

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	102 Palace Green Court, Columbia, SOUTH CAROLINA 29210	Order ID	9482645	Property ID	35687322
Inspection Date	07/19/2024	Date of Report	07/20/2024		
Loan Number	56245	APN	00283501030		
Borrower Name	Catamount Properties 2018 LLC	County	Lexington		

Tracking IDs					
Order Tracking ID	7.16_CitiAgedbpo	Tracking ID 1	7.16_CitiAgedbpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Subject maintained in line with neighborhood. Subject requires no major exterior repairs and presents no dissimilarities to neighborhood.
R. E. Taxes	\$520	
Assessed Value	\$5,980	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject property secured.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
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, schools and transportation. Neighborhood market is stable. Normal marketing periods are less than 30 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$149120 High: \$429360	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	102 Palace Green Court	261 Moonlight Dr	567 Sulgrave Dr	821 Rollingwood Trl
City, State	Columbia, SOUTH CAROLINA	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29210	29210	29210	29210
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.55 ¹	0.65 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$237,700	\$235,000
List Price \$	--	\$215,000	\$237,700	\$235,000
Original List Date		06/21/2024	07/11/2024	07/09/2024
DOM · Cumulative DOM	-- · --	28 · 29	8 · 9	10 · 11
Age (# of years)	47	54	52	51
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/Ranch	1 Story Ranch/Traditional	2 Stories Traditional	2 Stories Split Level
# Units	1	1	1	1
Living Sq. Feet	1,929	1,698	2,393	1,895
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2 · 1	3 · 2
Total Room #	7	7	9	7
Garage (Style/Stalls)	None	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	--	--	Pool - Yes	--
Lot Size	0.24 acres	0.42 acres	0.43 acres	0.25 acres
Other	--	--	--	--

* 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 LC1 is inferior to the subject property due to GLA. LC1 has 1698 GLA in comparison to the subject property which has 1929 GLA.

Listing 2 LC2 is superior to the subject property due to GLA, bed/bath RC, and in ground pool. LC2 has 2393 GLA in comparison to the subject property which has 1929 GLA.

Listing 3 LC3 most comparable comp due to age and GLA similarities. LC3 has 1895 GLA in comparison to the subject property which has 1929 GLA. LC3 was built in 1973 in comparison to the subject property which was built in 1977.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	102 Palace Green Court	209 Middlesex Rd	301 Morningside Dr	257 Tram Rd
City, State	Columbia, SOUTH CAROLINA	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29210	29210	29210	29210
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.69 ¹	0.62 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$241,900	\$229,900	\$240,000
List Price \$	--	\$238,900	\$229,900	\$240,000
Sale Price \$	--	\$230,000	\$214,000	\$221,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	03/26/2024	02/28/2024	05/30/2024
DOM · Cumulative DOM	-- · --	41 · 74	90 · 106	64 · 64
Age (# of years)	47	62	54	55
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Waterfront
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Traditional/Ranch	1 Story Ranch/Traditional	1 Story Ranch/Traditional	3 Stories Split Level
# Units	1	1	1	1
Living Sq. Feet	1,929	1,830	1,726	2,505
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	5 · 3
Total Room #	7	7	7	10
Garage (Style/Stalls)	None	Carport 1 Car	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.37 acres	0.45 acres	0.72 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	\$0	-\$30,000
Adjusted Price	--	\$225,000	\$214,000	\$191,000

* 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** SC1 weighed the heaviest in price decision due to proximity, bed/bath RC, and GLA similarities. SC1 has 1830 GLA in comparison to the subject property which has 1929 GLA. ADJ -5,000 CARPORT 1CAR
- Sold 2** SC2 is inferior to the subject property due to GLA. SC2 has 1726 GLA in comparison to the subject property which has 1929 GLA.
- Sold 3** SC3 is superior to the subject property due to bed/bath RC, GLA, and location. SC3 has 2505 GLA in comparison to the subject property which has 1929 GLA. ADJ -10,000 CARPORT 2CAR, -12,000 BED RC, -8,000 BENEFICIAL LOCATION/VIEW

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Century 21 Vanguard	Subject is currently listed, please see listing history listed below.					
Listing Agent Name	Stephen Grant						
Listing Agent Phone	843-323-0095						
# 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
07/03/2024	\$219,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$219,000	\$219,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
Subject price based on comps with close proximity, similar characteristics, and GLA similarities. SC1 weighed the heaviest in price decision due to proximity, bed/bath RC, and GLA similarities. LC3 most comparable comp due to 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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 261 Moonlight Dr
Columbia, SC 29210



Front

L2 567 Sulgrave Dr
Columbia, SC 29210



Front

L3 821 Rollingwood Trl
Columbia, SC 29210



Front

Sales Photos

S1 209 Middlesex Rd
Columbia, SC 29210



Front

S2 301 Morningside Dr
Columbia, SC 29210



Front

S3 257 Tram Rd
Columbia, SC 29210



Front

ClearMaps Addendum

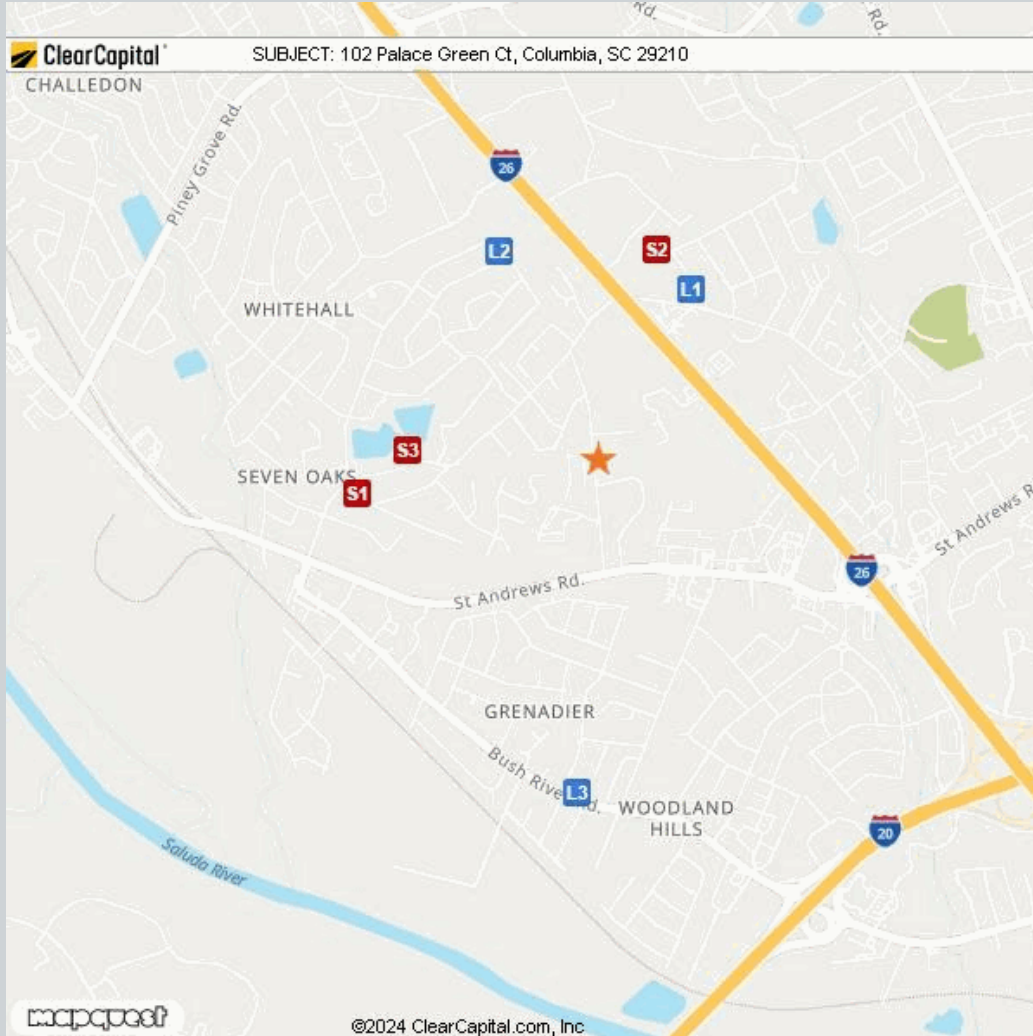
Address ★ 102 Palace Green Court, Columbia, SOUTH CAROLINA 29210

Loan Number 56245

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$219,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	102 Palace Green Court, Columbia, South Carolina 29210	--	Parcel Match
L1 Listing 1	261 Moonlight Dr, Columbia, SC 29210	0.55 Miles ¹	Parcel Match
L2 Listing 2	567 Sulgrave Dr, Columbia, SC 29210	0.65 Miles ¹	Parcel Match
L3 Listing 3	821 Rollingwood Trl, Columbia, SC 29210	0.95 Miles ¹	Parcel Match
S1 Sold 1	209 Middlesex Rd, Columbia, SC 29210	0.69 Miles ¹	Parcel Match
S2 Sold 2	301 Morningside Dr, Columbia, SC 29210	0.62 Miles ¹	Parcel Match
S3 Sold 3	257 Tram Rd, Columbia, SC 29210	0.54 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	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	1.02 miles	Date Signed	07/20/2024

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.