

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 | 379 Merus Drive, Lexington, SC 29072 | Order ID | 9601505 | Property ID | 35919519 |
| Inspection Date | 09/06/2024 | Date of Report | 09/06/2024 | | |
| Loan Number | 54775 | APN | 005333-01-085 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Lexington | | |

Tracking IDs

| | | | |
|--------------------------|-----------------|----------------------|-----------------|
| Order Tracking ID | 9.6_CitiAgedBPO | Tracking ID 1 | 9.6_CitiAgedBPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|--|--|
| Owner | SHARON M GODARD | Condition Comments Subject maintained in line with neighborhood. Subject requires no exterior repairs and presents no major dissimilarities to neighborhood. Subject is maintained and conforms to neighborhood. |
| R. E. Taxes | \$5,019 | |
| Assessed Value | \$6,806 | |
| 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 | MEADOWVIEW HOA | |
| Association Fees | \$350 / Year (Other: Common Area Maintenance) | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|-------------------------------------|---|
| Location Type | Suburban | Neighborhood Comments Neighborhood maintained in line with subject. Neighborhood is in close proximity to shopping and schools. Market for this particular property has decreased in the past 6 months. Normal marketing periods are less than 30 days. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$221300 High: \$520380 | |
| 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 | 379 Merus Drive | 126 Spring Frost Dr | 235 Nehemiah Rd | 621 Tayser Ct |
| City, State | Lexington, SC | Lexington, SC | Lexington, SC | Lexington, SC |
| Zip Code | 29072 | 29072 | 29072 | 29072 |
| Datasource | Public Records | Public Records | Public Records | Public Records |
| Miles to Subj. | -- | 1.55 ¹ | 0.26 ¹ | 0.36 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$270,000 | \$265,000 | \$325,000 |
| List Price \$ | -- | \$269,400 | \$265,000 | \$322,000 |
| Original List Date | | 05/31/2024 | 02/15/2024 | 07/17/2024 |
| DOM · Cumulative DOM | -- · -- | 98 · 98 | 204 · 204 | 51 · 51 |
| Age (# of years) | 8 | 16 | 5 | 22 |
| Condition | Average | Average | Good | 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 Ranch/Traditional | 2 Stories Traditional | 1.5 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,680 | 1,579 | 2,100 | 1,930 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 3 · 2 | 4 · 2 · 1 | 4 · 2 |
| Total Room # | 8 | 7 | 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 | 0.12 acres | 0.18 acres | 0.16 acres | 0.42 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** Massive covered front porch. Inside, you're greeted by soaring vaulted ceilings and an oversized living room (with nat. gas fireplace). Home complete w/ open-concept floorplan. The kitchen, where countertop space and cabinets abound between the raised-height bar and separate island! The home features an oversized owner's suite with a private bath, as well as 2 generous secondary bedrooms with a shared bath. Includes a bonus room.
- Listing 2** 4-bedroom, 3-bath home, built in 2019, boasts an open floor plan. A kitchen with an island breakfast bar. Covered back patio. This home is located in the Lexington 01 school attendance zone. Home includes ATT. 2CAR.
- Listing 3** Spacious layout featuring 4 bedrooms, including a master suite and two additional bedrooms on the main floor. The high ceilings and hardwood floors. Large FROG with a closet that can serve as a fourth bedroom, home office, or game room. The kitchen includes all new appliances, a pantry, and a convenient island. A dining room with columns overlooking the main living area. Wood burning fireplace in the expansive living room. The master suite boasting vaulted ceilings, a generous walk-in closet, and a private bath complete with a soaking jetted tub and separate shower. Outside, nearly half-acre lot. Featuring a fully fenced backyard bordered by trees.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| Street Address | 379 Merus Drive | 100 Highcrest Ln | 139 Jeremiah Rd | 719 Viano Way |
| City, State | Lexington, SC | Lexington, SC | Lexington, SC | Lexington, SC |
| Zip Code | 29072 | 29072 | 29072 | 29072 |
| Datasource | Public Records | Public Records | Public Records | Public Records |
| Miles to Subj. | -- | 0.48 ¹ | 0.24 ¹ | 0.09 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$288,500 | \$279,900 | \$220,000 |
| List Price \$ | -- | \$288,500 | \$279,900 | \$220,000 |
| Sale Price \$ | -- | \$288,500 | \$279,000 | \$223,500 |
| Type of Financing | -- | Conv | Cash | Conv |
| Date of Sale | -- | 04/30/2024 | 04/18/2024 | 12/14/2023 |
| DOM · Cumulative DOM | -- · -- | 1 · 53 | 51 · 51 | 38 · 38 |
| Age (# of years) | 8 | 22 | 7 | 6 |
| 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 | 1.5 Stories Traditional | 1 Story Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,680 | 1,653 | 1,704 | 1,292 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 8 | 7 | 7 | 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 | 0.21 acres | 0.14 acres | 0.11 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$10,000 | \$0 | +\$6,700 |
| Adjusted Price | -- | \$298,500 | \$279,000 | \$230,200 |

* 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** 100 Highcrest Lane is located on a corner lot in Lexington's Prescott Glen neighborhood. This 1.5 level brick-front home features 3 bedrooms and 2 baths on the main level with a bonus room over the garage. The family room is spacious and features high ceilings and a fireplace. Off the family room, you will find the kitchen with granite countertops, pantry and the eat-in area. The primary bedroom features a walk-in closet, soaker tub, and separate shower. Bedrooms 2 and 3 share the full hall bath. Outside, you will find the screened-in porch with an extended deck. NET ADJ 10,000 AGE
- Sold 2** This three bedroom, two bath! The kitchen offers stainless steel appliances, granite countertops and white cabinetry. The spacious great room offers a gas fireplace and 9-foot ceilings. Screened patio overlooking the fully fenced in backyard. This home is located just down from Pleasant Hill Schools.
- Sold 3** Wood-look LVP flooring throughout. The kitchen boasts solid wood cabinets, stainless appliances, and granite counter tops. This home has 3 spacious bedrooms, and 2 well-appointed baths. Out back complete with patio and privacy fence. NET ADJ 6,000 GLA

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Subject is not currently listed. Please see listing history listed below. | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 1 | | | | | | |
| # 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 |
| 03/12/2024 | \$279,900 | 05/30/2024 | \$279,900 | Withdrawn | 05/31/2024 | \$279,900 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$276,900 | \$276,900 |
| Sales Price | \$276,900 | \$276,900 |
| 30 Day Price | \$266,900 | -- |
| Comments Regarding Pricing Strategy | | |
| Subject price based on comps with close proximity, similar characteristics, and GLA similarities. LC2 most comparable comp due to proximity and age. SC2 weighed the heaviest in price decision due to proximity, age and GLA similarities. | | |

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



Street

Listing Photos

L1 126 Spring Frost Dr
Lexington, SC 29072



Front

L2 235 Nehemiah Rd
Lexington, SC 29072



Front

L3 621 Taysler Ct
Lexington, SC 29072



Front

Sales Photos

S1 100 Highcrest Ln
Lexington, SC 29072



Front

S2 139 Jeremiah Rd
Lexington, SC 29072



Front

S3 719 Viano Way
Lexington, SC 29072



Front

ClearMaps Addendum

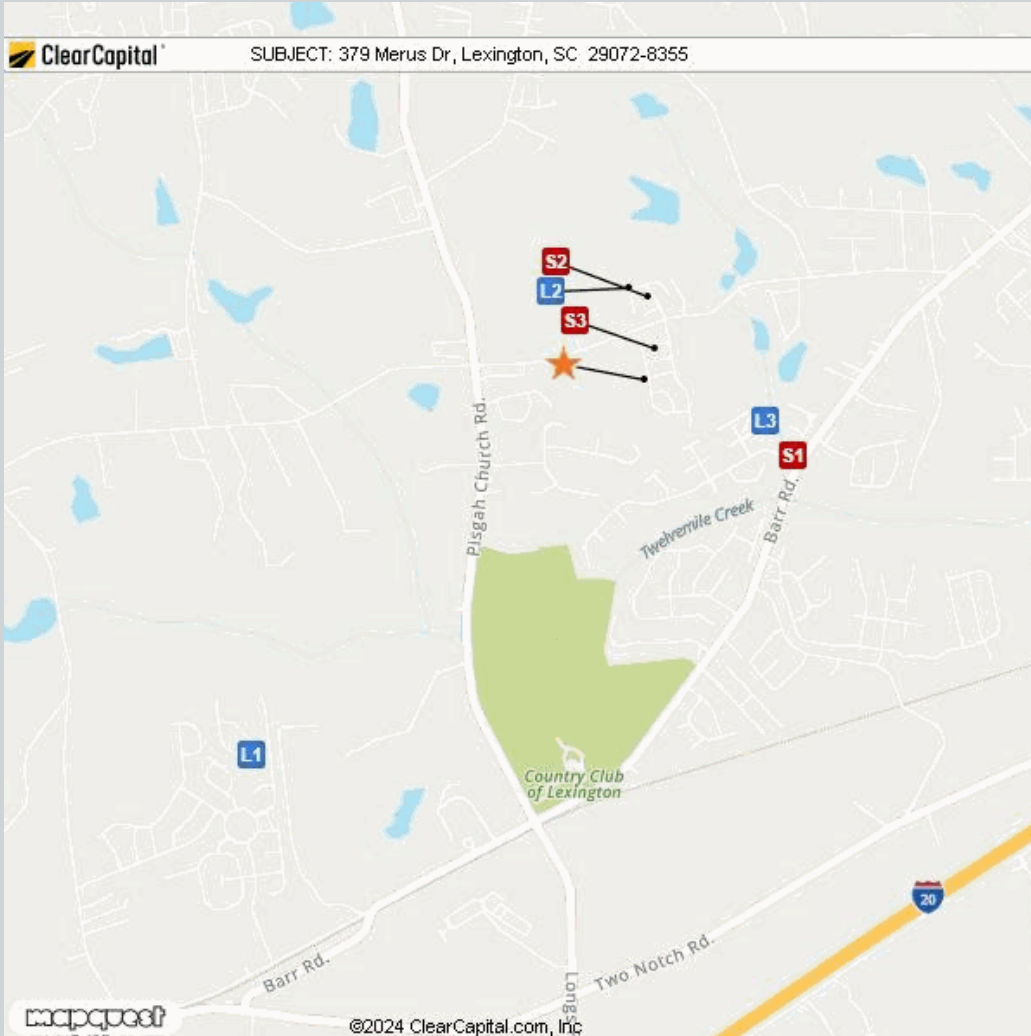
Address ★ 379 Merus Drive, Lexington, SC 29072

Loan Number 54775

Suggested List \$276,900

Suggested Repaired \$276,900

Sale \$276,900



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 379 Merus Drive, Lexington, SC 29072 | -- | Parcel Match |
| L1 Listing 1 | 126 Spring Frost Dr, Lexington, SC 29072 | 1.55 Miles ¹ | Parcel Match |
| L2 Listing 2 | 235 Nehemiah Rd, Lexington, SC 29072 | 0.26 Miles ¹ | Parcel Match |
| L3 Listing 3 | 621 Tayser Ct, Lexington, SC 29072 | 0.36 Miles ¹ | Parcel Match |
| S1 Sold 1 | 100 Highcrest Ln, Lexington, SC 29072 | 0.48 Miles ¹ | Parcel Match |
| S2 Sold 2 | 139 Jeremiah Rd, Lexington, SC 29072 | 0.24 Miles ¹ | Parcel Match |
| S3 Sold 3 | 719 Viano Way, Lexington, SC 29072 | 0.09 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: 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 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

| | | | |
|-----------------------------------|------------------|--------------------------|--------------------------------------|
| Broker Name | Khalil McClellan | Company/Brokerage | TAW REALTY |
| License No | 63926 | Address | 4216 Donovan Dr Columbia SC 29210 |
| License Expiration | 06/30/2026 | License State | SC |
| Phone | 8036730023 | Email | theamericanwayrealty@gmail.com |
| Broker Distance to Subject | 11.94 miles | Date Signed | 09/06/2024 |

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.