

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	270 Dartmoor Dr, Spartanburg, SC 29301	Order ID	9529590	Property ID	35779680
Inspection Date	08/06/2024	Date of Report	08/09/2024		
Loan Number	58176	APN	6230027100		
Borrower Name	Catamount Properties 2018 LLC	County	Spartanburg		

Tracking IDs					
Order Tracking ID	8.6_BPO	Tracking ID 1	8.6_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	KAREN I HOOVER	Condition Comments	
R. E. Taxes	\$855	The subject property appears occupied and maintained for its age and location. No repairs appear needed at this time from the drive-by inspection. It conforms to the neighborhood.	
Assessed Value	\$6,872		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Creekside @ Rock Springs 864-585-2525		
Association Fees	\$400 / Year (Pool,Other: common areas)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established phase within a larger established neighborhood. The amenities are shared between the various phases. It is located on the Westside of Spartanburg and commutable to Spartanburg downtown, Boiling Springs and Greer for shopping and work. It is located in the district 6 schools.	
Sales Prices in this Neighborhood	Low: \$203,000 High: \$350,000		
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	270 Dartmoor Dr	735 Elam Way	217 Rivermill Court	222 Clementis Court
City, State	Spartanburg, SC	Moore, SC	Spartanburg, SC	Moore, SC
Zip Code	29301	29369	29301	29369
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.95 ¹	1.55 ¹	3.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$285,900	\$299,900
List Price \$	--	\$270,000	\$285,900	\$299,900
Original List Date		07/16/2024	07/25/2024	07/17/2024
DOM · Cumulative DOM	-- · --	23 · 24	14 · 15	20 · 23
Age (# of years)	21	21	26	28
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,517	1,456	1,710	1,751
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.41 acres	0.24 acres	0.15 acres	0.24 acres
Other	vinyl,porch,scr porch,deck,fence FP	vinyl, brick,porch,Scr patio,patio,FP	Brick, porch,FP,fence,Cov patio	Brick,porch,FP,patio,fence

* 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 Located in the same school district, similar in age with smaller lot and SF. It is located in a neighborhood with HOA but no amenities.

Listing 2 Older all brick with larger SF and smaller lot. Located in a neighborhood with no amenities but has an HOA. It is located in the same school district

Listing 3 All brick, older and larger in SF with a smaller lot. Located in a neighborhood with amenities and a lawn care service included in the montly fees. It is located in the same school district.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	270 Dartmoor Dr	346 N Sweetwater Hills Dr	608 Cromwell Dr	233 Glen Crest Dr
City, State	Spartanburg, SC	Moore, SC	Spartanburg, SC	Moore, SC
Zip Code	29301	29369	29301	29369
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.27 ¹	2.14 ¹	3.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$270,000	\$285,000
List Price \$	--	\$269,900	\$270,000	\$285,000
Sale Price \$	--	\$264,500	\$265,000	\$280,000
Type of Financing	--	Cash	Cnv	Cnv
Date of Sale	--	03/15/2024	02/09/2024	06/18/2024
DOM · Cumulative DOM	-- · --	51 · 123	30 · 65	7 · 38
Age (# of years)	21	21	15	26
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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,517	1,376	1,604	1,297
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.41 acres	0.24 acres	0.19 acres	0.34 acres
Other	vinyl,porch,scr porch,deck,fence FP	brick, porch,FP,fence,patio	Brick, vinyl, porch,fence,FP,scr patio,solar	brick,porch,FP,fence,patio
Net Adjustment	--	+\$7,620	-\$7,865	+\$5,925
Adjusted Price	--	\$272,120	\$257,135	\$285,925

* 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** Located in a neighborhood with similar amenities but in the district 5 schools. Is in the same market area. Similar in age all brick with smaller SF and lot.
- Sold 2** Located in a neighborhood with similar amenities and in the same school district. Brick and vinyl with leased solar panels. Larger in SF, newer and with a smaller lot.
- Sold 3** Older all brick with smaller sf and smaller lot. Has updates to the interior. Is located in a neighborhood with similar amenities but in the Dist 5 schools.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				1 owner property			
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	\$270,900	\$270,900
Sales Price	\$270,000	\$270,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>the subject is located on a larger than average lot for the neighborhood and in a cul de sac. The inventory of existing construction remains significantly limited, while new construction constitutes a high percentage of this market. The rate of increase for existing construction has slowed compared to the previous year, and price reductions are starting to occur in the existing inventory as the volume of new construction decreases due to a reduced number of buyers and increased mortgage rates. The market has transitioned from a state of appreciation to stability, and some areas have experienced declines in housing prices of up to 5% or more. To facilitate property sales, sellers and builders are offering large concessions to buyers. This opinion is not an appraisal of the market value of the property & may not be used in lieu of an Appraisal. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction. This opinion may not be used by any party as a primary basis to determine the value of a parcel of or interest in real property for mortgage loan origination, including first & second mortgages, refinances, or equity lines of credit. This report is solely the opinion of this broker of what the property should be marketed in the current market. This is a Broker Price Opinion & not a statement of value but an anticipated Sale Price. All information regarding the subject is taken from tax records &/or MLS, every effort was made to find active & sold comps that were similar in year built, sf, style, lot size, condition & location to the subject.</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



Other



Other

Listing Photos

L1 735 Elam Way
Moore, SC 29369



Front

L2 217 Rivermill Court
Spartanburg, SC 29301



Front

L3 222 Clementis Court
Moore, SC 29369



Front

Sales Photos

S1 346 N Sweetwater Hills Dr
Moore, SC 29369



Front

S2 608 Cromwell Dr
Spartanburg, SC 29301



Front

S3 233 Glen Crest Dr
Moore, SC 29369



Front

ClearMaps Addendum

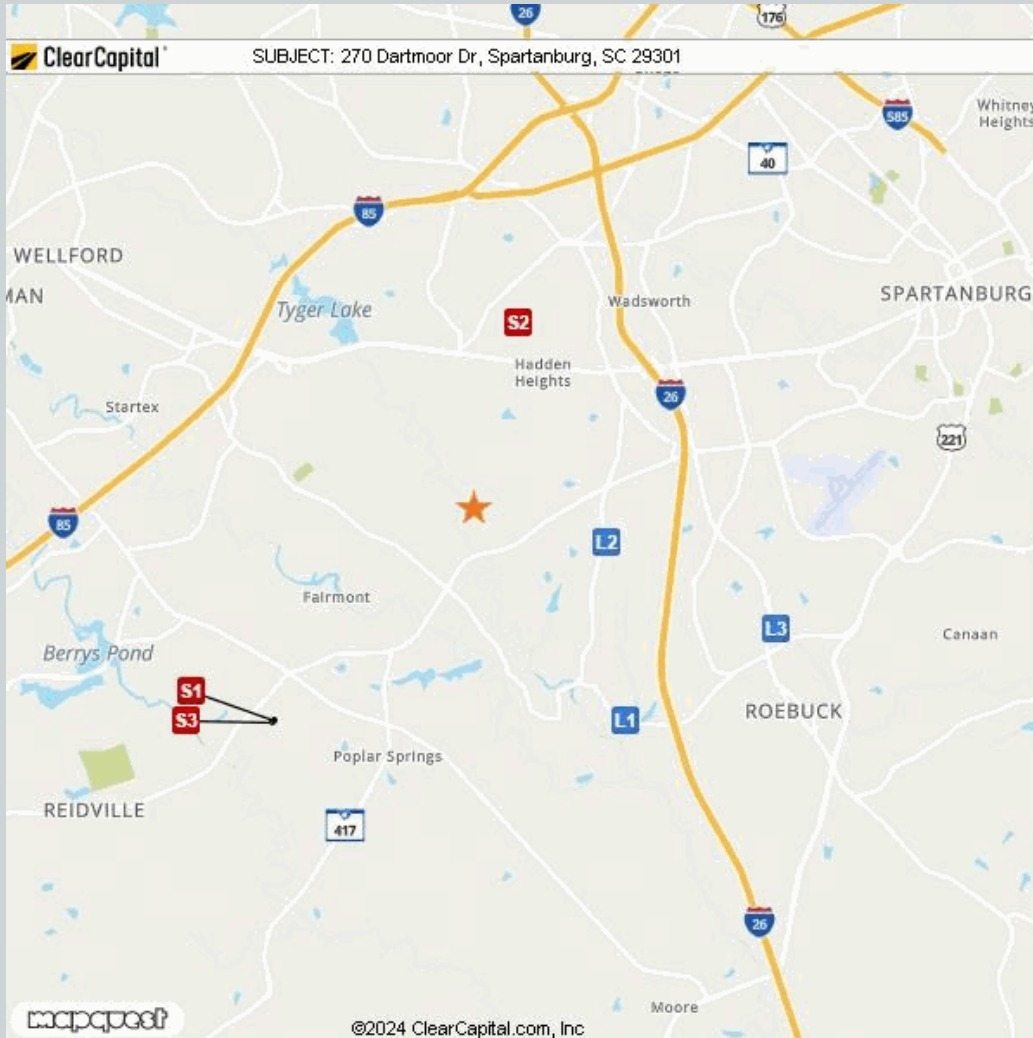
Address ★ 270 Dartmoor Dr, Spartanburg, SC 29301

Loan Number 58176

Suggested List \$270,900

Suggested Repaired \$270,900

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	270 Dartmoor Dr, Spartanburg, SC 29301	--	Parcel Match
L1 Listing 1	735 Elam Way, Moore, SC 29369	2.95 Miles ¹	Parcel Match
L2 Listing 2	217 Rivermill Court, Spartanburg, SC 29301	1.55 Miles ¹	Parcel Match
L3 Listing 3	222 Clementis Court, Moore, SC 29369	3.67 Miles ¹	Parcel Match
S1 Sold 1	346 N Sweetwater Hills Dr, Moore, SC 29369	3.27 Miles ¹	Parcel Match
S2 Sold 2	608 Cromwell Dr, Spartanburg, SC 29301	2.14 Miles ¹	Parcel Match
S3 Sold 3	233 Glen Crest Dr, Moore, SC 29369	3.30 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	Aivars Mecs	Company/Brokerage	Mecs Homes Realty
License No	19834	Address	475 Bollweevil Way Wellford SC 29385
License Expiration	06/30/2026	License State	SC
Phone	8649092336	Email	aamecs@gmail.com
Broker Distance to Subject	6.97 miles	Date Signed	08/09/2024

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.