

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>	407 Waight St, Beaufort, SC 29902	<b>Order ID</b>	9197295	<b>Property ID</b>	35157215
<b>Inspection Date</b>	03/06/2024	<b>Date of Report</b>	03/06/2024		
<b>Loan Number</b>	56823	<b>APN</b>	R120 003 000 502A 0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Beaufort		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.5_BPO	<b>Tracking ID 1</b>	3.5_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	THERESE T REED	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,052	Subject is vacant and interior condition unknown. Roof needs replacing, wood rot visible landscaping is overgrown. Appears to have been vacant for awhile.	
<b>Assessed Value</b>	\$7,044		
<b>Zoning Classification</b>	Residential 4111		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Papers on window)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is in the Depot area of Beaufort. Very few REO's, homes are rarely boarded. Walking distance to downtown Beaufort which is on the ICW with parks, a marina, shopping and waterfront. Beaufort is an Historic town and has a number of second homes and VRBO. Beaufort is also home to two Marine Bases including Parris Island Training. This brings in a number of visitors weekly.	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$455,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	407 Waight St	174 James St	2703 Jones Ave	725 17th St
<b>City, State</b>	Beaufort, SC	Beaufort, SC	Beaufort, SC	Port Royal, SC
<b>Zip Code</b>	29902	29902	29902	29935
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.15 <sup>1</sup>	3.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$335,000	\$410,000	\$230,000
<b>List Price \$</b>	--	\$335,000	\$355,000	\$230,000
<b>Original List Date</b>		02/28/2024	02/06/2024	02/21/2024
<b>DOM · Cumulative DOM</b>	-- · --	7 · 7	29 · 29	14 · 14
<b>Age (# of years)</b>	37	71	71	23
<b>Condition</b>	Fair	Average	Average	Fair
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,123	779	1,125	1,125
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	3 · 1	3 · 1
<b>Total Room #</b>	5	5	5	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	Attached 2 Car(s)
<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>	0.23 acres	0.21 acres	0.38 acres	.21 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Welcome to this well-maintained, cozy house in a highly sought-after Depot neighborhood. The warm hardwood floors welcome you and the natural light creates a sense of home from the moment you step inside. The living area opens to the updated kitchen equipped with new appliances and a new LVP floor. The house features also a newly renovated bathroom and two bedrooms. The spacious backyard is a tranquil escape with its natural beauty. The deck, over 300 sqft and currently being updated, provides a perfect spot for relaxation or outdoor gatherings. The large shed is included in the purchase price. Situated close to downtown, the waterfront park, and the Spanish Moss Trail. This home is a perfect choice for those looking for a primary or second home. Also a great STR investment property.
- Listing 2** Redone in 2022, this 3 bed 1 bath cottage is within walking distance to downtown, shops, and a block from the Spanish Moss Trail. New cabinets and appliances in the kitchen, an updated bath, new flooring, new wiring, new duck work, new windows, new insulation and siding make this a brand new home. The large backyard has a new 8x12 work shed and offers views of the downtown fireworks. Seller to give \$6500 for new roof with acceptable offer. To be Sold AS IS. Owner is listing agent.
- Listing 3** THE CHANCE YOU'VE BEEN WAITING FOR....A HOME IN POPULAR PORT ROYAL WAITING FOR AN OWNER TO MAKE THIS HOME SPECIAL FOR THEMSELVES OR TO SELL FOR ANOTHER ANXIOUS BUYER. ENDLESS POTENTIAL CAN BE YOURS WITH THIS 3 BEDROOM, 1 BATH HOME PLUS A TWO CAR GARAGE. WALKING DISTANCE TO CIVIC AFFAIRS AND STREET MUSIC. JOIN THE HUNDREDS OF RESIDENTS THAT LOVE WHAT PORT ROYAL HAS TO OFFER. \$230,000.00 BEING SOLD "AS IS".

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	407 Waight St	2305 Depot Rd	217 Burroughs Ave	2705 Jones
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29902	29902	29902	29902
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	0.14 <sup>1</sup>	0.19 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$390,000	\$250,000
List Price \$	--	\$230,000	\$329,000	\$250,000
Sale Price \$	--	\$230,000	\$283,000	\$200,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	06/29/2023	11/30/2023	03/21/2023
DOM · Cumulative DOM	-- · --	73 · 73	139 · 139	21 · 21
Age (# of years)	37	79	69	71
Condition	Fair	Average	Fair	Fair
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	1,123	784	1,494	1,293
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	4 · 2	3 · 1
Total Room #	5	4	6	5
Garage (Style/Stalls)	Attached 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.14 acres	0.34 acres	.38 acres
Other	--	--	--	--
Net Adjustment	--	+\$23,025	-\$23,225	-\$4,000
Adjusted Price	--	\$253,025	\$259,775	\$196,000

\* Sold 3 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** Adj. 25,425 SF, 4,200 age, 900 lot, 2,500 garage, -10,000 condition. This is your Downtown Beaufort affordable dream and cozy home. Just cross Ribaut Road and walk about a mile along scenic Oak tree lined Bay Street, observing the beauty of the Beaufort River Bluff and the Atlantic Intracoastal Waterway to Downtown Beaufort stores, restaurants and the Chambers Waterfront Park. Two bedroom, one bath home, all one one level, with crawl space. Oak wood floors in the living room and both bedrooms. Central gas heat and electric air conditioning. Large Laurel Oak Tree on left side, providing plenty of shade. Wood privacy fence behind the property. Storage shed included. Being sold in strictly in "AS IS CONDITION" with no repair made by seller.
- Sold 2** Adj. -27,825, 3.200 age, -1,100, 2,500 garage. PRICE CUT! Motivated sellers!! Sellers are willing to give credit at closing for roof replacement! Welcome to 217 Burroughs Ave, a charming and spacious home that offers comfort, convenience, and a delightful outdoor living experience. This well-maintained residence boasts 4 bedrooms, 2 full bathrooms, a large backyard, an inviting enclosed patio, and brand new HVAC system installed in 2022. Burroughs Ave offers the best of both worlds - a tranquil suburban setting with proximity to downtown Beaufort's vibrant shops, restaurants, and attractions. Don't miss out on the opportunity to make this wonderful house your new home. Schedule a showing today and experience the comfort and convenience this home has to offer.
- Sold 3** Adj. -12,750 SF, 3,400 age, -1,500 Lot, -2,5000 garage. 3 Bedroom home in great location.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last sold 5/09/2000 for 97,000 per the tax records				
<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>	\$200,000	\$215,000
<b>Sales Price</b>	\$200,000	\$215,000
<b>30 Day Price</b>	\$195,000	--
<b>Comments Regarding Pricing Strategy</b>		
Interior condition unknown. Home needs a new roof and wood rot repaired. Area is popular for rehabbing homes and VRBO.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Front



Address Verification



Address Verification



Side



Side

## Subject Photos



Side



Street



Street



Street



Other



Other



## Subject Photos



Other



Other

## Listing Photos

**L1** 174 James St  
Beaufort, SC 29902



Front

**L2** 2703 Jones Ave  
Beaufort, SC 29902



Front

**L3** 725 17th St  
Port Royal, SC 29935



Front

## Sales Photos

**S1** 2305 Depot Rd  
Beaufort, SC 29902



Bedroom

**S2** 217 Burroughs Ave  
Beaufort, SC 29902



Front

**S3** 2705 Jones  
Beaufort, SC 29902



Front

## ClearMaps Addendum

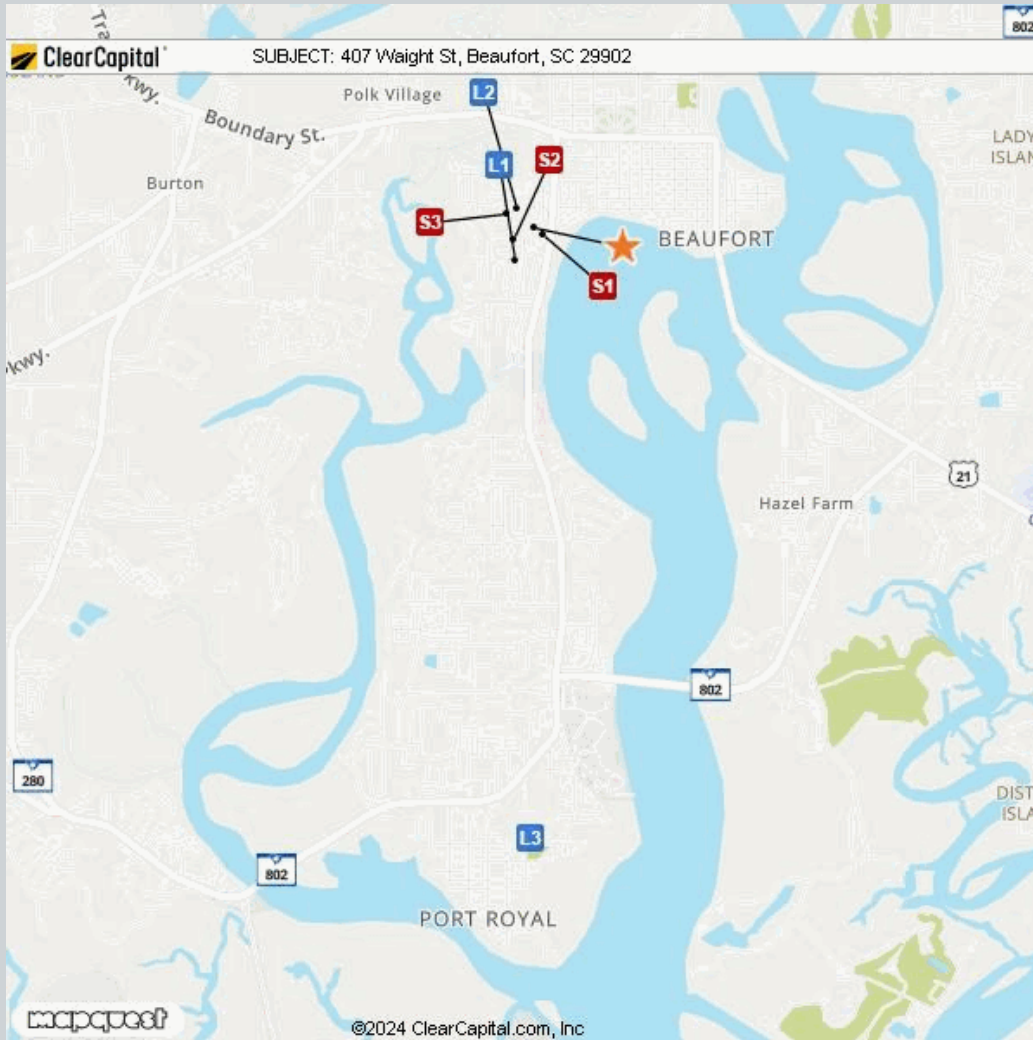
**Address** ★ 407 Waight St, Beaufort, SC 29902

**Loan Number** 56823

**Suggested List** \$200,000

**Suggested Repaired** \$215,000

**Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	407 Waight St, Beaufort, SC 29902	--	Parcel Match
L1 Listing 1	174 James St, Beaufort, SC 29902	0.22 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2703 Jones Ave, Beaufort, SC 29902	0.15 Miles <sup>1</sup>	Street Centerline Match
L3 Listing 3	725 17th St, Port Royal, SC 29935	3.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2305 Depot Rd, Beaufort, SC 29902	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	217 Burroughs Ave, Beaufort, SC 29902	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2705 Jones, Beaufort, SC 29902	0.19 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Debra Regecz	<b>Company/Brokerage</b>	Ballenger Assoc. LLC
<b>License No</b>	51688	<b>Address</b>	2715 Bluestem Dr Beaufort SC 29902
<b>License Expiration</b>	06/30/2024	<b>License State</b>	SC
<b>Phone</b>	8432637010	<b>Email</b>	deb@redhatteam.com
<b>Broker Distance to Subject</b>	2.19 miles	<b>Date Signed</b>	03/06/2024

*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 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.**