

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	82 Paddington Drive Sw, Concord, NC 28025	Order ID	9543030	Property ID	35823721
Inspection Date	08/15/2024	Date of Report	08/15/2024		
Loan Number	58078	APN	5539-58-7308-0000		
Borrower Name	Catamount Properties 2018 LLC	County	Cabarrus		

Tracking IDs					
Order Tracking ID	8.12_BPO	Tracking ID 1	8.12_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Smithson Ryan	Condition Comments	
R. E. Taxes	\$2,025	Subject is in good condition based on an exterior inspection of the property.	
Assessed Value	\$165,990		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject's neighborhood is quiet, suburban and made up of similar homes as the subject. Close access to shopping, schools, transportation and major interstates/highways. The neighborhood is comprised of mostly single-family dwellings and reflects good employment & stability.	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$375,000		
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	82 Paddington Drive Sw	195 Edward Avenue #13	268 Morning Dew Drive	945 Ramsgate Drive
City, State	Concord, NC	Concord, NC	Concord, NC	Concord, NC
Zip Code	28025	28025	28025	28025
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.83 ¹	1.11 ¹	1.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$310,000	\$329,900
List Price \$	--	\$310,000	\$310,000	\$329,900
Original List Date		08/05/2024	02/09/2024	08/06/2024
DOM · Cumulative DOM	-- · --	9 · 10	187 · 188	0 · 9
Age (# of years)	31	20	17	17
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	1.5 Stories Conventional	1 Story Ranch	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,373	1,215	1,979	1,974
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.21 acres	0.07 acres	0.10 acres
Other	Deck	Porch	None	Patio

* 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.

Current Listings - Cont.

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

- Listing 1** DON'T MISSED THIS ONE!! TOTALLY RENOVATED 4 bedroom, 2 bathroom home. It has loads of natural light in the living, dining, and kitchen area. Nestled right outside of the thriving downtown Concord, this property awaits its new owner to make it a home. We have a quiet street with a front porch perfect for those rocking chairs and some southern sweet tea. Lets get into the backyard that has a storage building for all those gardening tools. Don't hesitate or delay to think about it just schedule your showing today. SHOW TODAY!!
- Listing 2** Explore the convenience of this 2 story, 3-bedroom, 2.5-bathroom home in Park Place subdivision near downtown Concord. Enjoy spacious and functional rooms, ample storage, and an open concept layout. Primary closet is an expansive walk-in that wraps around the length of the room. Primary bath has a wonderful oval garden tub, spacious bath with dual vanity. The community features a playground, adding a family-friendly touch. This is the perfect blend of comfort and accessibility. Don't miss out – schedule your tour today!
- Listing 3** Spacious two-story home with 4 bedrooms & 2.5 bathrooms. It features an open floor plan . The kitchen has a pantry and all appliances. The primary suite has a large walk-in closet, tray ceiling with dual sinks and a oversized tub with separate shower in the bathroom.Bathroom upstairs are large. Enjoy entertaining outdoors on the rear patio.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	82 Paddington Drive Sw	209 Morgan Place Sw	2499 Willow Pond Lane	310 Windrose Lane
City, State	Concord, NC	Concord, NC	Concord, NC	Concord, NC
Zip Code	28025	28025	28025	28025
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.91 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$324,900	\$319,995	\$324,999
List Price \$	--	\$324,900	\$319,995	\$324,999
Sale Price \$	--	\$317,500	\$319,000	\$322,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/16/2024	03/27/2024	06/27/2024
DOM · Cumulative DOM	-- · --	14 · 39	8 · 74	48 · 76
Age (# of years)	31	32	5	33
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	1.5 Stories Conventional	1 Story Ranch	2 Stories Conventional	1.5 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,373	1,170	1,459	1,643
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.27 acres	0.16 acres	0.28 acres
Other	Deck	Fenced Yard	None	Fireplace
Net Adjustment	--	+\$4,060	-\$1,720	-\$5,400
Adjusted Price	--	\$321,560	\$317,280	\$317,100

* Sold 1 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** This charming 1 story ranch home on a cul-de-sac has lots to offer any buyer! Outside it features a spacious fenced in backyard with an extended deck, fire pit, large detached garage, storage shed and outdoor bar. Inside you'll find a functional layout with a split bedroom plan as well as a sizable living room and kitchen at the center of the home. Complete with hardwood floors, granite countertops and freshly painted walls. The outdoor space makes this property stand out from many in the area - especially with its detached garage which many homes nearby do not have.
- Sold 2** Move in ready home with tons of space and private tree-lined backyard. Home enters into fully carpeted living room. Recessed lighting throughout. Living room opens into spacious kitchen and dining area. Kitchen Island provides extra counter space and option for seating. Downstairs powder room perfect for guests. Upstairs are 3 full carpeted bedrooms as well as laundry room. Primary bedroom has attached bath. Third bedroom allows opportunity for a full in-home office. Out back is a patio perfect for summer grilling. Large backyard with tree line allows for plenty of space for entertaining. Large driveway and 2-car garage for additional parking and storage. Priced to sell. Won't last long. Book your showing now!
- Sold 3** (No HOA!) 3 bed 2.5 bath, home, offers the ideal balance between comfort and convenience, with the added bonus of NO HOA! Enjoy some privacy on your nearly .3-acre lot. This home boasts a fantastic location, putting everything you need within easy reach. Enjoy the convenience of nearby restaurants & shopping! Private primary suite on the main floor. Create in the updated kitchen, fully equipped with all appliances for seamless move-in. Entertain effortlessly in your open living room featuring beautiful, updated flooring. A convenient half bath and equipped laundry room complete the main floor for added functionality. Upstairs offers 2 generously sized bedrooms, A versatile full bathroom offers flexibility for any family dynamic. Utilize the bonus room as a home office, playroom, or even a third bedroom.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is no prior MLS data within the last 12 months.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$320,900	\$320,900
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
<p>The conclusion of estimated price for the subject is based on comparable properties and applicable market data found via the Canopy MLS and includes homes that are located within a 1-3 mile radius of the subject with similar style, size, condition and amenities. INTENDED PURPOSE: The Intended Purpose of this BPO is to provide the Client with an estimate of a possible/probable selling or leasing PRICE of the subject property or interest in the subject property, as of the effective date of this BPO. 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. PLEASE NOTE This is an opinion of price and NOT an opinion of market value. This opinion of price is being prepared for a third party making decisions or performing due diligence related to the potential listing, offering, sale, option, lease, or acquisition price of a parcel of or interest in real property. I am a licensed real estate agent and NOT a licensed appraiser. This is NOT a market valuation or appraisal. DISCLOSURE: If the owner of this property is looking for broker representation, I would love an opportunity to consult and represent the owner/seller in the sale of this property.</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

Listing Photos

L1 195 Edward Avenue #13
Concord, NC 28025



Front

L2 268 Morning Dew Drive
Concord, NC 28025



Front

L3 945 Ramsgate Drive
Concord, NC 28025



Front

Sales Photos

S1 209 Morgan Place SW
Concord, NC 28025



Front

S2 2499 Willow Pond Lane
Concord, NC 28025



Front

S3 310 Windrose Lane
Concord, NC 28025



Front

ClearMaps Addendum

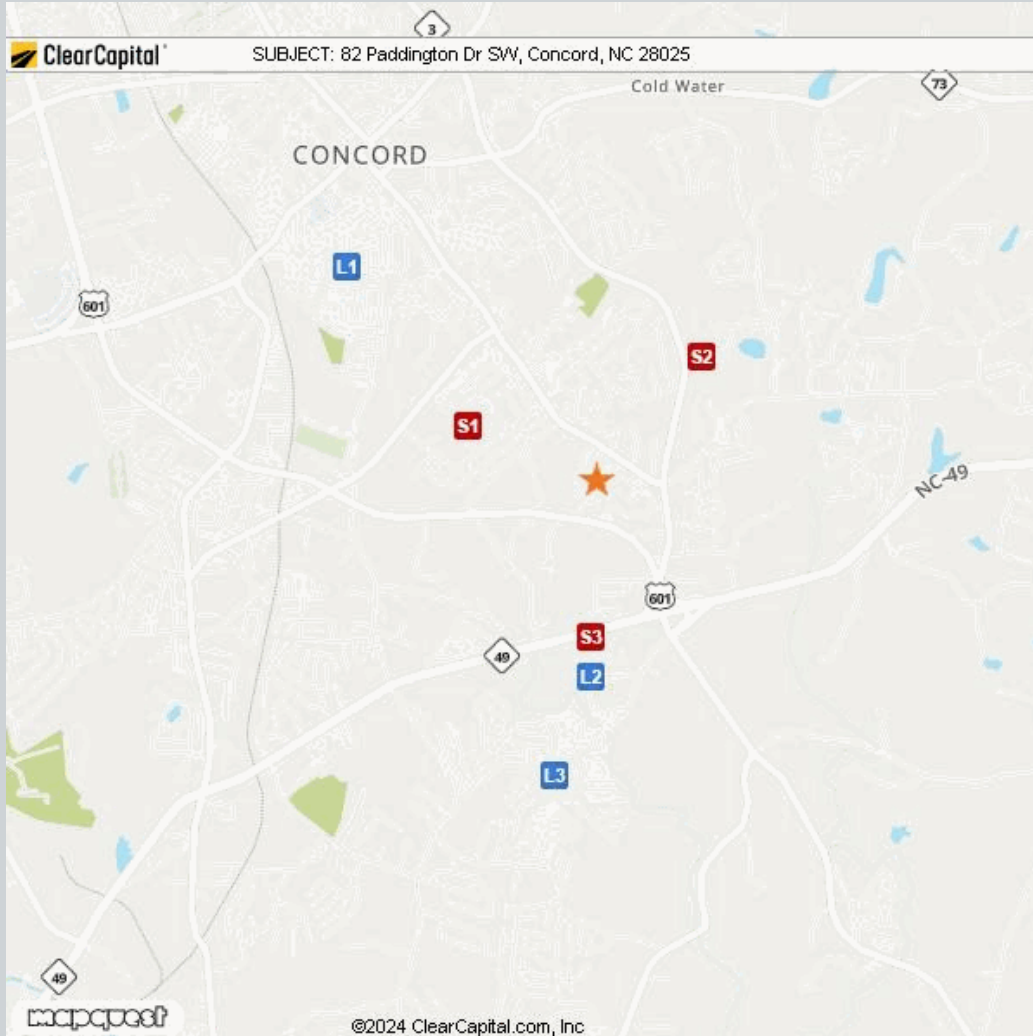
Address ★ 82 Paddington Drive Sw, Concord, NC 28025

Loan Number 58078

Suggested List \$320,900

Suggested Repaired \$320,900

Sale \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	82 Paddington Drive Sw, Concord, NC 28025	--	Parcel Match
L1 Listing 1	195 Edward Avenue #13, Concord, NC 28025	1.83 Miles ¹	Parcel Match
L2 Listing 2	268 Morning Dew Drive, Concord, NC 28025	1.11 Miles ¹	Parcel Match
L3 Listing 3	945 Ramsgate Drive, Concord, NC 28025	1.67 Miles ¹	Parcel Match
S1 Sold 1	209 Morgan Place Sw, Concord, NC 28025	0.77 Miles ¹	Parcel Match
S2 Sold 2	2499 Willow Pond Lane, Concord, NC 28025	0.91 Miles ¹	Parcel Match
S3 Sold 3	310 Windrose Lane, Concord, NC 28025	0.88 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 uiproducer@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	Jeremy Hopkins	Company/Brokerage	The Concord Agency
License No	270164	Address	1122 Riding Trail Lane Concord NC 28027
License Expiration	06/30/2025	License State	NC
Phone	8606058000	Email	jeremy.hopkins@live.com
Broker Distance to Subject	8.59 miles	Date Signed	08/15/2024

/Jeremy Hopkins/

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.