

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	1725 Cedar Grove Drive, Marietta, GA 30066	Order ID	6126125	Property ID	26292566
Inspection Date	04/03/2019	Date of Report	04/03/2019		
Loan Number	37420	APN	16-0666-0-046-0		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs					
Order Tracking ID	Citi_BPO_04.02.19	Tracking ID 1	Citi_BPO_04.02.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Myra Garvin	The subject property appears to be in average condition with no visible damages or needed repairs. The property appears maintained. The owners name and mailing address appears on the tax record as the subject address, however the house is closed up, blinds closed, no items on the outside. So it is possible that it is vacant, but difficult to tell for sure.
R. E. Taxes	\$2,052	
Assessed Value	\$67,624	
Zoning Classification	Residential 1 Family	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Most Atlanta suburbs are about new construction, and this area is unique in that within 3/4 mile of the subject, there are no new construction projects currently. Another trend here, is renovation of properties in the age range of the subject. So many of possible comps are already renovated. The area is in Sprayberry High School which is coming up in ratings, and per school ratings publications this school district is good. It is less than a mile to restaurants, shopping and a little over a mile to the interstate highway. It would have easy access to a large mall or Kenn...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$148,000 High: \$517,245	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Most Atlanta suburbs are about new construction, and this area is unique in that within 3/4 mile of the subject, there are no new construction projects currently. Another trend here, is renovation of properties in the age range of the subject. So many of possible comps are already renovated. The area is in Sprayberry High School which is coming up in ratings, and per school ratings publications this school district is good. It is less than a mile to restaurants, shopping and a little over a mile to the interstate highway. It would have easy access to a large mall or Kennesaw State University , 3-4 miles away. The foreclosure rate in this area is .04% and the original list price to sale price ratio is 98%.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1725 Cedar Grove Drive	1354 Linley Trace	2193 Spalding Dr	2539 Morgan Lake Rd
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30066	30066	30062	30066
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.47 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$275,000	\$264,900
List Price \$	--	\$295,000	\$250,000	\$252,910
Original List Date		03/25/2019	02/19/2019	11/21/2018
DOM · Cumulative DOM	-- · --	1 · 9	43 · 43	101 · 133
Age (# of years)	45	31	42	39
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 Split Level	1 Story Ranch	1 Story Ranch	1 Story Split Level
# Units	1	1	1	1
Living Sq. Feet	1,823	2,191	1,752	1,499
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	100%	50%
Basement Sq. Ft.	899	--	300	1,499
Pool/Spa	--	--	--	--
Lot Size	.34 acres	.39 acres	.25 acres	.48 acres
Other	Porch Deck	Deck Patio	Porch Deck	Deck

* 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** List 1 is .68 miles away. It has larger GLA but no basement as the subject does. It is newer than the subject and has a slightly larger lot. It has a half bath that the subject does not have. It is in average condition similar to the subject. The original list price to sale price ratio in this area is 98% so a 2% adjustment will be used if still listed at original price for all list comps. The total adjustments are: $-25396 + 295000 = 269604$.
- Listing 2** List 2 is .47 miles away. It has smaller GLA but has a 300 SF basement finished while the subject's basement is unfinished. It has a smaller lot. It is a similar age, but 3 years newer. It has a similar porch, deck and garage. The original list price has already been reduced more than the 2% adjustment for the price ratio difference, so it will not be used. The total adjustments are: $+304 + 250000 = 250304$.
- Listing 3** List 3 is .73 miles away. There were no comps within a closer distance to the subject. This comp is also a 1 level split plan as the subject but it was the only one available that could be a comp. It has smaller GLA, but a larger basement that is partially finished with 2 bedrooms and 1 full bath. It has a larger lot and is 5 years newer. It is renovated per MLS and pictures while the subject is in average condition with no supporting evidence that it has any updates. The total adjustments are: $-4876 + 252910 = 248034$.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1725 Cedar Grove Drive	1688 Newton Rd	1950 Trophy Dr	2605 Bob Bettis Rd
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30066	30066	30062	30066
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.55 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$300,000	\$290,000
List Price \$	--	\$300,000	\$289,900	\$290,000
Sale Price \$	--	\$300,000	\$290,000	\$275,000
Type of Financing	--	Conventional	Fha	Va
Date of Sale	--	02/01/2019	12/31/2018	03/08/2019
DOM · Cumulative DOM	-- · --	67 · 84	67 · 87	18 · 54
Age (# of years)	45	39	45	43
Condition	Average	Average	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 Split Level	1 Story Ranch	1 Story Split Level	1.5 Stories Split Level
# Units	1	1	1	1
Living Sq. Feet	1,823	2,026	1,572	1,575
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	4 · 2 · 1
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	899	1,400	1,652	400
Pool/Spa	--	--	--	--
Lot Size	.34 acres	1.45 acres	.23 acres	.39 acres
Other	Porch Deck	Porch Deck	Porch Patio	Deck Porch Outbldg
Net Adjustment	--	-\$21,106	-\$4,328	-\$3,356
Adjusted Price	--	\$278,894	\$285,672	\$271,644

* 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** SOLD 1 is .11 miles away but not in the subdivision. It is a ranch style but similar 1 level with a basement. It has larger GLA with a larger basement. It has one more full bath. It has a larger lot and is 5 years newer. The sellers paid \$7350 in concessions.
- Sold 2** SOLD 2 is just over a half mile away. It has smaller GLA with a larger basement. It has a smaller lot and is the same age as the subject. Per MLS, it has new flooring, new kitchens & baths, new appliances, granite counters, 3 year old HVAC, new garage doors, new water heater and is in good condition while the subject as far as is known, is in average condition. There is no information that the subject has upgrades. The sellers paid \$5000 in concessions.
- Sold 3** SOLD 3 is .46 miles away. It has smaller GLA but has 400 SF finished in the basement while the subject's basement is unfinished per the tax record. It has a similar lot, but slightly larger. It is 2 years newer than the subject. It has an outbuilding that the subject does not have. It also has a half bath that the subject does not have. MLS comments that it has upgrades but pictures show that the upgrades are modest and may have been done in the past. So a more modest adjustment will be used. This comp was used due to lack of average condition comps within a proximate distance. In this area and for the age, it is common for properties to have some updates when it is put on the market. The sellers paid \$2500 in concessions.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history within the last 12 months in MLS or the tax records.			
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	\$279,000	\$279,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>SOLD 1 is closest in distance but SOLD 3 had the lowest adjustments, so the concluded price is between the adjusted values of this two, giving both some weight. At \$275000 , it would only be below List 1 in price but the subject's GLA is substantially larger than both List 2 and 3. This issues were in finding comps that were a similar condition, most properties this age in this area have some degree of renovations. In addition, finding the same style was also a challenge.</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



Front



Address Verification



Street

Listing Photos

L1 1354 Linley Trace
Marietta, GA 30066



Other

L2 2193 Spalding Dr
Marietta, GA 30062



Other

L3 2539 Morgan Lake Rd
Marietta, GA 30066



Other

Sales Photos

S1 1688 Newton Rd
Marietta, GA 30066



Other

S2 1950 Trophy Dr
Marietta, GA 30062



Other

S3 2605 Bob Bettis Rd
Marietta, GA 30066



Other

ClearMaps Addendum

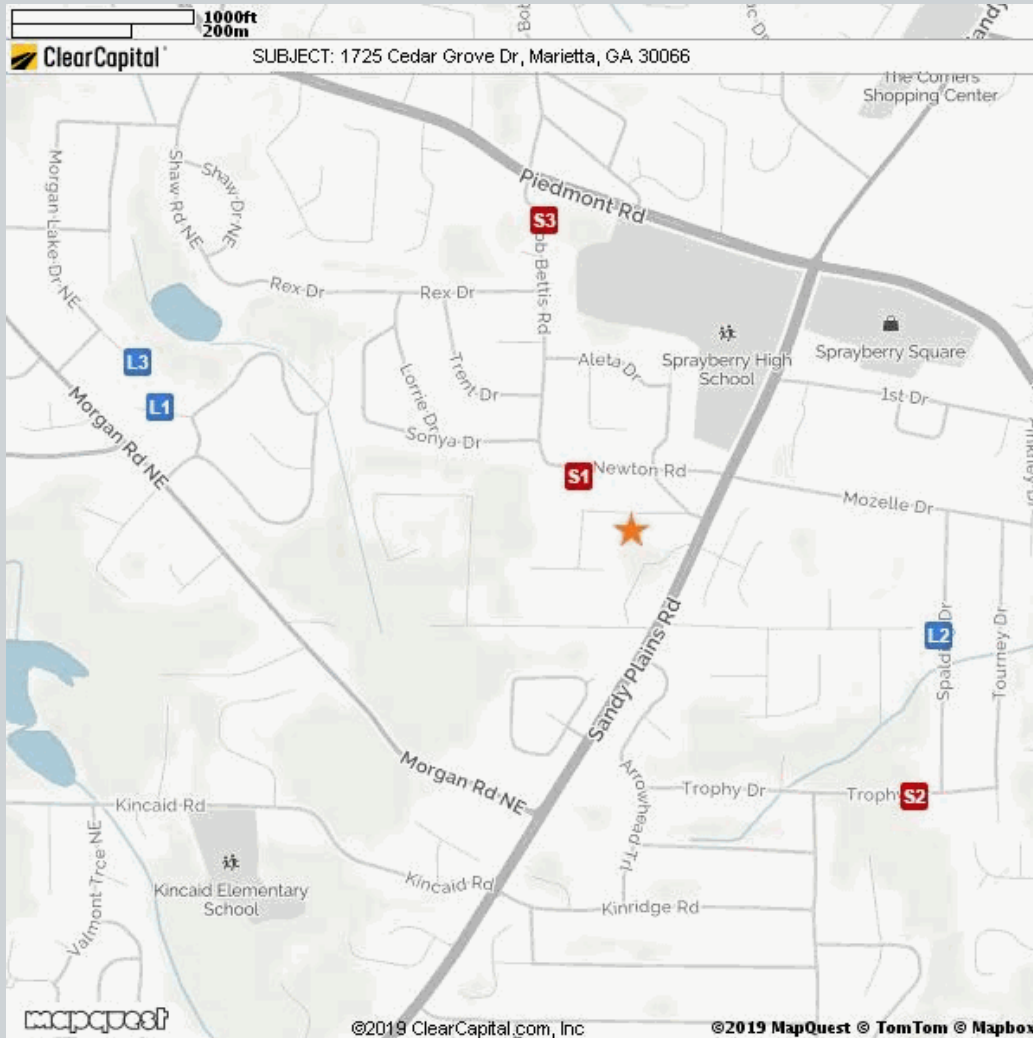
Address ★ 1725 Cedar Grove Drive, Marietta, GA 30066

Loan Number 37420

Suggested List \$279,000

Suggested Repaired \$279,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1725 Cedar Grove Dr, Marietta, GA	--	Parcel Match
L1 Listing 1	1354 Linley Trace, Marietta, GA	0.68 Miles ¹	Parcel Match
L2 Listing 2	2193 Spalding Dr, Marietta, GA	0.47 Miles ¹	Parcel Match
L3 Listing 3	2539 Morgan Lake Rd, Marietta, GA	0.73 Miles ¹	Parcel Match
S1 Sold 1	1688 Newton Rd, Marietta, GA	0.11 Miles ¹	Parcel Match
S2 Sold 2	1950 Trophy Dr, Marietta, GA	0.55 Miles ¹	Parcel Match
S3 Sold 3	2605 Bob Bettis Rd, Marietta, GA	0.46 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	Sharon Ritter	Company/Brokerage	Maximum One Realty Greater Atlanta
License No	182609	Address	851 Society Ct. Woodstock GA 30188
License Expiration	09/30/2021	License State	GA
Phone	6784311261	Email	rittersharon107@gmail.com
Broker Distance to Subject	7.52 miles	Date Signed	04/03/2019

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.