

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	7815 Royce Hall Lane, Charlotte, NORTH CAROLINA 28216	Order ID	9371906	Property ID	35475748
Inspection Date	06/02/2024	Date of Report	06/03/2024		
Loan Number	57542	APN	02524120		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	5.29_BPO	Tracking ID 1	5.29_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MATTHEW MARSHALL	Condition Comments Subject appears to be in good condition. No visible wear or tear.
R. E. Taxes	\$3,019	
Assessed Value	\$312,900	
Zoning Classification	Residential R-9PUD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Cedar Management (704) 644-8808	
Association Fees	\$51 / Quarter (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is in good conditions and the homes are similar in condition, style, and age as the Subject property.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$288000 High: \$412911	
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	7815 Royce Hall Lane	8928 Avery Meadows Dr	9108 Shenington Pl	9207 Avery Meadows Dr
City, State	Charlotte, NORTH CAROLINA	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28216	28216	28216	28216
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.35 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,900	\$339,000	\$357,000
List Price \$	--	\$339,900	\$339,000	\$357,000
Original List Date		03/14/2024	05/02/2024	05/30/2024
DOM · Cumulative DOM	-- · --	77 · 81	28 · 32	3 · 4
Age (# of years)	29	9	26	9
Condition	Good	Good	Good	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	1 Story Ranch	1 Story Ranch	2 Stories Site Built	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,367	1,540	1,546	1,455
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	8	8	9	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	--	--	--	Spa - Yes
Lot Size	0.28 acres	0.19 acres	0.16 acres	0.19 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 a 3bed/2bath ranch style home within 0.43 miles of the Subject. I selected LC1 because it's LC# 1 is in the same condition and style as the Subject, also L 31 has same amount of beds/baths as Subject property. LC1 is superior in age, and sqft.

Listing 2 LC2 is a 2 story home with 0.35 miles of the Subject property. I selected LC2 because it's simliar in age and condition as the Subject property. LC2 is Superior to Subject in sqft and amount of rooms.

Listing 3 LC3 is a 3bd/2bath home with 0.50 miles of the Subject property. I selected LC3 because it closest to the same sqft, and it's the same style, and has same amount of beds. baths as the Subject Property. Subject is most comparable to LC3 because it's the style and condition as LC3 and it had the same amount of beds/baths.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7815 Royce Hall Lane	8536 Woodford Bridge Dr	6930 Reese Furr Drive	8638 Westhope St
City, State	Charlotte, NORTH CAROLINA	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28216	28216	28216	28216
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.92 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$325,000	\$285,000
List Price \$	--	\$329,900	\$325,000	\$285,000
Sale Price \$	--	\$332,000	\$323,000	\$280,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	05/01/2024	04/19/2024	05/01/2024
DOM · Cumulative DOM	-- · --	40 · 40	11 · 35	40 · 40
Age (# of years)	29	33	32	22
Condition	Good	Good	Good	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	1 Story Ranch	1 Story Ranch w/ basement	1 Story Ranch	1 Story Ranch/Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,367	1,414	1,209	1,409
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		212	--	--
Pool/Spa	--	--	--	--
Lot Size	0.28 acres	0.33 acres	0.24 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	-\$16,725	-\$17,450	+\$11,800
Adjusted Price	--	\$315,275	\$305,550	\$291,800

* 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** SC1 is a 3bed/2 bath ranch home with unfinished basement. I selected SC1 because it has same out of Beds/baths as Subject and it's a ranch style home similar to Subject. SC1 is superior because it has more sqft, and it also has a basement, although its unfinished.
- Sold 2** SC2 is a ranch style 3beds/2bath home within 0.92 miles of Charlotte. I selected SC2 because it has the same amount of beds and it's simliare in age, style, sqft as the Subject. I believe that SC2 is most comparable in age, sqft, and style as the Subject property.
- Sold 3** SC3 is a ranch style home located within 1/2 a mile of the Subject. I selected SC3 because although it's a townhome it's individual units similar in style of a single family home, and it also has the same amount of beds/baths as the Subject property. SC3 is superior in sqft, and age, but Subject has 2 car garage verses 1 car garage.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject was listed on 4/1/2024 they closed on 5/24/2024.			
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
--	--	--	--	Sold	05/24/2024	\$280,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$304,191	\$304,191
Sales Price	\$304,191	\$304,191
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
After reviewing all the sales comps and sold comps I was able to conclude that Subject's price value to be between 291K- 315K, depending on the condition of the interior of the Subject. As I only was able to determine this value, from the exterior appearance.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.92 miles and the sold comps closed within the last 2 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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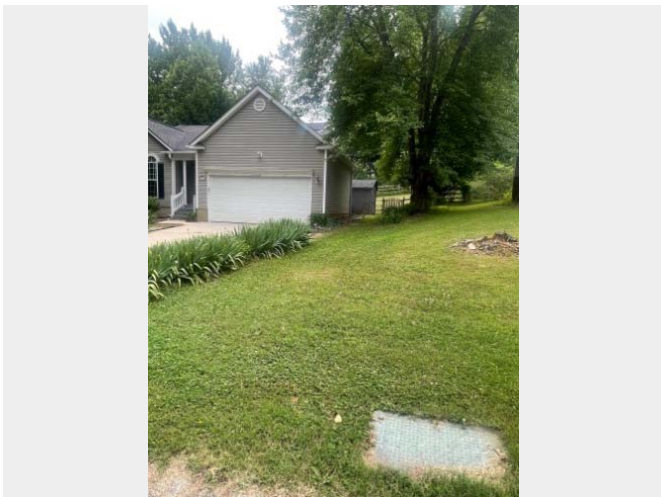
Subject Photos



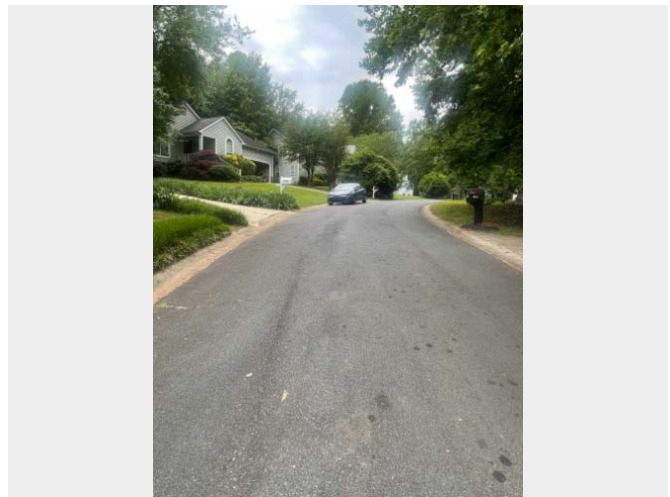
Front



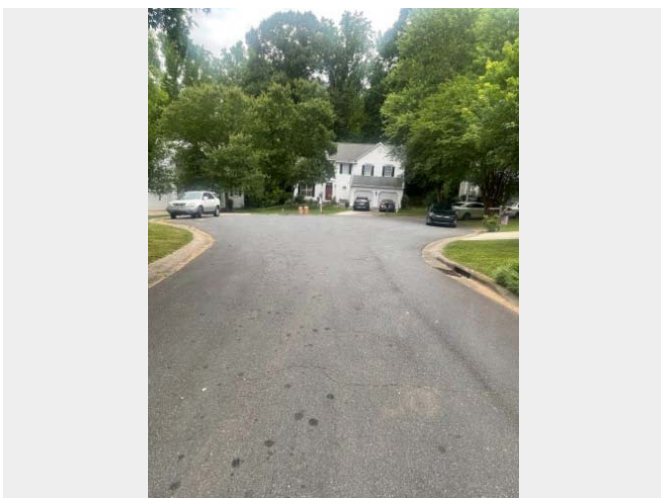
Address Verification



Side



Street



Street



Other

Listing Photos

L1 8928 Avery Meadows Dr
Charlotte, NC 28216



Front

L2 9108 Shenington Pl
Charlotte, NC 28216



Front

L3 9207 Avery Meadows Dr
Charlotte, NC 28216



Front

Sales Photos

S1 8536 Woodford Bridge Dr
Charlotte, NC 28216



Front

S2 6930 Reese Furr Drive
Charlotte, NC 28216



Front

S3 8638 Westhope St
Charlotte, NC 28216



Front

ClearMaps Addendum

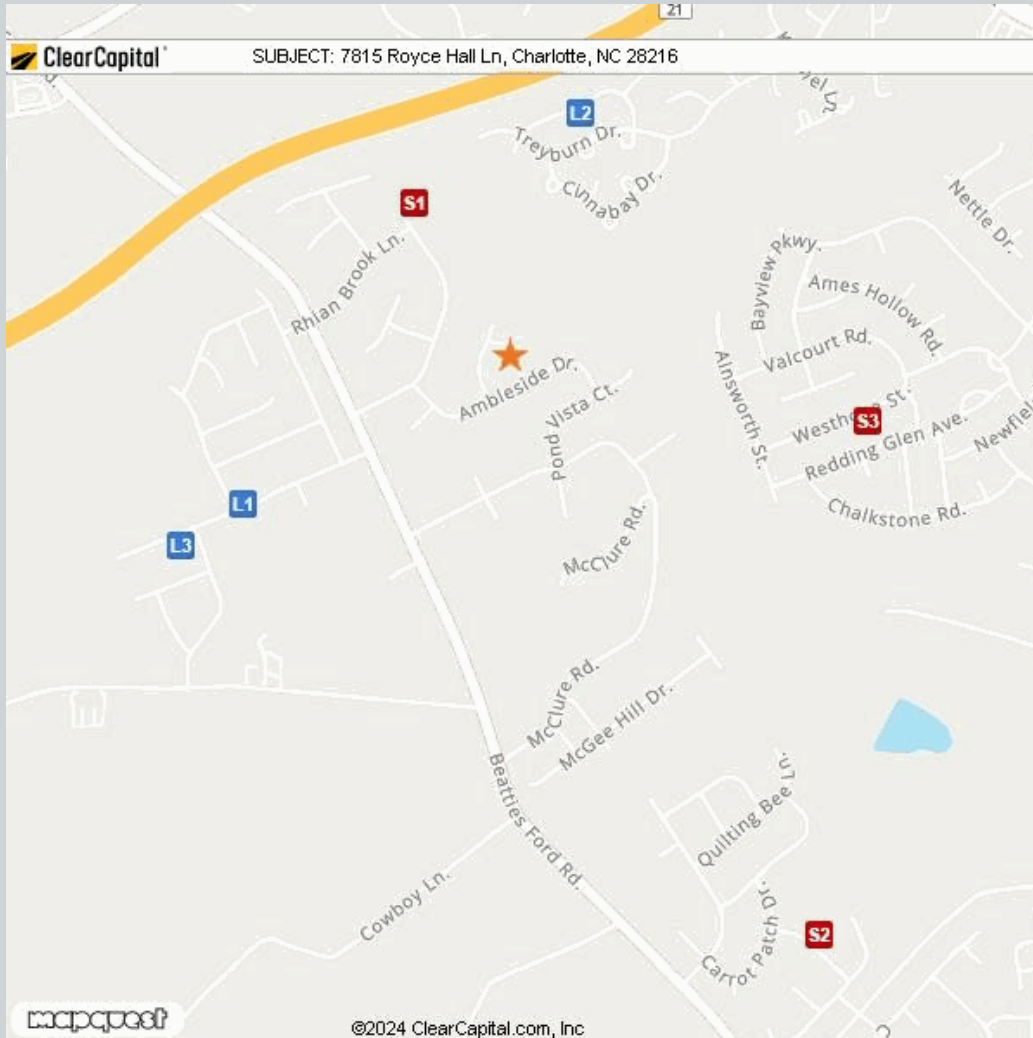
Address ★ 7815 Royce Hall Lane, Charlotte, NORTH CAROLINA 28216

Loan Number 57542

Suggested List \$304,191

Suggested Repaired \$304,191

Sale \$304,191



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7815 Royce Hall Lane, Charlotte, North Carolina 28216	--	Parcel Match
L1 Listing 1	8928 Avery Meadows Dr, Charlotte, NC 28216	0.43 Miles ¹	Parcel Match
L2 Listing 2	9108 Shenington Pl, Charlotte, NC 28216	0.35 Miles ¹	Parcel Match
L3 Listing 3	9207 Avery Meadows Dr, Charlotte, NC 28216	0.53 Miles ¹	Parcel Match
S1 Sold 1	8536 Woodford Bridge Dr, Charlotte, NC 28216	0.25 Miles ¹	Parcel Match
S2 Sold 2	6930 Reese Furr Drive, Charlotte, NC 28216	0.92 Miles ¹	Parcel Match
S3 Sold 3	8638 Westhope St, Charlotte, NC 28216	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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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

Broker Name	Tara Johnson	Company/Brokerage	Sentry Residential
License No	294381	Address	2607 Pimpernel Road Charlotte NC 28213
License Expiration	06/30/2024	License State	NC
Phone	7047129573	Email	tarahaynes25@yahoo.com
Broker Distance to Subject	9.95 miles	Date Signed	06/02/2024

/Tara Johnson/

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 is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

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.