SC 29486



Front

**S2** 109 Hopper Dr.  
Summerville, SC 29486



Front

**S3** 530 Tram Blvd.  
Summerville, SC 29486



Front



### ClearMaps Addendum

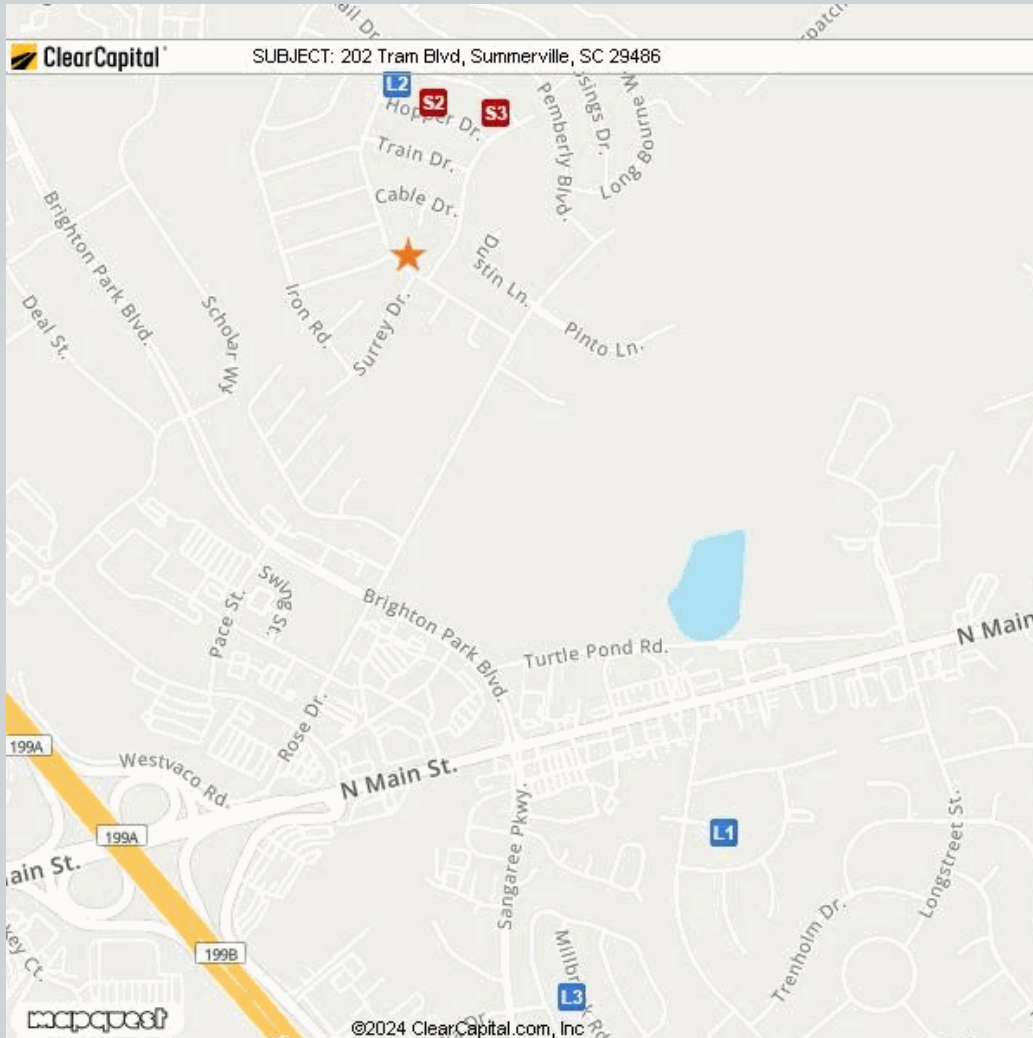
**Address** ★ 202 Tram Boulevard, Summerville, SC 29486

**Loan Number** 54470

**Suggested List** \$300,000

**Suggested Repaired** \$300,000

**Sale** \$293,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	202 Tram Boulevard, Summerville, SC 29486	--	Parcel Match
L1 Listing 1	105 E East Gustave Ct., Summerville, SC 29486	0.95 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	506 Tram Blvd., Summerville, SC 29486	0.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1213 Millbrook Rd., Summerville, SC 29486	1.09 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	105 Conductor Ct., Summerville, SC 29486	0.31 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	109 Hopper Dr., Summerville, SC 29486	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	530 Tram Blvd., Summerville, SC 29486	0.24 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: 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

<b>Broker Name</b>	Donna Baxter	<b>Company/Brokerage</b>	Carolina Elite Real Estate
<b>License No</b>	40181	<b>Address</b>	414 Brookgreen Dr. Moncks Corner SC 29461
<b>License Expiration</b>	06/30/2025	<b>License State</b>	SC
<b>Phone</b>	8432700573	<b>Email</b>	southernbloomsofsc@gmail.com
<b>Broker Distance to Subject</b>	6.00 miles	<b>Date Signed</b>	03/11/2024

*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:**

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