

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	485 Long Branch Road, Chesnee, SC 29323	Order ID	9205963	Property ID	35173522
Inspection Date	03/09/2024	Date of Report	03/11/2024		
Loan Number	55110	APN	2-11-00-011.19		
Borrower Name	Catamount Properties 2018 LLC	County	Spartanburg		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Smith Jerry Lee	Condition Comments	
R. E. Taxes	\$24,242	Appears to be in fair condition. Remove & replace roof and vinyl underpinning. Public water, septic tank. Side & front deck. Unable to determine if occupied or vacant. appears to be vacant. Vinyl siding & trim.	
Assessed Value	\$64,000		
Zoning Classification	Residential		
Property Type	Manuf. Home		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$12,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$12,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Contributions by major industries, such as BMW, (county's largest employer,) & 25-30 suppliers for the automobile industry, are continuing expansions in the plants, creating more new jobs. Job opportunities & Job training are 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. Colleges & universities offer he...	
Sales Prices in this Neighborhood	Low: \$102,000 High: \$230,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Neighborhood Comments

Contributions by major industries, such as BMW, (county's largest employer,) & 25-30 suppliers for the automobile industry, are continuing expansions in the plants, creating more new jobs. Job opportunities & Job training are 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. Colleges & universities offer heavy circular classes for the auto industry & medical fields. Amazon, Walmart, Rite-Aid, & Dish have 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.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	485 Long Branch Road	496 Sand Clay Rd	280 Steven Todd Dr	280 Jolley Rd
City, State	Chesnee, SC	Chesnee, SC	Inman, SC	Inman, SC
Zip Code	29323	29323	29349	29349
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.04 ¹	3.79 ¹	1.33 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$90,000	\$180,000	\$230,000
List Price \$	--	\$105,000	\$180,000	\$230,000
Original List Date		05/25/2023	02/13/2024	01/05/2024
DOM · Cumulative DOM	-- · --	200 · 291	27 · 27	66 · 66
Age (# of years)	25	50	25	42
Condition	Fair	Fair	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,352	1,500	1,484	1,503
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.28 acres	1.0 acres	2.04 acres	4.20 acres
Other	Vinyl underpinning	Block foundation	Block foundation	Brick foundation

* Listing 1 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 Masonite siding & vinyl trim. Sol as is, no seller repairs. Addition is not complete. Carpet & vinyl flooring. Public water & septic tank.

Listing 2 Vinyl siding & trim. Covered front porch, Deck Handicap access. Public water, septic tank. Central heat & air conditioning. Outbuilding, Fenced yard. Updated Vinyl tile/plank flooring. Sold as is, no seller repairs.

Listing 3 Vinyl siding & trim. Heat Pump, Outbuilding, Well water, septic tank. Carpet & vinyl flooring. All kitchen appliances to remain

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	485 Long Branch Road	576 Narrow Cr	154 Creekbend Dr	508 Long Branch Rd
City, State	Chesnee, SC	Inman, SC	Chesnee, SC	Chesnee, SC
Zip Code	29323	29349	29323	29323
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.87 ¹	3.81 ¹	0.11 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$169,900	\$185,000	\$215,000
List Price \$	--	\$135,000	\$179,900	\$170,000
Sale Price \$	--	\$132,000	\$168,000	\$170,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	05/19/2023	11/15/2023	06/27/2023
DOM · Cumulative DOM	-- · --	23 · 203	63 · 271	30 · 70
Age (# of years)	25	27	21	26
Condition	Fair	Fair	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,352	1,512	1,248	1,148
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.28 acres	.94 acres	.91 acres	1.06 acres
Other	Vinyl underpinning	Brick underpinning	Brick foundation	Brick foundation
Net Adjustment	--	+\$14,000	+\$15,000	+\$8,000
Adjusted Price	--	\$146,000	\$183,000	\$178,000

* 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" Lot size/16000, Square footage-2000 Vinyl siding & trim. Deck, Heat Pump, Outbuilding, Well water, septic tank. Carpet, vinyl, laminate wood flooring. Solid surface counter tops, great potential with some work.
- Sold 2** Adjustments: Lot size/+14000, square footage/+1000 New Vinyl siding & trim. Patio. Public water, septic tank. Renovations include freshly painted interior, new flooring, ductwork, Fully updated kitchen. all new faucets & SS refrigerator & range. New roof.
- Sold 3** Adjustments: Lot size/+7000, Carport/-1000, Square footage+1000 Vinyl siding & trim. Heat Pump-2023, Freshly painted, New carpet. Outbuilding. Public water, septic tank. Covered Deck, All kitchen appliances 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	\$152,000	\$164,000
Sales Price	\$150,000	\$162,000
30 Day Price	\$146,000	--
Comments Regarding Pricing Strategy		
<p>Searched a distance up to 1 mile, GLA+/-20%, square footage, similar lot size, up to 6 months in time. The listing & sold market is down at the time of inspection due to high interest rates. Therefore, had to exceed guideline parameters and search up to 10 miles & 12 months in time. Due to the lack of comparable market data in the subject's immediate area at the time of inspection, it was necessary to utilize the market data provided as they were the best indicator of value available. REO products are at a moderate rate. High percentage of real estate sales are FHA, VA, & USDA financing, seller can contribute up to 6% of sales price in concessions for purchaser, which has become the normal.</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



Side



Side



Side



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 496 Sand Clay Rd
Chesnee, SC 29323



Front

L2 280 Steven Todd Dr
Inman, SC 29349



Front

L3 280 Jolley Rd
Inman, SC 29349



Front

Sales Photos

S1 576 Narrow Cr
Inman, SC 29349



Front

S2 154 Creekbend Dr
Chesnee, SC 29323



Front

S3 508 Long Branch Rd
Chesnee, SC 29323



Front

ClearMaps Addendum

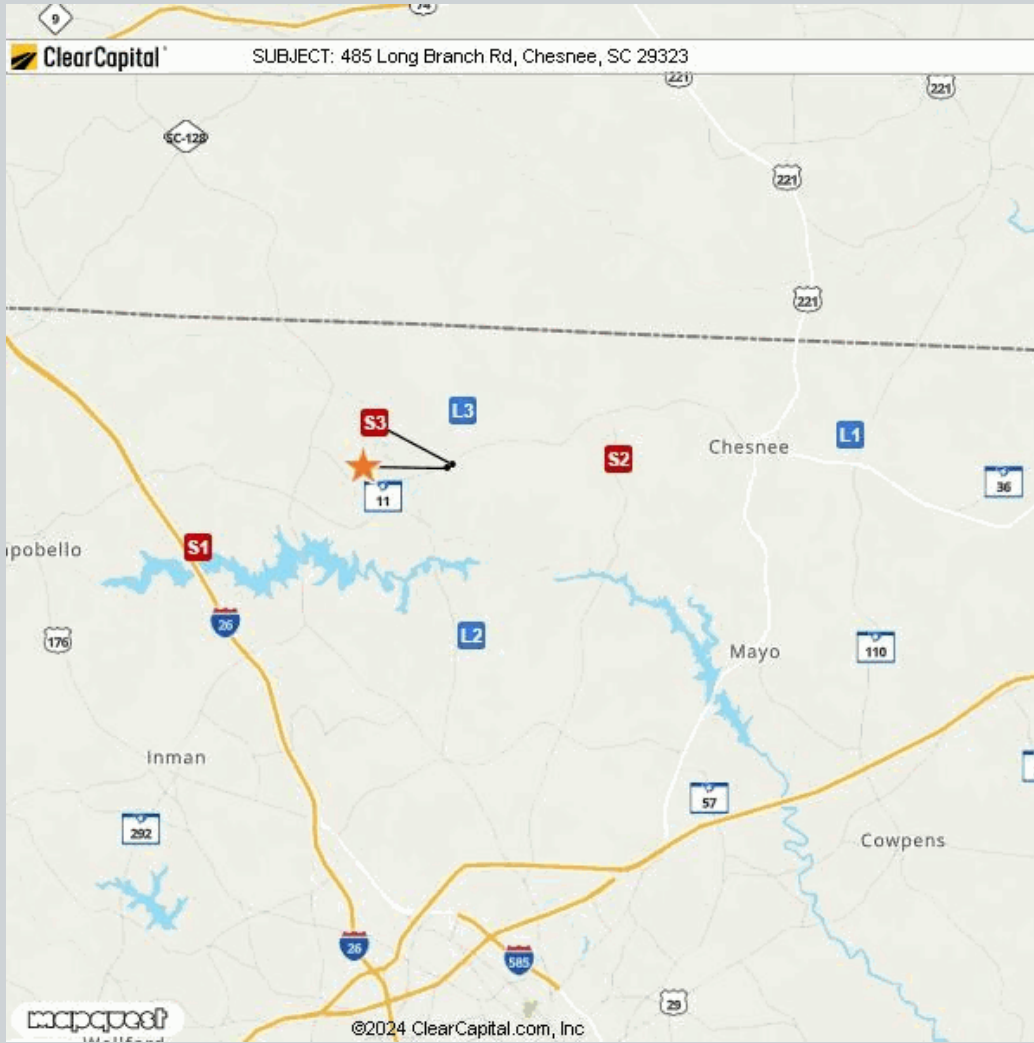
Address ★ 485 Long Branch Road, Chesnee, SC 29323

Loan Number 55110

Suggested List \$152,000

Suggested Repaired \$164,000

Sale \$150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	485 Long Branch Road, Chesnee, SC 29323	--	Parcel Match
L1 Listing 1	496 Sand Clay Rd, Chesnee, SC 29323	9.04 Miles ¹	Parcel Match
L2 Listing 2	280 Steven Todd Dr, Inman, SC 29349	3.79 Miles ¹	Parcel Match
L3 Listing 3	280 Jolley Rd, Inman, SC 29349	1.33 Miles ¹	Parcel Match
S1 Sold 1	576 Narrow Cr, Inman, SC 29349	5.87 Miles ¹	Parcel Match
S2 Sold 2	154 Creekbend Dr, Chesnee, SC 29323	3.81 Miles ¹	Parcel Match
S3 Sold 3	508 Long Branch Rd, Chesnee, SC 29323	0.11 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	8.03 miles	Date Signed	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:

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.