

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	104 Dunbartin Drive, Greenville, SC 29605	Order ID	8869452	Property ID	34485817
Inspection Date	08/08/2023	Date of Report	08/10/2023		
Loan Number	54767	APN	0593070115400		
Borrower Name	Catamount Properties 2018 LLC	County	Greenville		

Tracking IDs					
Order Tracking ID	08.08.23 BPO Request	Tracking ID 1	08.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	THOMPSON SHAREEKA	Condition Comments The home appeared to be in average to good condition for the age of the home at the time of the inspection with no notable repairs. The home appears to conform to the homes in the area.
R. E. Taxes	\$1,041	
Assessed Value	\$6,420	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Castlebrook 864-448-0202	
Association Fees	\$390 / Year (Other: lights, playground)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The homes in the neighborhood appeared to be in average to good condition for their age from the street view at the time of inspection.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$207800 High: \$565356	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	104 Dunbartin Drive	316 Whittier Street	113 Portchester Lane	123 Portchester Lane
City, State	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
Zip Code	29605	29605	29605	29605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.08 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,000	\$299,000	\$335,000
List Price \$	--	\$291,000	\$299,000	\$329,900
Original List Date		03/07/2023	08/03/2023	04/27/2023
DOM · Cumulative DOM	-- · --	129 · 156	6 · 7	72 · 105
Age (# of years)	5	0	5	5
Condition	Average	Excellent	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	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,294	1,500	1,440	1,680
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	7	6	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	0.15 acres	0.13 acres	0.19 acres	0.15 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** It's all there, there's nothing else to add, all the chosen options are included in this price. The Brunswick C plan is a 1 story floor plan with great open features. All of our market homes at Harrington offer detailed LVP flooring on the first floor, all baths and laundry. Designer cabinets in the kitchen and all baths. You'll also find Granite on all counter surfaces in the kitchen and Quartz in the baths. Stainless Steel appliances in the kitchen including a gas range. All plans have generous room sizes. The master bath will have 5' shower glass doors and double vanity. The exterior will feature vinyl siding and a stone belt on the front exterior. The outdoor space on the rear of the home has a covered porch. Home and community information including pricing, included features, HOA fees, availability of homes, lots and amenities are subject to change. Property taxes are estimated and are subject to change at any time without notice. Square footages are approximate. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. I look forward to working with you! Show and Sell today. ** Important information, we require a 3% earnest money deposit at contract and a pre-approval letter from a reputable lender.
- Listing 2** PHOTOS WILL BE UPLOADED BY SATURDAY. PACK YOUR BAGS AND COME ON HOME! This is the one. This move in ready home awaits a new family. Walking in this home, you will see the love that has been given since day one. Why wait or pay for new construction when you have this almost new home to choose from????? Enjoy the feel of being away from the Mauldin and Simpsonville traffic, but yet so close to many restaurants, gas stations, shopping, etc. Even though there is plenty of room inside to entertain, enjoy the plentiful backyard area. Have a glass of wine or read a good book under the inviting Pergola. Wherever you decide to relax at 113, it will definitely be an enjoyable experience!
- Listing 3** Welcome to this sporty 4 bedroom, 2 bathroom home with 1680 square feet of living space. There is a beautiful inground swimming pool in the backyard, surrounded by a privacy fence for enjoyment and relaxation. The solar panels are fully paid off, providing cost-effective, renewable energy for years to come. An open floor plan creates a sense of spaciousness and flow throughout the home. The living room is perfect for relaxing and entertaining, with plenty of natural light streaming in through the windows. The kitchen is equipped with stainless steel appliances, an island/bar and ample cabinet space. The kitchen is perfect for entertaining with direct access to the backyard and pool area. The primary bedroom suite is a peaceful oasis, with a split design for added privacy. The remaining three bedrooms have plenty of closet space and natural light. Other features of this beautiful home include central air conditioning and heating, a laundry room, and a two-car garage with direct access to the home. The backyard also features a pergola covering great for outdoor dining and entertaining. Located in a highly desirable neighborhood, close to great schools, parks, shopping, and dining, this home is the perfect place to create memories with your loved ones. Don't miss out on this incredible opportunity to own your dream home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	104 Dunbartin Drive	118 Castlebrook Drive	18 Tattershall Road	409 Skipton Street
City, State	Greenville, SC	Greenville, SC	Greenville, SC	Greenville, SC
Zip Code	29605	29605	29605	29605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.08 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$270,000	\$310,000
List Price \$	--	\$270,000	\$265,000	\$294,900
Sale Price \$	--	\$260,000	\$275,000	\$286,810
Type of Financing	--	Conventional	Fha	Usda Rhs
Date of Sale	--	07/28/2023	02/17/2023	07/07/2023
DOM · Cumulative DOM	-- · --	193 · 325	56 · 86	30 · 94
Age (# of years)	5	5	5	5
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,294	1,440	1,440	1,680
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	6	7	6	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	0.15 acres	0.17 acres	0.15 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	-\$9,800	-\$9,800	-\$21,800
Adjusted Price	--	\$250,200	\$265,200	\$265,010

* 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** Your dream home is waiting just for you! This 3 bedroom, 2 1/2 bath home has been freshly painted throughout. The kitchen boasts new stainless steel appliances, spacious cabinetry and a center island, making cooking and entertaining a delight. Well-placed windows create a bright and welcoming interior. The main bedroom and bathroom give you the perfect space for everyday living. Other bedrooms provide additional flexible living space. Head to the backyard for the perfect private area to enjoy the outdoors.
- Sold 2** 2-1 BUYDOWN on interest rate offered! HOME QUALIFIES FOR ASSUMABLE LOAN PER SELLERS LENDER OF 3.625%!!!!!!!!!!!!!! (Definitely a MUST-SEE) ***USDA approved! Beautiful well kept 1,440sqft home at 18 Tattershall rd. Fairly new 2-story home. 3br 2 Full bath (1) 1/2 bath, 2-car garage. Open floor plan great for entertaining. Kitchen has area for dining table. All stainless steel appliances included: refrigerator, stove, dishwasher. Never used screened in Gazebo in backyard. Enjoy a nice relaxing time in the Great room relaxing by custom built fireplace. All 3 bedrooms located on 2nd level filled with natural light.
- Sold 3** Castlebrook. 4 bedroom 2 1/2 bath home with attached double garage with electric opener. Covered front porch. Patio. Wooden privacy fence surrounds large backyard. Open floor plan with living, dining, kitchen and half bath on main level. Island with seating area. Stainless appliances. Electric range, built-in microwave, dishwasher & disposal. Second floor with large master bedroom with private bath, walk-in closet & ceiling fan. Laundry room. Three additional bedrooms & 2nd full bath complete the 2nd floor. Community playground. Located in USDA eligible area. 100% mortgage loan possible for eligible buyers.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home was not located in the mls.			
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	\$265,000	\$265,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
The home was priced based on the comps, condition, exterior viewing, and the local area. All information was pulled or obtained by using the tax records, mls, a supplied appraisal by the lender or by estimation. All information is considered accurate by extraordinary assumptions.		

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



Address Verification



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 316 Whittier Street
Greenville, SC 29605



Front

L2 113 Portchester Lane
Greenville, SC 29605



Front

L3 123 Portchester Lane
Greenville, SC 29605



Front

Sales Photos

S1 118 Castlebrook Drive
Greenville, SC 29605



Front

S2 18 Tattershall Road
Greenville, SC 29605



Front

S3 409 Skipton Street
Greenville, SC 29605



Front

ClearMaps Addendum

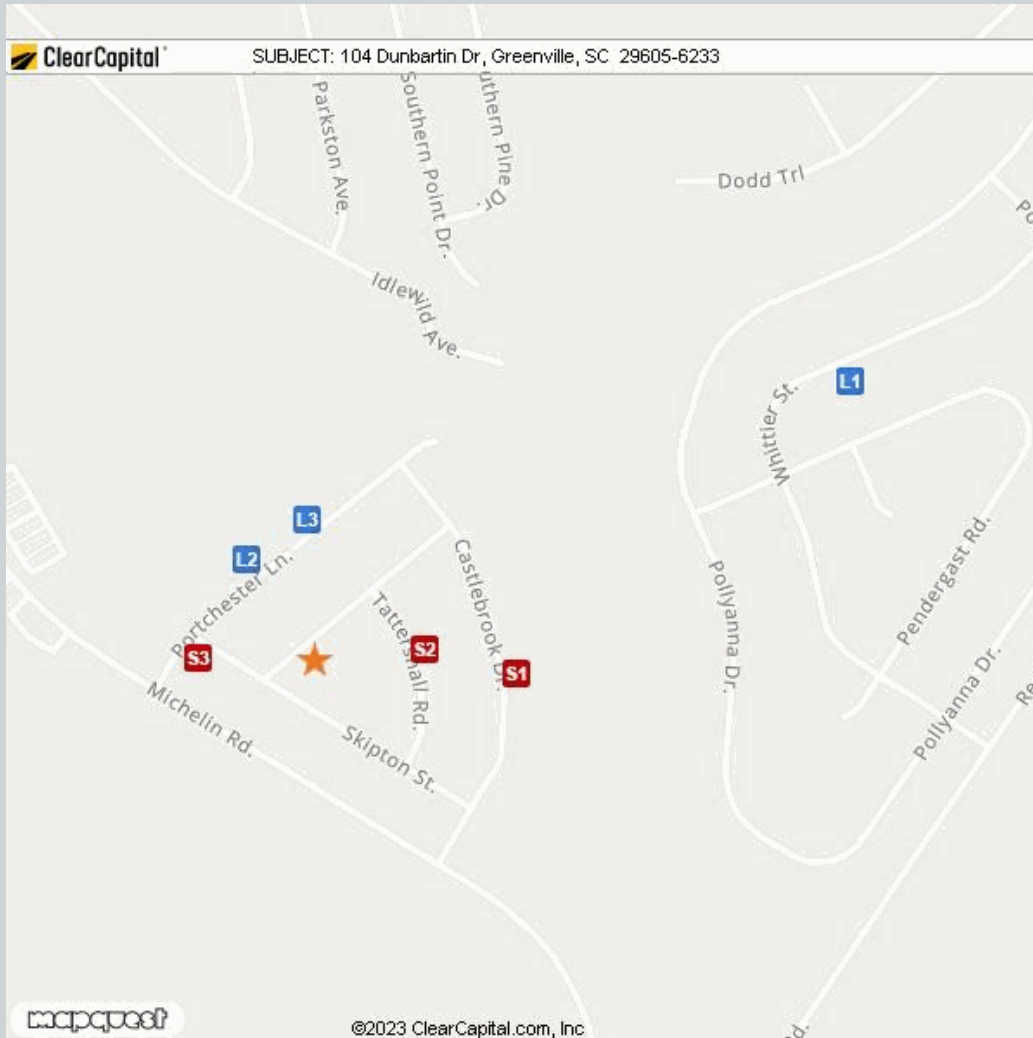
Address ★ 104 Dunbartin Drive, Greenville, SC 29605

Loan Number 54767

Suggested List \$265,000

Suggested Repaired \$265,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	104 Dunbartin Drive, Greenville, SC 29605	--	Parcel Match
L1 Listing 1	316 Whittier Street, Greenville, SC 29605	0.43 Miles ¹	Parcel Match
L2 Listing 2	113 Portchester Lane, Greenville, SC 29605	0.08 Miles ¹	Parcel Match
L3 Listing 3	123 Portchester Lane, Greenville, SC 29605	0.10 Miles ¹	Parcel Match
S1 Sold 1	118 Castlebrook Drive, Greenville, SC 29605	0.14 Miles ¹	Parcel Match
S2 Sold 2	18 Tattershall Road, Greenville, SC 29605	0.08 Miles ¹	Parcel Match
S3 Sold 3	409 Skipton Street, Greenville, SC 29605	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	Jeffrey Thompson	Company/Brokerage	Upstate Realty & Associates
License No	79692	Address	201 Misty Meadow Dr Greenville SC 29615
License Expiration	06/30/2024	License State	SC
Phone	8646313099	Email	jthompson8405@gmail.com
Broker Distance to Subject	8.67 miles	Date Signed	08/10/2023

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.