

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>	1769 Holliford Court, Charlotte, NC 28215	<b>Order ID</b>	8902711	<b>Property ID</b>	34543035
<b>Inspection Date</b>	08/30/2023	<b>Date of Report</b>	08/30/2023		
<b>Loan Number</b>	54831	<b>APN</b>	099-025-16		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Mecklenburg		

### Tracking IDs

<b>Order Tracking ID</b>	08.29.23 BPO Request	<b>Tracking ID 1</b>	08.29.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Gordon Anthony Leon	<b>Condition Comments</b> Based on exterior observation the subject appears to be in average condition. Subject property is in average condition, conforms well to surrounding area
<b>R. E. Taxes</b>	\$1,412	
<b>Assessed Value</b>	\$133,300	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	Citicide/Plaza Map 02 Ph 04 (800)806-0482	
<b>Association Fees</b>	\$103 / Month (Insurance)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood appears to be in average condition when compared to other similar communities in the area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$180,000 High: \$340,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1769 Holliford Court	8304 Shinkansen Drive	1517 Lansdale Drive Unit #B	7863 Petrea Lane
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28215	28213	28205	28227
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.25 <sup>1</sup>	2.28 <sup>1</sup>	3.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$250,000	\$250,000	\$275,000
<b>List Price \$</b>	--	\$250,000	\$250,000	\$275,000
<b>Original List Date</b>		08/25/2023	07/25/2023	08/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	4 · 5	35 · 36	1 · 2
<b>Age (# of years)</b>	19	21	49	24
<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>	Other Town House	Other Town House	Other Town House	Other Town House
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,527	1,522	1,473	1,331
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2 · 1	3 · 2 · 1	2 · 2 · 1
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	0.12 acres	0.03 acres	0.02 acres	0.02 acres
<b>Other</b>	None	None	None	None

\* 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** Active1 => Bed= \$4000, Half Bath= \$-1000, Lot= \$180, Total= \$3180, Net Adjusted Value= \$253180 Fair market property, similar in GLA and condition to the subject.

**Listing 2** Active2 => Half Bath= \$-1000, GLA= \$1080, Age= \$750, Lot= \$200, Total= \$1030, Net Adjusted Value= \$251030 Fair market property, similar in GLA and bed count to the subject.

**Listing 3** Active3 => Bed= \$4000, Half Bath= \$-1000, GLA= \$3920, Lot= \$200, Total= \$7120, Net Adjusted Value= \$282120 Fair market property, similar in bath count and condition to the subject.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1769 Holliford Court	745 Plaza Walk Drive	1715 Holliford Court	847 Plaza Walk Drive
<b>City, State</b>	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
<b>Zip Code</b>	28215	28215	28215	28215
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.51 <sup>1</sup>	0.06 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$225,000	\$275,000	\$300,000
<b>List Price \$</b>	--	\$225,000	\$275,000	\$300,000
<b>Sale Price \$</b>	--	\$235,000	\$275,000	\$285,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/31/2023	08/03/2023	07/26/2023
<b>DOM · Cumulative DOM</b>	-- · --	32 · 32	34 · 34	54 · 54
<b>Age (# of years)</b>	19	19	20	7
<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>	Other Town House	Other Town House	Other Town House	Other Town House
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,527	1,323	1,619	1,518
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2 · 1	3 · 2	3 · 2 · 1
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	None	None
<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>	0.12 acres	0.14 acres	0.08 acres	0.11 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$5,080	-\$1,840	-\$1,300
<b>Adjusted Price</b>	--	\$240,080	\$273,160	\$283,700

\* 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** Sold1 => Bed= \$4000, Half Bath= \$-1000, GLA= \$4080, Garage= \$-2000, Total= \$5080, Net Adjusted Value= \$240080 Fair market property, similar in view and condition to the subject.
- Sold 2** Sold2 => GLA= \$-1840, Total= \$-1840, Net Adjusted Value= \$273160 Fair market property, superior in GLA and similar in bath count to the subject.
- Sold 3** Sold3 => Half Bath= \$-1000, Age= \$-300, Total= \$-1300, Net Adjusted Value= \$283700 Fair market property, similar in GLA and lot to the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sale/listing history for subject available.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$275,000	\$275,000
<b>Sales Price</b>	\$270,000	\$270,000
<b>30 Day Price</b>	\$265,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>As per tax record subject owner name is Gordon Anthony Leon The subject is an SFR Town House style home in average condition. I have searched within 1 mile, +/- 20% GLA, +/- 10 years and 6 months. There are very limited comparables available within the criteria so I have exceeded the proximity up to 3.40 miles. Also, Comparables exceed year built, bed bath count, and lot size. Comparables have variances in garage count. Necessary adjustments are provided for the variance. Comparables garage count verified from the MLS pics. Initially sold date parameter was 90 days, due to limited comparables it was necessary to exceed 365 days sold date criteria, choose comparables are the best comps available in the market. Comparables s1 received multiple offers and sold for higher value than the list price. The subject is located near RR track, a commercial area, a water body, and a major road. However, which will not affect the subject's market value and marketability. In delivering the final valuation, most weight has been placed on CS2 and LC2, as they are most similar to the subject condition and overall structure. The details were taken from the tax record.</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



Street



Street



Other



## Listing Photos

**L1** 8304 Shinkansen Drive  
Charlotte, NC 28213



Front

**L2** 1517 Lansdale Drive Unit #B  
Charlotte, NC 28205



Front

**L3** 7863 Petrea Lane  
Charlotte, NC 28227



Front



## Sales Photos

**S1** 745 Plaza Walk Drive  
Charlotte, NC 28215



Front

**S2** 1715 Holliford Court  
Charlotte, NC 28215



Front

**S3** 847 Plaza Walk Drive  
Charlotte, NC 28215



Front

### ClearMaps Addendum

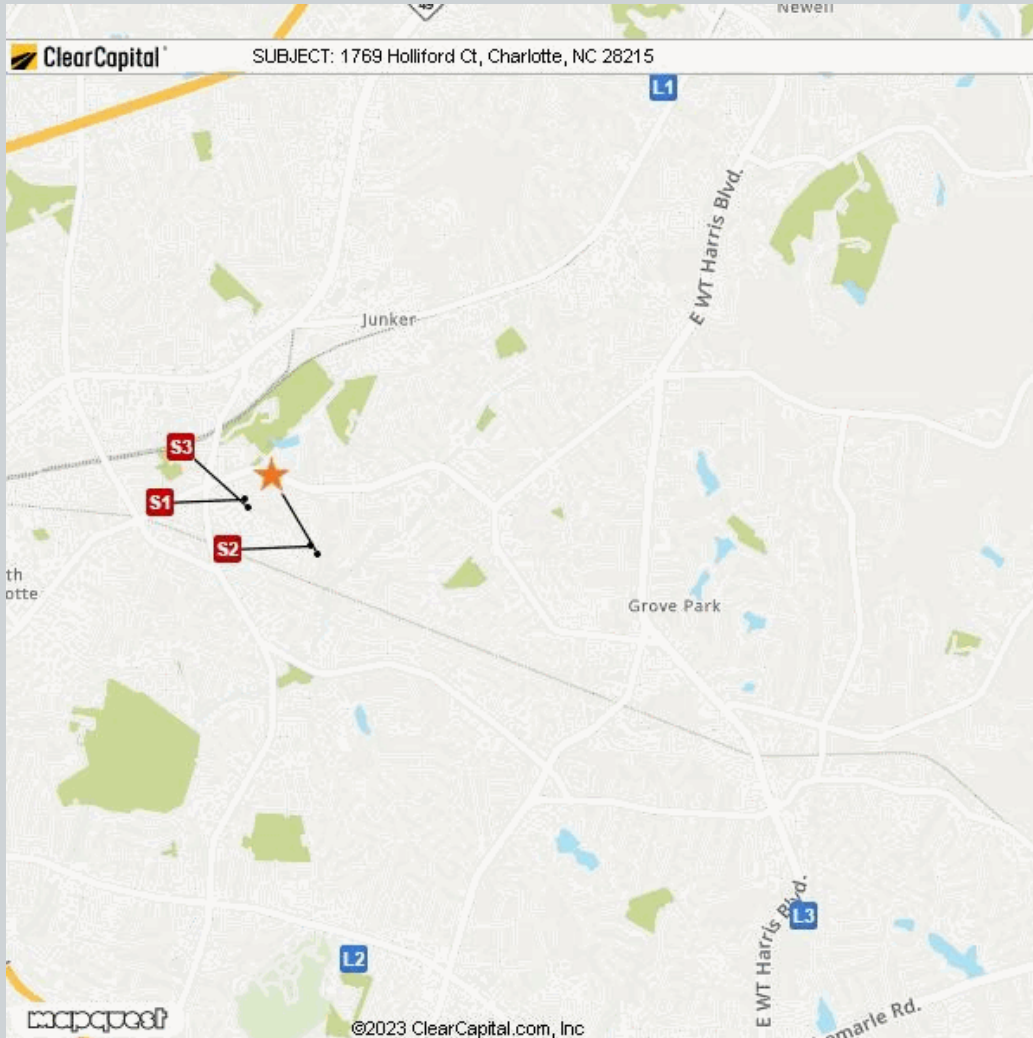
**Address** ★ 1769 Holliford Court, Charlotte, NC 28215

**Loan Number** 54831

**Suggested List** \$275,000

**Suggested Repaired** \$275,000

**Sale** \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1769 Holliford Court, Charlotte, NC 28215	--	Parcel Match
L1 Listing 1	8304 Shinkansen Drive, Charlotte, NC 28213	3.25 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1517 Lansdale Drive Unit #B, Charlotte, NC 28205	2.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7863 Petrea Lane, Charlotte, NC 28227	3.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	745 Plaza Walk Drive, Charlotte, NC 28215	0.51 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1715 Holliford Court, Charlotte, NC 28215	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	847 Plaza Walk Drive, Charlotte, NC 28215	0.47 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>	Pierre Maree	<b>Company/Brokerage</b>	Realty 1 LLC
<b>License No</b>	280550	<b>Address</b>	125 Remount Rd, Suite C-1 #337 Charlotte NC 28203
<b>License Expiration</b>	06/30/2024	<b>License State</b>	NC
<b>Phone</b>	7042477734	<b>Email</b>	pierre.realty1@gmail.com
<b>Broker Distance to Subject</b>	6.14 miles	<b>Date Signed</b>	08/30/2023

*/Pierre Maree/*

*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 is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

Unless otherwise specifically agreed to in writing:

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