

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	8500 Barncliff Rd, Charlotte, NC 28227	Order ID	9504427	Property ID	35733780
Inspection Date	07/28/2024	Date of Report	07/29/2024		
Loan Number	58041	APN	135-043-01		
Borrower Name	Catamount Properties 2018 LLC	County	Mecklenburg		

Tracking IDs					
Order Tracking ID	7.25_bpo	Tracking ID 1	7.25_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Yee Yan Zi Liang	Condition Comments	
R. E. Taxes	\$2,253	Subject looks average based on drive by inspection. Subject was recently sold in "as is" condition as an investor special.	
Assessed Value	\$288,200		
Zoning Classification	res		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject location is average. Within minutes of schools and shopping. REO activity is low. There are a few investment opportunities in the neighborhood.	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$385,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8500 Barncliff Rd	7305 Budding Court	3511 Winchelsea Drive	7126 Bluff Wood Cove
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28227	28227	28212	28212
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.79 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$323,000	\$319,900	\$339,000
List Price \$	--	\$323,000	\$319,900	\$339,000
Original List Date		06/25/2024	07/15/2024	06/05/2024
DOM · Cumulative DOM	-- · --	34 · 34	14 · 14	25 · 54
Age (# of years)	46	29	42	37
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Auction	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories trad	2 Stories trad	1.5 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	1,775	1,715	1,695	1,810
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.25 acres	.22 acres	.30 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Comp is similar to the subject in size, bedrooms and baths. Fantastic opportunity to pick up this well-priced 3bed/2.5bath home. Spacious and attractive floor plan with impressive, vaulted ceilings in living room and primary bedroom. Bring your paintbrush and designing flair to make this house a home. Alternatively, this would make an excellent investment property.
- Listing 2** Comp is similar in size and superior in bedrooms. Great curb appeal with fresh landscaping outside, and fresh paint and new flooring throughout inside. Priced to sell and completely move in ready!
- Listing 3** Comp is similar to the subject in size, bedrooms and baths. Experience the charm of this beautifully property, Located in a well-established and serene neighborhood, this two-story home promises ultimate privacy. If you're seeking a private oasis with comforts, this home is your perfect match.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8500 Barncliff Rd	7324 Walterboro Road	3400 Arrow Lane	9026 Tibble Creek Way
City, State	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC
Zip Code	28227	28227	28227	28227
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.43 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$319,900	\$298,000
List Price \$	--	\$335,000	\$319,900	\$298,000
Sale Price \$	--	\$318,500	\$340,000	\$310,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	06/21/2024	07/03/2024	04/17/2024
DOM · Cumulative DOM	-- · --	11 · 32	4 · 55	7 · 56
Age (# of years)	46	41	52	46
Condition	Average	Average	Good	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	1.5 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	1,775	1,782	1,780	1,767
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 3	3 · 2	3 · 2 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	None	None	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	.25 acres	.25 acres	.70 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$318,500	\$340,000	\$310,000

* Sold 3 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** Comp is similar in size and bedrooms. Selling for near tax value and brand new roof!!! Great location and convenient to so much that Charlotte has to offer. This property is perfect for the owner that is looking for that fixer-upper with great "bones" where they can add some sweat equity and their own personal touches. At this price, it could also be great for the investor looking for their next 'fix and flip' or rental property to add to their portfolio
- Sold 2** Comp is similar in size and bedrooms. The owners have loved and cared for this home. Many updates including... roof (2023), vinyl siding (2020), energy efficient windows (2019), HVAC (2013) and septic tank just recently pumped and the main line replaced (2024). Come add your personal touch and call this place home!
- Sold 3** Comp is similar in size and bedrooms. Great opportunity to buy a fixer upper! Priced accordingly. New roof! Fenced in backyard with dead end location for added privacy. 3 Bedrooms plus a Loft. Open Living Area. Located in popular Tibble Creek along the Idlewild Road corridor where homes with smaller footprints are selling for much more. Home being sold in as is condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject recently sold on the 24th of July			
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
07/11/2024	\$235,000	--	--	Sold	07/24/2024	\$235,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$318,000	\$318,000
Sales Price	\$315,000	\$315,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
Suggested sales price is based on drive by inspection. While the subject sold in "as is" condition needing multiple repairs this report is based on what is currently on the market homes that need updates and upgrades. Subject was used as a rental property for years and sold in 2 days this month. However, this is an independent opinion of price, that is not influenced by list price, pending offers or the listing agent's opinion.		

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



Street



Street



Street

Listing Photos

L1 7305 Budding Court
Charlotte, NC 28227



Front

L2 3511 Winchelsea Drive
Charlotte, NC 28212



Front

L3 7126 Bluff Wood Cove
Charlotte, NC 28212



Front

Sales Photos

S1 7324 Walterboro Road
Charlotte, NC 28227



Front

S2 3400 Arrow Lane
Charlotte, NC 28227



Front

S3 9026 Tibble Creek Way
Charlotte, NC 28227



Front

ClearMaps Addendum

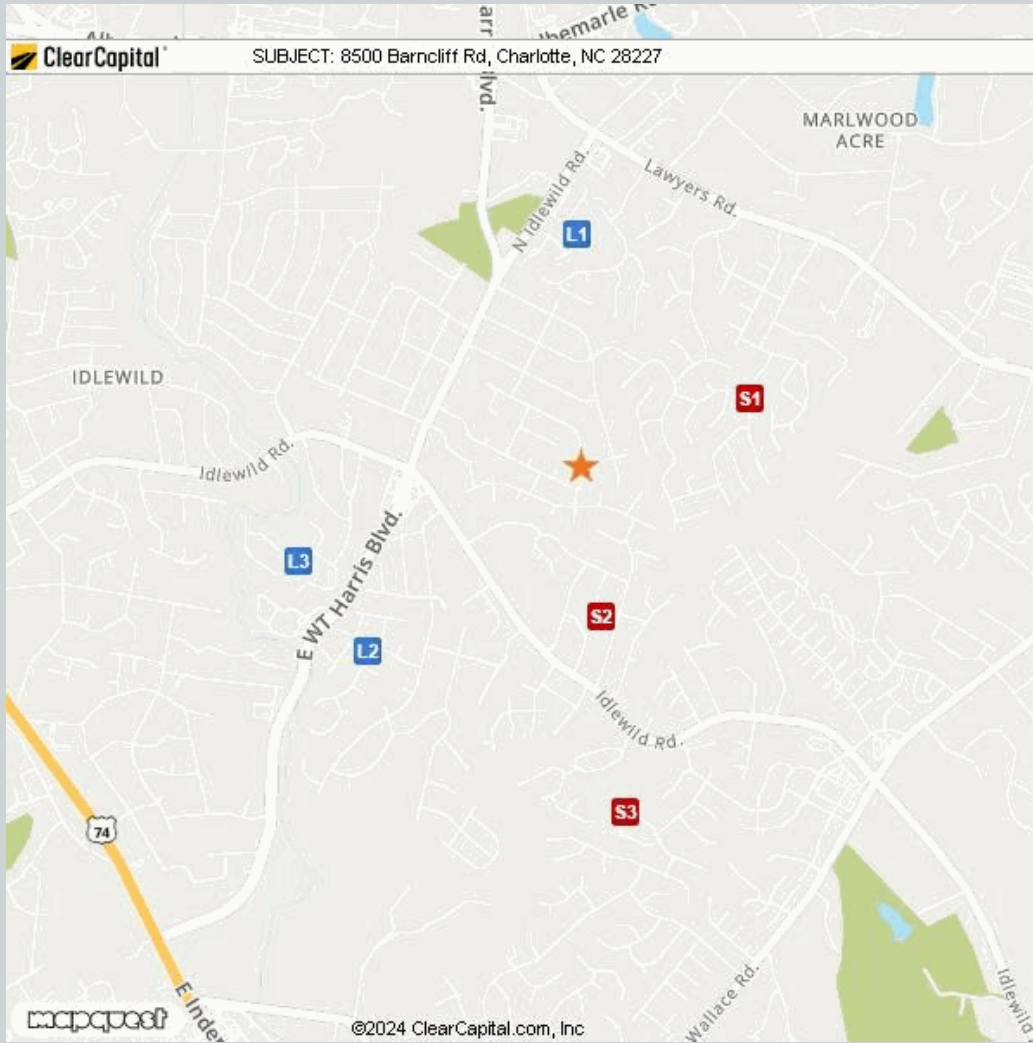
Address ★ 8500 Barncliff Rd, Charlotte, NC 28227

Loan Number 58041

Suggested List \$318,000

Suggested Repaired \$318,000

Sale \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8500 Barncliff Rd, Charlotte, NC 28227	--	Parcel Match
L1 Listing 1	7305 Budding Court, Charlotte, NC 28227	0.65 Miles ¹	Parcel Match
L2 Listing 2	3511 Winchelsea Drive, Charlotte, NC 28227	0.79 Miles ¹	Parcel Match
L3 Listing 3	7126 Bluff Wood Cove, Charlotte, NC 28227	0.83 Miles ¹	Parcel Match
S1 Sold 1	7324 Walterboro Road, Charlotte, NC 28227	0.51 Miles ¹	Parcel Match
S2 Sold 2	3400 Arrow Lane, Charlotte, NC 28227	0.43 Miles ¹	Parcel Match
S3 Sold 3	9026 Tibble Creek Way, Charlotte, NC 28227	0.98 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	Charmain Wilson	Company/Brokerage	Home World Realty PM
License No	188411	Address	9406 White Cedar ct Charlotte NC 28213
License Expiration	06/30/2025	License State	NC
Phone	7046610877	Email	homeworldrealtypm@gmail.com
Broker Distance to Subject	7.47 miles	Date Signed	07/29/2024

/Charmain Wilson/

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.