

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	527 Lavendula Street, Spartanburg, SOUTH CAROLINA 29301	Order ID	8913697	Property ID	34561246
Inspection Date	09/06/2023	Date of Report	09/08/2023		
Loan Number	55108	APN	6-24-08-058.00		
Borrower Name	Catamount Properties 2018 LLC	County	Spartanburg		

Tracking IDs					
Order Tracking ID	09.06.23 BPO Request	Tracking ID 1	09.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Brown April D	Condition Comments Appears to be in average condition. Grass is overgrown. Vinyl siding & trim.
R. E. Taxes	\$769	
Assessed Value	\$111,700	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$200	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$200	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Spartanburg county unemployment 3.5%. This is contributed by major industries, BME, (county's largest employer,) & 25-30 suppliers for the automobile industry. They are continuing expansions in the plants creating more new jobs. Job opportunities & Job training is excellent in the area. Spartanburg County offers many degrees of education, a Branch of the University of South Carolina, Wofford College, Converse College, Spartanburg Methodist College, V/Com (a medical college), Sherman Chiropractor College, Spartanburg Community College, & 3 Vocational schools for high school preparation fo...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$129,900 High: \$175,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Spartanburg county unemployment 3.5%. This is contributed by major industries, BME, (county's largest employer,) & 25-30 suppliers for the automobile industry. They are continuing expansions in the plants creating more new jobs. Job opportunities & Job training is excellent in the area. Spartanburg County offers many degrees of education, a Branch of the University of South Carolina, Wofford College, Converse College, Spartanburg Methodist College, V/Com (a medical college), Sherman Chiropractor College, Spartanburg Community College, & 3 Vocational schools for high school preparation for college. These Colleges & universities offer heavy circular classes for the auto industry & medical fields. Huge distribution centers in the county. New industries are announcing plans industry in Spartanburg County & other plans for expansions due to the railroad system, SC Port Authority, International airport & all-around good weather throughout the year.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	527 Lavendula Street	813 S. Liberty St	204 Herbert St	620 Ethel Rd
City, State	Spartanburg, SOUTH CAROLINA	Spartanburg, SC	Spartanburg, SC	Spartanburg, SC
Zip Code	29301	29306	29301	29301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.64 ¹	3.06 ¹	3.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$159,900	\$164,900	\$165,000
List Price \$	--	\$159,900	\$159,900	\$165,000
Original List Date		07/16/2023	06/16/2023	08/09/2023
DOM · Cumulative DOM	-- · --	7 · 54	75 · 84	6 · 30
Age (# of years)	16	63	53	73
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,161	1,080	940	1,079
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.30 acres	.17 acres	.49 acres
Other	Deck	Fenced yard	Patio	Deck

* Listing 3 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.

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

Listing 1 Asbestos shingle siding, Central heat & air conditioning, Public utilities, Corner lot, New kitchen appliances, granite counter tops, Refinished hardwood floors, Renovated bathroom. Freshly painted interior, New Roof. Pending contract

Listing 2 New vinyl siding & trim, Roof, Insulated windows, Freshly painted interior, Kitchen cabinets, granite counter tops, appliances. Central Heat & air conditioning. Corner lot. Public utilities Pending contract

Listing 3 Asbestos shingle siding, Insulated windows. Public utilities, Heat Pump. Some renovations completed in past 5 years. Hardwood flooring. Pending contract

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	527 Lavendula Street	111 Linville Dr	134 Tower Dr	309 El Capitan St
City, State	Spartanburg, SOUTH CAROLINA	Moore, SC	Moore, SC	Spartanburg, SC
Zip Code	29301	29369	29369	29301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.50 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$119,900	\$134,900	\$165,000
List Price \$	--	\$119,900	\$134,900	\$165,000
Sale Price \$	--	\$135,250	\$137,000	\$165,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	09/06/2023	03/09/2023	08/08/2023
DOM · Cumulative DOM	-- · --	3 · 51	1 · 15	1 · 19
Age (# of years)	16	53	55	27
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,161	1,189	1,024	1,366
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.35 acres	.46 acres	.31 acres
Other	Deck	Fenced yard	Fenced yard	Deck
Net Adjustment	--	+\$2,000	+\$5,000	-\$3,000
Adjusted Price	--	\$137,250	\$142,000	\$162,000

* Sold 1 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** Adjustments: Carport/- \$2000, Bathroom/+ \$1000, Age/+ \$5000, Lot size/- \$2000. Vinyl siding & trim. Workshop with electricity, Public utilities, Handicap accessible. Carpet & vinyl flooring.
- Sold 2** Adjustments: Lot size/- \$2000, Square footage/+ \$1000, Bathroom/+ \$1000, Age/+ \$5000. Brick veneer exterior FWA Natural gas heat & central air conditioning, Public water, septic tank, Outbuilding, Carpet, laminate wood, flooring. All kitchen appliances to remain. Public water, septic tank.
- Sold 3** Adjustments: Lot size/- \$1000, Rooms/- \$1000, Square footage/- \$3000, Age/+ \$2000. Vinyl siding & trim. Central heat & air conditioning, Public utilities, Luxury vinyl tile/plank. Sold as is, no seller repairs. Kitchen appliances to remain.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history at the time of inspection			
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	\$140,000	\$140,200
Sales Price	\$138,000	\$138,200
30 Day Price	\$137,000	--
Comments Regarding Pricing Strategy		
Searched a distance up to 1 mile, GLA +/-20% in sq. ft. similar age, lot size, condition, & 6 months back in time. Had to exceed guideline parameters & search up to 5 miles & 12 months back in time. Limited listing comps in the area. Market data provided is best indicators of value at the time of inspection. High percentage of sales are FHA, VA, & USDA financing, seller can contribute up to 6% of closing cost, which has become the normal. Subject located in award winning school district 6, excels in sports, academics, arts, & music.		

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

Listing Photos

L1 813 S. Liberty St
Spartanburg, SC 29306



Front

L2 204 Herbert St
Spartanburg, SC 29301



Front

L3 620 Ethel Rd
Spartanburg, SC 29301



Front

Sales Photos

S1 111 Linville Dr
Moore, SC 29369



Front

S2 134 Tower Dr
Moore, SC 29369



Front

S3 309 El Capitan St
Spartanburg, SC 29301



Front

ClearMaps Addendum

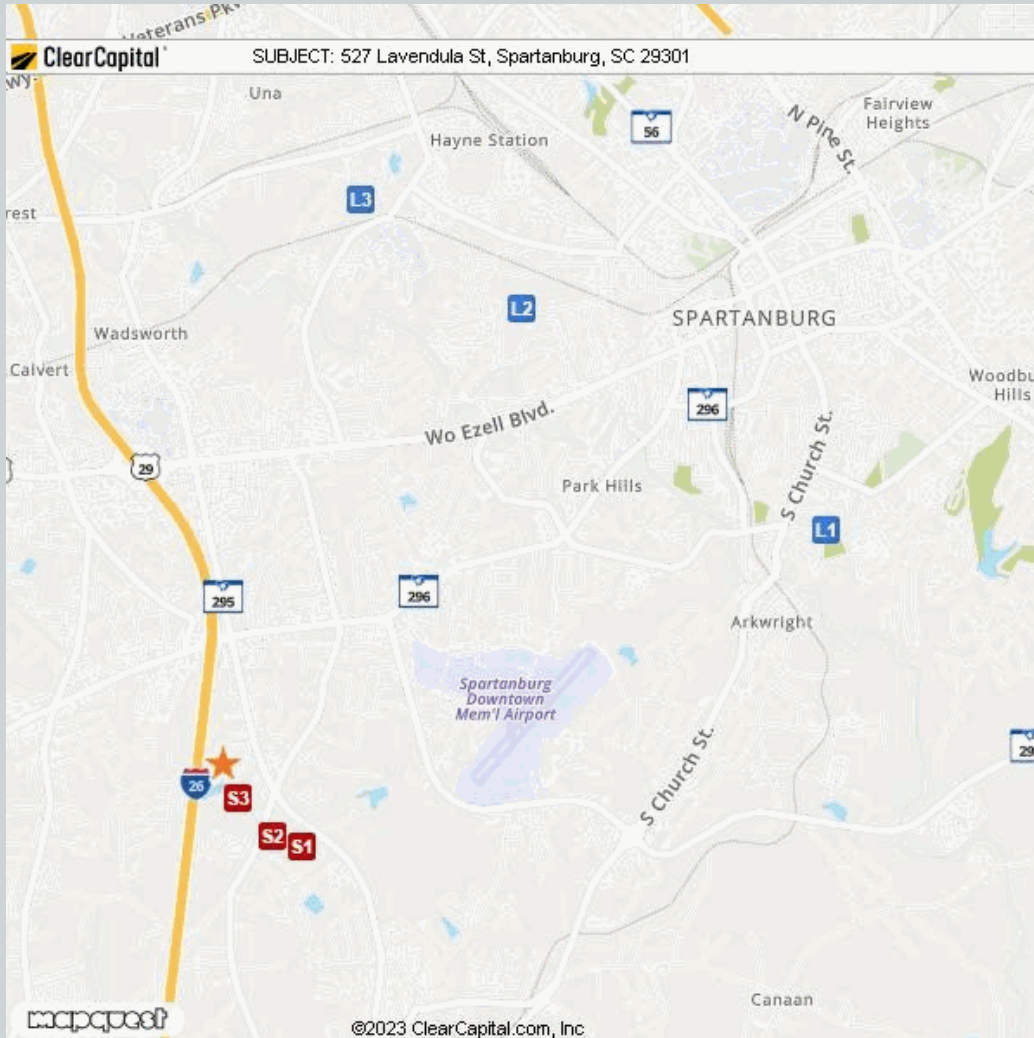
Address ★ 527 Lavendula Street, Spartanburg, SOUTH CAROLINA 29301

Loan Number 55108

Suggested List \$140,000

Suggested Repaired \$140,200

Sale \$138,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	527 Lavendula Street, Spartanburg, South Carolina 29301	--	Parcel Match
L1 Listing 1	813 S. Liberty St, Spartanburg, SC 29306	3.64 Miles ¹	Parcel Match
L2 Listing 2	204 Herbert St, Spartanburg, SC 29301	3.06 Miles ¹	Parcel Match
L3 Listing 3	620 Ethel Rd, Spartanburg, SC 29301	3.27 Miles ¹	Parcel Match
S1 Sold 1	111 Linville Dr, Moore, SC 29369	0.65 Miles ¹	Parcel Match
S2 Sold 2	134 Tower Dr, Moore, SC 29369	0.50 Miles ¹	Street Centerline Match
S3 Sold 3	309 El Capitan St, Spartanburg, SC 29301	0.22 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	Diane Howard	Company/Brokerage	Century 21 Blackwell.com
License No	14417	Address	2260 Boiling Springs Rd Boiling Springs SC 29316
License Expiration	06/30/2025	License State	SC
Phone	8649094108	Email	diane.howard@century21blackwell.com
Broker Distance to Subject	8.01 miles	Date Signed	09/08/2023

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.