

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	476 Copper Creek Circle, Pooler, GA 31322	Order ID	6490140	Property ID	27792668
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	39538	APN	5-1014A-01-082		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs

Order Tracking ID	20200114_Citi_BPO	Tracking ID 1	20200114_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Betty Ann & Eugene Roriex	Condition Comments	
R. E. Taxes	\$1,074	The exterior of the subject property appears to be in average condition.	
Assessed Value	\$114,400		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	The Villages at Godley Station		
Association Fees	\$550 / Year		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood appears to be quiet and friendly. There were no boarded up homes nearby.	
Sales Prices in this Neighborhood	Low: \$169,000 High: \$531,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	476 Copper Creek Circle	108 Tahoe	665 Wyndham	106 Tahoe
City, State	Pooler, GA	Pooler, GA	Pooler, GA	Pooler, GA
Zip Code	31322	31322	31322	31322
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.92 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$394,900	\$426,000	\$419,900
List Price \$	--	\$389,900	\$396,500	\$419,900
Original List Date		10/29/2019	07/12/2019	12/02/2019
DOM · Cumulative DOM	-- · --	79 · 79	188 · 188	45 · 45
Age (# of years)	19	13	6	14
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories trad	1.5 Stories trad	2 Stories trad	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	3,013	3,234	3,372	2,972
Bdrm · Bths · ½ Bths	4 · 3	4 · 3 · 1	4 · 3 · 1	4 · 3
Total Room #	8	9	9	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	.22 acres	.33 acres	.25 acres	.30 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 The comparable has 4 bedrooms and 3.5 bathrooms with 3234sqft of living space and .33 acres. The comparable has an attached 3 car garage

Listing 2 The comparable has 4 bedrooms and 3.5 bathrooms with 3372sqft of living space and .25 acres. The comparable has an attached 2 car garage and is waterfront property.

Listing 3 The comparable has 4 bedrooms and 3 bathrooms with 2972sqft of living space and .30 acres. The comparable has an attached 2 car garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	476 Copper Creek Circle	33 Lake Heron	644 Wyndham	10 W Lake Heron
City, State	Pooler, GA	Pooler, GA	Pooler, GA	Pooler, GA
Zip Code	31322	31322	31322	31322
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	1.07 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$431,644	\$449,900
List Price \$	--	\$389,900	\$441,700	\$449,900
Sale Price \$	--	\$373,900	\$429,900	\$449,900
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	01/07/2020	12/03/2019	10/11/2019
DOM · Cumulative DOM	-- · --	207 · 207	310 · 410	23 · 40
Age (# of years)	19	13	2	5
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	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	3,013	2,904	3,000	2,974
Bdrm · Bths · ½ Bths	4 · 3	4 · 3 · 1	4 · 4 · 1	4 · 3
Total Room #	8	9	10	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.22 acres	.41 acres	.28 acres	.42 acres
Other	--	--	--	--
Net Adjustment	--	-\$21,300	-\$18,500	-\$24,800
Adjusted Price	--	\$352,600	\$411,400	\$425,100

* 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** The comparable has 4 bedrooms and 3.5 bathrooms with 2904sqft of living space and .41 acres The comparable has an attached 2 car garage.
- Sold 2** The comparable has 4 bedrooms and 4.5 bathrooms with 3000sqft of living space and .28 acres. The comparable has an attached 2 car garage.
- Sold 3** The comparable has 4 bedrooms and 3 bathrooms with 2974sqft of living space and .42 acres. The comparable has an attached 3 car garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property is not currently listed and has not been listed or sold within the last twelve 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	\$396,500	\$396,500
Sales Price	\$386,500	\$386,500
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
The pricing strategy is based on comps that were within a 1 mile radius of the subject property and sold within the last six months.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.07 miles and the sold comps closed within the last 3 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



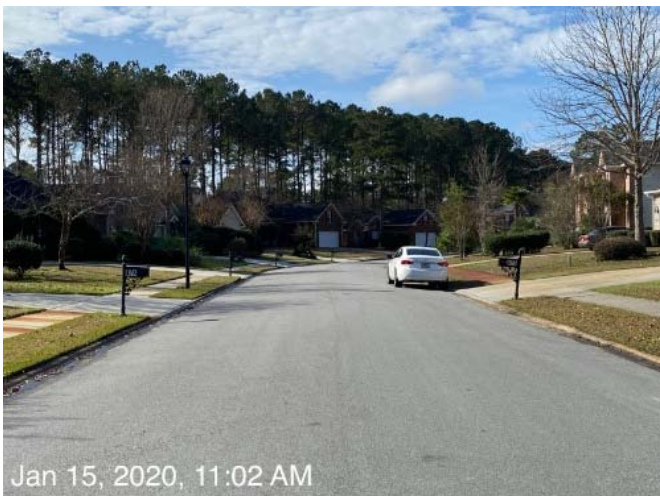
Address Verification



Side



Side



Street



Street

Listing Photos

L1 108 Tahoe
Pooler, GA 31322



Front

L2 665 Wyndham
Pooler, GA 31322



Front

L3 106 Tahoe
Pooler, GA 31322



Front

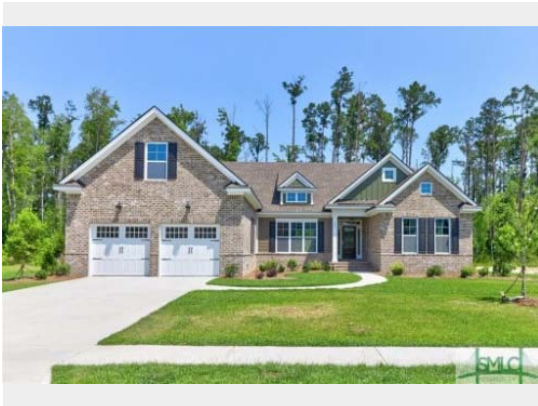
Sales Photos

S1 33 Lake Heron
Pooler, GA 31322



Front

S2 644 Wyndham
Pooler, GA 31322



Front

S3 10 W Lake Heron
Pooler, GA 31322



Front

ClearMaps Addendum

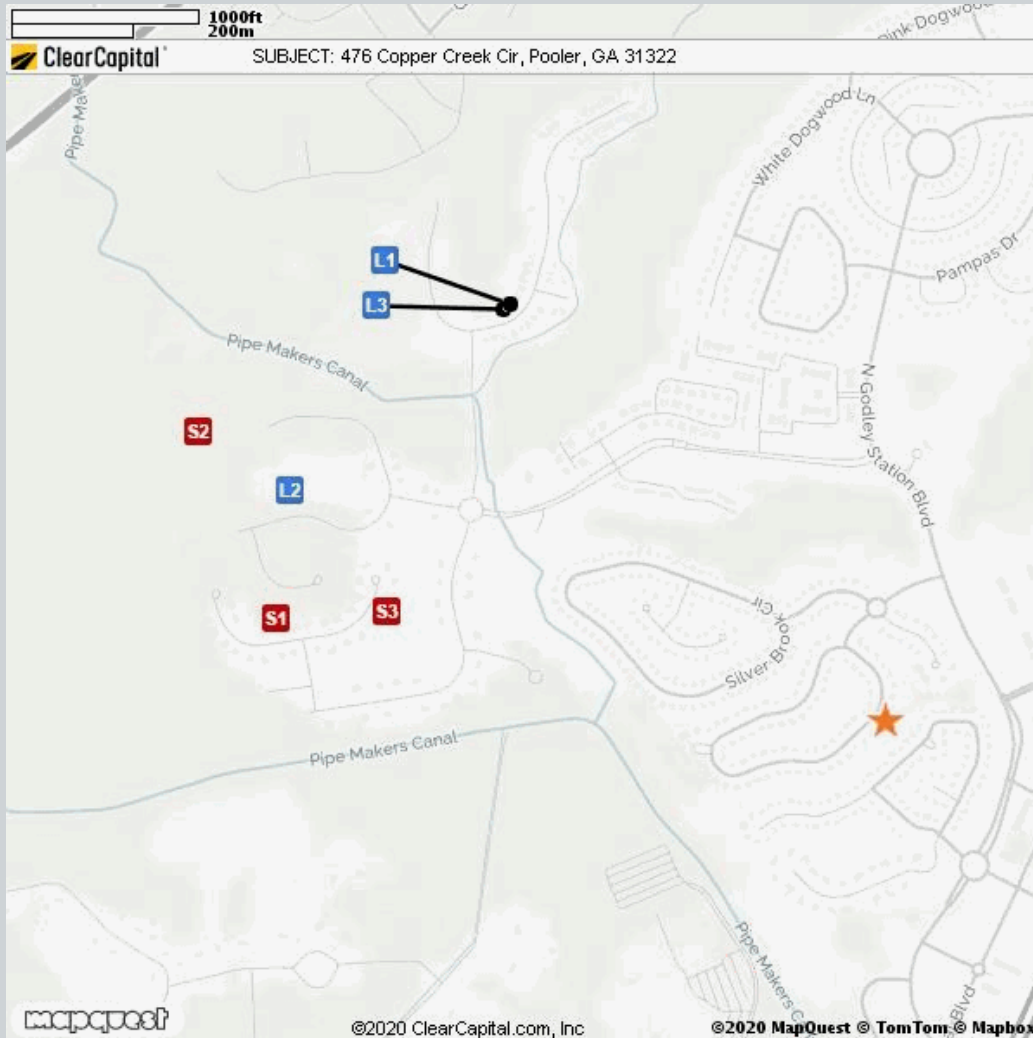
Address ★ 476 Copper Creek Circle, Pooler, GA 31322

Loan Number 39538

Suggested List \$396,500

Suggested Repaired \$396,500

Sale \$386,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	476 Copper Creek Cir, Pooler, GA	--	Parcel Match
L1 Listing 1	108 Tahoe, Pooler, GA	0.82 Miles ¹	Parcel Match
L2 Listing 2	665 Wyndham, Pooler, GA	0.92 Miles ¹	Parcel Match
L3 Listing 3	106 Tahoe, Pooler, GA	0.82 Miles ¹	Parcel Match
S1 Sold 1	33 Lake Heron, Pooler, GA	0.89 Miles ¹	Parcel Match
S2 Sold 2	644 Wyndham, Pooler, GA	1.07 Miles ¹	Parcel Match
S3 Sold 3	10 W Lake Heron, Pooler, GA	0.73 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	Nicole Christie	Company/Brokerage	Scott Realty Professionals
License No	363815	Address	100 E Montgomery Cross Rds Suite A Savannah GA 31406
License Expiration	10/31/2023	License State	GA
Phone	9126599229	Email	christie.nicole@outlook.com
Broker Distance to Subject	12.80 miles	Date Signed	01/16/2020

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.