

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	106 Inwood Drive, Summerville, SC 29485	Order ID	9669882	Property ID	36042007
Inspection Date	10/07/2024	Date of Report	10/10/2024		
Loan Number	57040	APN	161-02-02-004		
Borrower Name	Catamount Properties 2018 LLC	County	Dorchester		

Tracking IDs					
Order Tracking ID	10.4_CitiAgedBPO	Tracking ID 1	10.4_CitiAgedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,768	The subject property appears to be in average condition with no repairs noted at the time of inspection.	
Assessed Value	\$291,573		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Ashborough 9999999999		
Association Fees	\$450 / Year (Pool,Landscaping,Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject's neighborhood is well established and located within moderate proximity to public transportation, freeway access, retail amenities, and schools. There are stable property values, economic conditions, and employment conditions. The neighborhood market trends and conditions are balanced with a supply vs demand in regards to homes, REO's, and seller concessions.	
Sales Prices in this Neighborhood	Low: \$288,000 High: \$546,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	106 Inwood Drive	100 Ravenwood Court	104 Thicket Court ,	214 Sweetbriar Road
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29485	29485	29485	29485
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.06 ¹	1.96 ¹	1.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$479,500	\$425,000
List Price \$	--	\$410,000	\$479,500	\$425,000
Original List Date		06/14/2024	03/26/2024	08/30/2024
DOM · Cumulative DOM	-- · --	113 · 118	193 · 198	36 · 41
Age (# of years)	48	44	44	37
Condition	Average	Average	Average	Good
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	2 Stories Traditional	1.5 Stories Cape Cod	1.5 Stories Cape Cod
# Units	1	1	1	1
Living Sq. Feet	3,017	2,879	3,052	2,748
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 3	5 · 2 · 1	5 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.36 acres	0.47 acres	0.45 acres	0.32 acres
Other	None	None	None	None

* 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 The property is inferior in bath counts but similar in bed count, garage count, and style to the subject. LC1 Adjustments: Bath= \$-2000, Half Bath= \$1000, GLA= \$2760, Total= \$1760, Net Adjusted Value= \$411,760

Listing 2 The property differs in style but is similar in GLA, condition, bed/bath counts, and garage count to the subject. LC2 Adjustments: NONE => Net Adjusted Value= \$479,500

Listing 3 The property is superior in condition but similar in bed count, garage count, and lot size to the subject. LC1 Adjustments: Condition= \$-8500, Bath= \$-2000, Half Bath= \$1000, GLA= \$5380, Age= \$-275, Total= \$-4395, Net Adjusted Value= \$420605

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	106 Inwood Drive	113 Hampton Drive	240 Brandywine Drive	108 Westminster Avenue
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29485	29485	29485	29485
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.46 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$360,000	\$455,000
List Price \$	--	\$415,000	\$360,000	\$455,000
Sale Price \$	--	\$415,000	\$360,000	\$455,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/24/2023	01/22/2024	02/16/2024
DOM · Cumulative DOM	-- · --	31 · 31	1 · 0	71 · 71
Age (# of years)	48	44	33	41
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	1 Story Ranch	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,017	2,687	2,978	3,490
Bdrm · Bths · ½ Bths	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 4
Total Room #	8	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.48 acres	0.43 acres	0.49 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,360	+\$7,625	-\$8,720
Adjusted Price	--	\$425,360	\$367,625	\$446,280

* Sold 2 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** The property is inferior in GLA but similar in condition, bath counts, garage, and age to the subject. SC1 Adjustments: Bed= \$4000, GLA= \$6600, Lot= \$-240, Total= \$10360, Net Adjusted Value= \$425,360
- Sold 2** The property is inferior in garage count but similar in GLA, condition, style, and to bath count the subject. SC2 Adjustments: Bed= \$4000, Age= \$-375, Garage= \$4000, Total= \$7625, Net Adjusted Value= \$367,625
- Sold 3** The property is superior in GLA but similar in condition, garage count, style, and age to the subject. SC1 Adjustments: Bed= \$4000, Bath= \$-4000, Half Bath= \$1000, GLA= \$-9460, Lot= \$-260, Total= \$-8720, Net Adjusted Value= \$446,280

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject listed on 03/15/2024; subject sold 4/4/2024			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/18/2024	\$449,533	--	--	Sold	04/04/2024	\$375,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$425,000	\$425,000
Sales Price	\$380,000	\$380,000
30 Day Price	\$379,000	--
Comments Regarding Pricing Strategy		
<p>The search criteria looked for comparables with a 20% GLA range of 2413 to 3620 sq ft and within a 1 mile radius of the subject. In order to bracket the subject's GLA and condition, variances in bed/bath counts, condition, garage count, style, year built, and lot size were necessary the report. When searching for listing comps, proximity was increased to 2 miles to locate comps similar to the subject. The difference in bed/bath counts are due to the subject's counts being difficult to find with in the neighborhood area. It was necessary to exceed the lot size variance guideline of 25% in an effort to use the best available comps from within the subject's market area. There were limited comps making it necessary for close dates to exceed 6 months for sold comps. Due to limited comparables, year built could NOT be bracketed for all comps and lot size and bed count could NOT be bracketed for sold comps. However, the comps used are considered to be reliable and support the subject's value and marketability. In delivering final valuation, the most weight has been placed on SC2 and LC1, as they are most similar to subject condition and overall structure. Subject details are taken from tax records.</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.
The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to both the prior utilizing renovated comp and the current sale price supporting a significantly lower value than the prior evaluation.

Subject Photos



Front



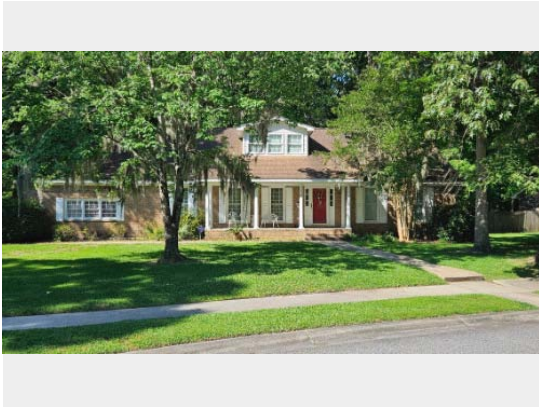
Address Verification



Street

Listing Photos

L1 100 Ravenwood Court
Summerville, SC 29485



Front

L2 104 Thicket Court ,
Summerville, SC 29485



Front

L3 214 Sweetbriar Road
Summerville, SC 29485



Front

Sales Photos

S1 113 Hampton Drive
Summerville, SC 29485



Front

S2 240 Brandywine Drive
Summerville, SC 29485



Front

S3 108 Westminster Avenue
Summerville, SC 29485



Front

ClearMaps Addendum

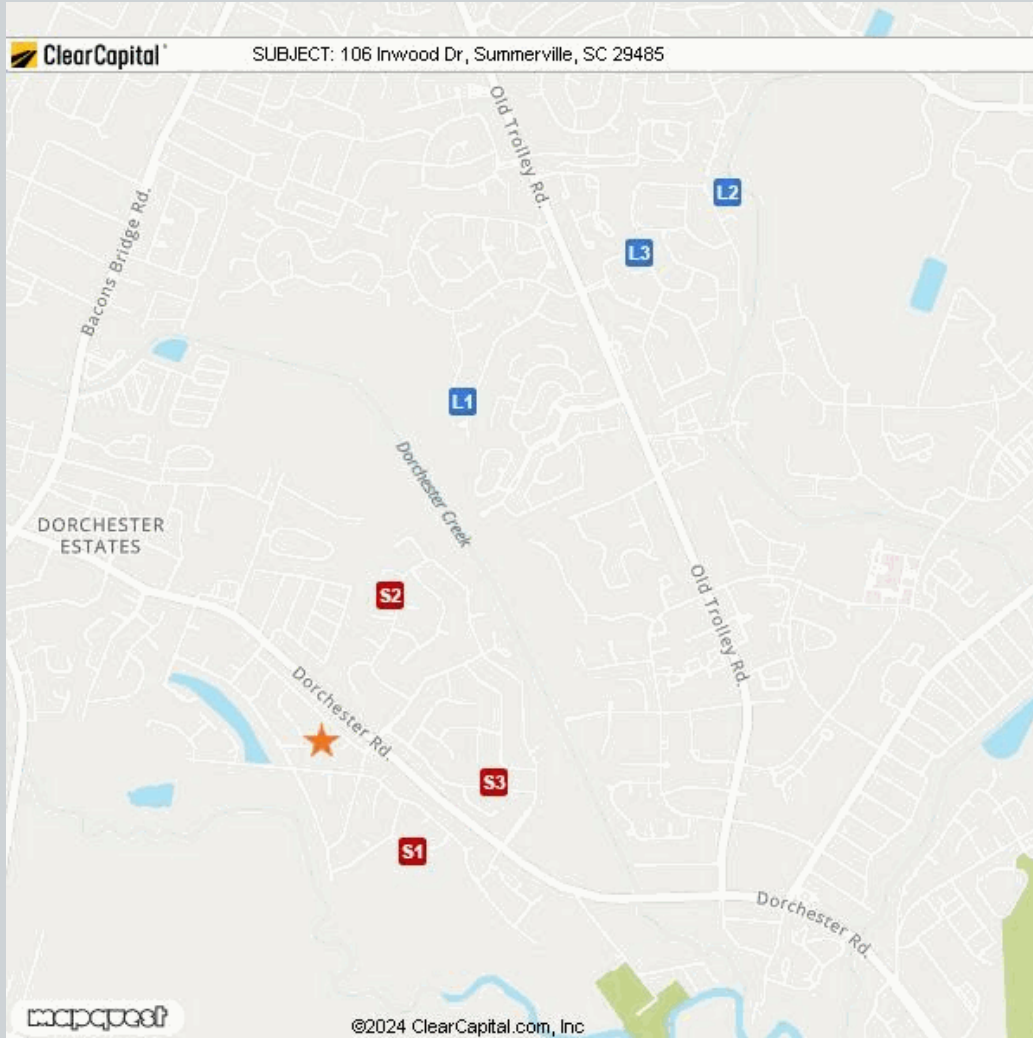
Address ★ 106 Inwood Drive, Summerville, SC 29485

Loan Number 57040

Suggested List \$425,000

Suggested Repaired \$425,000

Sale \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	106 Inwood Drive, Summerville, sc 29485	--	Parcel Match
L1 Listing 1	100 Ravenwood Court, Summerville, SC 29485	1.06 Miles ¹	Parcel Match
L2 Listing 2	104 Thicket Court ,, Summerville, SC 29485	1.96 Miles ¹	Parcel Match
L3 Listing 3	214 Sweetbriar Road, Summerville, SC 29485	1.68 Miles ¹	Parcel Match
S1 Sold 1	113 Hampton Drive, Summerville, SC 29485	0.41 Miles ¹	Parcel Match
S2 Sold 2	240 Brandywine Drive, Summerville, SC 29485	0.46 Miles ¹	Parcel Match
S3 Sold 3	108 Westminster Avenue, Summerville, SC 29485	0.51 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprotider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Phil Shepard	Company/Brokerage	Phil Shepard Enterprises LLC
License No	56795	Address	106 Welchman Ave Goose Creek SC 29445
License Expiration	06/30/2026	License State	SC
Phone	8434251708	Email	snapfocusllc@gmail.com
Broker Distance to Subject	7.05 miles	Date Signed	10/07/2024

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.