

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>	119 Phil Court, Fort Mill, SOUTH CAROLINA 29715	<b>Order ID</b>	9267057	<b>Property ID</b>	35286357
<b>Inspection Date</b>	04/11/2024	<b>Date of Report</b>	04/11/2024		
<b>Loan Number</b>	57128	<b>APN</b>	0200702085		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	York		

Tracking IDs					
<b>Order Tracking ID</b>	4.9_BPO	<b>Tracking ID 1</b>	4.9_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Wayne & Charlotte Gerber	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,234	<p>The exterior is brick and in average condition. The roof is average with no patching or missing shingles. The lawn is maintained by the HOA. It is on public water and sewer. The square footage was taken from tax records. It was determined to be occupied by a light possibly on in the home. It could have been a reflection off of something.</p>	
<b>Assessed Value</b>	\$99,475		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Ashebrook Villas 000-000-0000		
<b>Association Fees</b>	\$212 / Month (Pool,Landscaping)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	<p>This is an older townhouse complex. The homes are similar in style and age. The square footage does vary. The neighborhood opens onto a secondary roadway. There have been very few REO's in this area. The supply is low and the demand is high. In searching for comps I went out 3 miles and back 180 days. The main criteria was map grid and square footage. The comps used are the best available at this time.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$300,000		
<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
Street Address	119 Phil Court	1 David Ct.	319 Tylers Way	109 Crystal Springs Ct.
City, State	Fort Mill, SOUTH CAROLINA	Fort Mill, SC	Fort Mill, SC	Fort Mill, SC
Zip Code	29715	29715	29715	29715
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>2</sup>	1.20 <sup>1</sup>	2.46 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$269,000	\$264,900
List Price \$	--	\$270,000	\$269,000	\$264,900
Original List Date		03/15/2024	03/08/2024	04/06/2024
DOM · Cumulative DOM	-- · --	27 · 27	9 · 34	5 · 5
Age (# of years)	37	37	24	17
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	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,325	1,046	1,017	1,219
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	4	5
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	.06 acres	.20 acres	.02 acres
Other	sunroom	screen porch	--	--

\* Listing 1 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.

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

**Listing 1** The exterior is brick. The flooring is vinyl plank, ceramic tile, and carpeting. Ceiling fans. There is a screen porch in the back.

**Listing 2** The exterior is brick and vinyl. The flooring is ceramic tile and vinyl plank. There is a patio and fencing in the back.

**Listing 3** The exterior is brick and vinyl. The flooring is carpeting and vinyl. The primary bath has double sinks, garden tub, and separate shower. There is a deck in the back.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	119 Phil Court	116 Jason Ct.	317 Tylers Way	100 Ashbrook Dr.
<b>City, State</b>	Fort Mill, SOUTH CAROLINA	Fort Mill, SC	Fort Mill, SC	Fort Mill, SC
<b>Zip Code</b>	29715	29715	29715	29715
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	1.20 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$239,000	\$239,000	\$295,000
<b>List Price \$</b>	--	\$239,000	\$239,000	\$295,000
<b>Sale Price \$</b>	--	\$236,000	\$245,000	\$287,000
<b>Type of Financing</b>	--	Fha	Conventional	Cash
<b>Date of Sale</b>	--	04/01/2024	03/12/2024	02/16/2024
<b>DOM · Cumulative DOM</b>	-- · --	132 · 189	32 · 67	3 · 14
<b>Age (# of years)</b>	37	40	24	36
<b>Condition</b>	Average	Average	Average	Good
<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	2 Stories traditional	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,325	1,067	1,010	1,259
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1 · 1	2 · 2	2 · 2
<b>Total Room #</b>	5	4	4	5
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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>	.10 acres	.06 acres	.08 acres	.13 acres
<b>Other</b>	sunroom	--	--	--
<b>Net Adjustment</b>	--	+\$14,570	+\$8,785	+\$11,140
<b>Adjusted Price</b>	--	\$250,570	\$253,785	\$298,140

\* Sold 1 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** The exterior is brick and vinyl. The flooring is carpeting, laminate tile, and laminate wood. The home has several ceiling fans. There is a patio in the back. Adjustments: seller's concessions -7,000, age 1,500, bedroom 1,000, bath 750, square footage 10,320, sun room 8,000, sun room 8,000.
- Sold 2** The exterior is brick and vinyl. The flooring is carpeting, laminate wood, and linoleum. There are several ceiling fans. There is a patio in the back. Adjustments: seller's concessions -7,885, age -6,500, bedroom 1,000, square footage 12,600.
- Sold 3** The exterior is brick, hardboard siding, and hardwood. The flooring is carpeting and vinyl plank. Remodeled home. The kitchen has granite counter tops. New carpeting. Large patio in the back. Adjustments: age -500, bedroom 1,000, square footage 2,640, sunroom 8,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sold to the present owner on 4/8/2024 for \$220,000.			
<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>	\$254,900	\$254,900
<b>Sales Price</b>	\$254,900	\$254,900
<b>30 Day Price</b>	\$254,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Absorption rate is 4.01 months compared to 2.75 months last year at this time. The average days on market is 14 compared to 18 last year at this time. The median price in town is \$530,000 compared to \$459,900 last year at this time. The list to sale ratio is 100% compared to 99.9% last year at this time. The price per square foot is \$230 compared to \$210 last year at this time. The inventory of homes is 273 compared to 281 last year at this time. Sold units are 68 compared to 102 last year at this time. The sales trend is \$417,510 for 2023 compared to \$429,840 last year at this time. This is not an appraisal and cannot be used to obtain a loan.</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



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 1 David Ct.  
Fort Mill, SC 29715



Front

**L2** 319 Tylers Way  
Fort Mill, SC 29715



Front

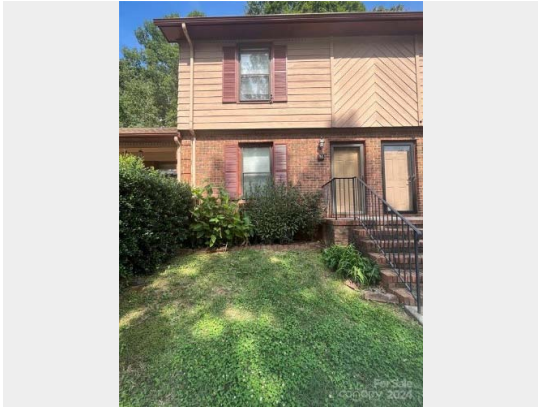
**L3** 109 Crystal Springs Ct.  
Fort Mill, SC 29715



Front

## Sales Photos

**S1** 116 Jason Ct.  
Fort Mill, SC 29715



Front

**S2** 317 Tylers Way  
Fort Mill, SC 29715



Front

**S3** 100 Ashbrook Dr.  
Fort Mill, SC 29715



Front

## ClearMaps Addendum

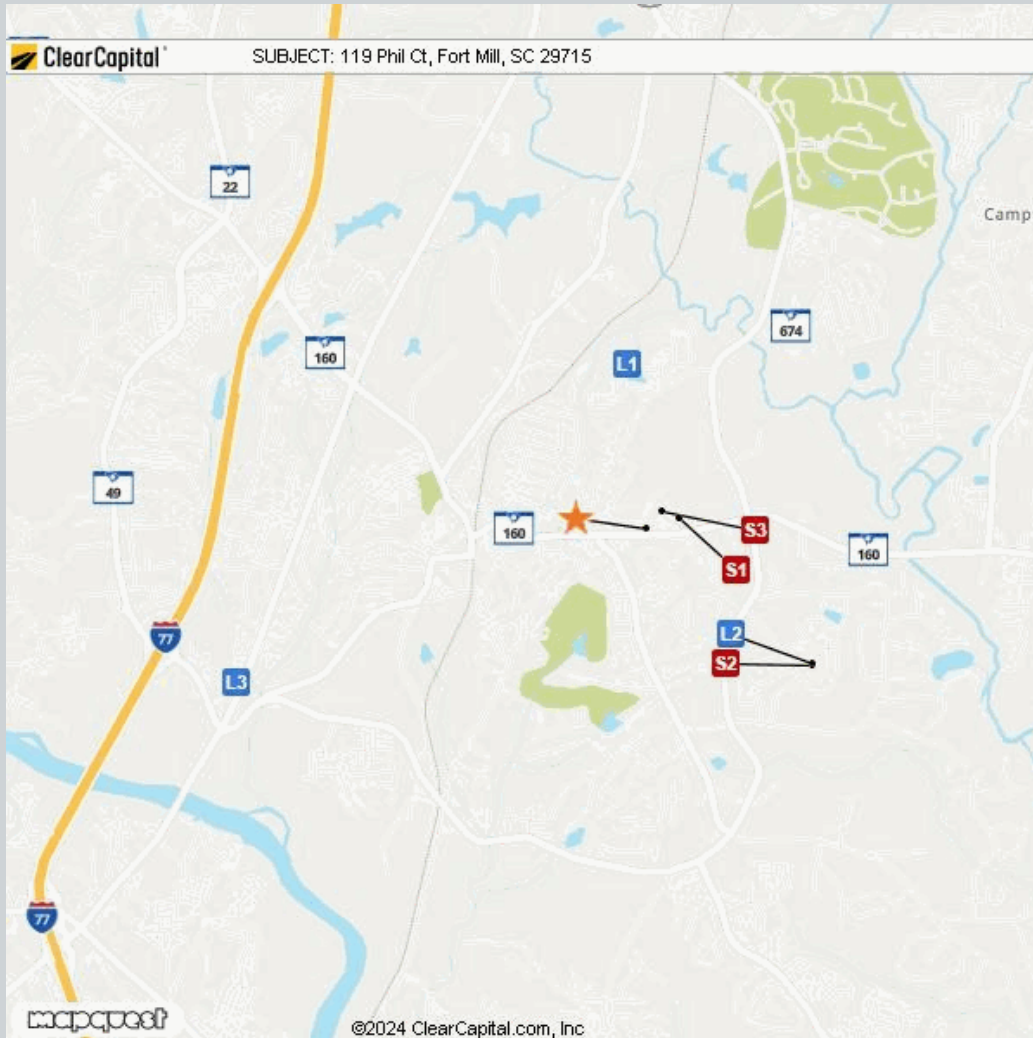
**Address** ★ 119 Phil Court, Fort Mill, SOUTH CAROLINA 29715

**Loan Number** 57128

**Suggested List** \$254,900

**Suggested Repaired** \$254,900

**Sale** \$254,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	119 Phil Court, Fort Mill, South Carolina 29715	--	Parcel Match
L1 Listing 1	1 David Ct., Fort Mill, SC 29715	0.10 Miles <sup>2</sup>	Unknown Street Address
L2 Listing 2	319 Tylers Way, Fort Mill, SC 29715	1.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	109 Crystal Springs Ct., Fort Mill, SC 29715	2.46 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	116 Jason Ct., Fort Mill, SC 29715	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	317 Tylers Way, Fort Mill, SC 29715	1.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	100 Ashbrook Dr., Fort Mill, SC 29715	0.13 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.

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

<b>Broker Name</b>	Janet Bullock	<b>Company/Brokerage</b>	Five Star Realty, Inc.
<b>License No</b>	4695	<b>Address</b>	1729 Celanese Rd. Rock Hill SC 29732
<b>License Expiration</b>	06/30/2025	<b>License State</b>	SC
<b>Phone</b>	8033678445	<b>Email</b>	janetbullock@comporium.net
<b>Broker Distance to Subject</b>	4.71 miles	<b>Date Signed</b>	04/11/2024

*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.**