

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	15 Baraco Drive, Savannah, GA 31419	Order ID	6616434	Property ID	28059786
Inspection Date	02/19/2020	Date of Report	02/20/2020		
Loan Number	40075	APN	20687 01202		
Borrower Name	Catamount Properties 2018 LLC	County	Chatham		

Tracking IDs

Order Tracking ID	Citi_BPO_02.18.20	Tracking ID 1	Citi_BPO_02.18.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JAMES KEVIN A & SAMANTHA	Condition Comments	The subject is a recent newer construction within a private, gated tri-sub neighborhood development. It is in good condition with no visible need for repair recommendation. Only 3 years old.
R. E. Taxes	\$2,880		
Assessed Value	\$2,019		
Zoning Classification	R3 - Residential Lot		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	The Coffee Bluff neighborhood is one of Savannah's older river side neighborhoods. It is situated in a rural like setting with well maintained homes. They are of diverse styles and designs and in good conformation. The location is not very near amenities and may require private transportation. Market conditions are very good for this particular neighborhood as it is convenient, approx 20 minutes from downtown. Standard to Reo sales appear to be in balance. Seller concessions are typically very little to none at all. There does not appear to be any factors that would affec...
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$145,000 High: \$503,400		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

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Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	15 Baraco Drive	202 Cockle Shell Cr	35 Cockle Shell Cr	38 Cockle Shell Rd
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.35 ¹	4.47 ¹	4.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$233,633	\$232,498	\$228,143
List Price \$	--	\$233,633	\$232,498	\$228,143
Original List Date		01/31/2020	12/01/2019	12/13/2019
DOM · Cumulative DOM	-- · --	19 · 20	74 · 81	68 · 69
Age (# of years)	3	1	1	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1.5 Stories Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,583	1,920	2,022	2,020
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	10	10	10
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	.33 acres	.28 acres	.16 acres	.20 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** Remarks: The Fantastic "Ford" plan by Beacon New Homes. 1920 sq. ft., 4 Bedrooms, 2 and ½ Baths. Desirable Marshside at Southern Woods Community in Georgetown. Features Include, Brick Accent on Front Porch, 12 Window Pane Front Door, Covered Front Porch with Columns. Enter to 9' Ceilings & Vinyl Plank Flooring throughout the entire 1st Floor. Dining Room with Arched Doorways, with Rounded Corners and Wainscoting. Family Room with Fan/Light. 5 ¼" Baseboards throughout. Kitchen with Granite Counter Tops and Pendant Lighting. Tray ceiling in the Master Bedroom, Large Walk In Closet. Master Bath with a 42" Garden Tub/Shower and Dual Comfort Height Vanities. 3rd Guest Bedroom is 20' by 19'. Sod in Front and Back Yard, 12 x 12 Patio. Energy Features Include, Spray Foam Insulation, Low e Windows. 2-10 Builder Warranty. Builder will contribute up to \$4000 in Closing Costs with a Preferred Lender. Estimated Completion February 2020.
- Listing 2** Remarks: This 4 Bedroom home has it all! Formal dining room, open concept living/kitchen area with lots of natural light, and so much more. Upstairs you will find four large bedrooms, and a large laundry room. Master bedroom has a HUGE walk-in master closet with a window for natural light. Master bath has double vanities in cultured marble top, and a separate tub & shower. Throughout main living spaces downstairs and in all baths/laundry spaces you'll find a wood-look rigid Klik vinyl plank flooring. Granite kitchen counters with tiled backsplash, 42" kitchen cabinets, stainless steel fronted appliances (fridge, too!), expanded rear patio, and more make this home just perfect for your family! Estimated completion: April, 2020.
- Listing 3** Remarks: This is the Grayson plan by LANDMARK 24 HOMES. This plan has 2020sf with 4 bedrooms and 2.5 baths. Kitchen features granite counter tops, 42" upper cabinets and all stainless steel appliances including the refrigerator. Large master suite has a tray ceiling and a large closet outside of master bath. Master bath features separate shower and garden tub, dbl vanity sinks and marble counter tops. Home is very energy efficient with E-windows and Spay foam and for a added bonus the front and back yards have sprinkler system and are sodded. Estimated completion date April 2020

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15 Baraco Drive	26 Baraco Dr	23 Baraco Dr	29 Baraco Dr
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.03 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,990	\$239,990	\$239,990
List Price \$	--	\$229,990	\$239,990	\$239,990
Sale Price \$	--	\$229,990	\$234,990	\$234,990
Type of Financing	--	Va	Cash	Cash
Date of Sale	--	03/15/2019	03/01/2019	05/22/2019
DOM · Cumulative DOM	-- · --	346 · 382	142 · 229	130 · 68
Age (# of years)	3	2	2	2
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,583	1,797	1,797	1,796
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
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	.33 acres	.20 acres	.20 acres	.39 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,140	-\$2,140	-\$2,130
Adjusted Price	--	\$227,850	\$232,850	\$232,860

* 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** Remarks: New phase open in Coffee Point! These one story, ranch style, Freedom Homes, are perfect for the home owner seeking a smaller home & carefree lifestyle but with the open floor plans & upgraded finishes of the larger homes. This Clifton "B" plan has 1797 sq ft, 3 bedrooms, 2 baths & a 2 car garage. It features an open floor plan with a great room with fireplace and laminate wood throughout the living area. the large owners suite has his and her walk in closets and the kitchen has pendant lights and a ceramic tile backsplash. Amenities include parks, marsh front beach entry pool & gazebo, playground & fitness center. In this new phase, lawn maintenance is also included. A short walk from the Coffee Bluff Marina.
- Sold 2** Remarks: Beautiful New ranch style home build by America's #1 Builder D.R Horton in Coffee Point Community. Perfect for the home owner seeking a smaller home & carefree lifestyle but with the open floor plans & upgraded finishes of the larger homes. This Clifton "D" plan has 1797 sq ft, 3 bedrooms, 2 baths & a 2 car garage. It features an open floor plan with a great room with laminate wood throughout the living area. the large owners suite has his and her walk in closets and the kitchen has pendant lights and a ceramic tile backsplash. Amenities include parks, marsh front beach entry pool & gazebo, playground & fitness center. In this new phase, lawn maintenance is also included. A short walk from the Coffee Bluff Marina. It is close to HAAF, area colleges & hospitals, shopping & recreation.
- Sold 3** Remarks: Located in the desirable DR Horton community in Coffee Pointe, this Clifton model sits on a quiet lot on a cul de sac. This home features features an open concept floor plan ,3B /2B. Kitchen has oversized island, beautiful granite countertops, ceramic tile backsplash and SS appliances, breakfast room opens up to screened porch. Gated Coffee Pointe amenities include parks, marsh front pool & gazebo, playground & fitness area. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history concerning the subject. Legal Description LOT 27 COFFEE POINTE PHASE 3B BK50 PG800 .33ac BK 51 PG 229 Deed Book 1391 Deed Page 740			
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	\$232,850	\$232,850
Sales Price	\$232,850	\$232,850
30 Day Price	\$222,850	--
Comments Regarding Pricing Strategy		
Pricing is based upon the most proximate sold comparable 2 less 10k for the 30 day price. There were limited newer construction listing choices for the subject within the neighborhood. The distance was expanded up to 5 miles for this reason.		

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.
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Subject Photos



Front



Address Verification



Side

Listing Photos

L1 202 Cockle Shell Cr
Savannah, GA 31419



Front

L2 35 Cockle Shell Cr
Savannah, GA 31419



Front

L3 38 Cockle Shell Rd
Savannah, GA 31419



Front

Sales Photos

S1 26 Baraco Dr
Savannah, GA 31419



Front

S2 23 Baraco Dr
Savannah, GA 31419



Front

S3 29 Baraco Dr
Savannah, GA 31419



Front

ClearMaps Addendum

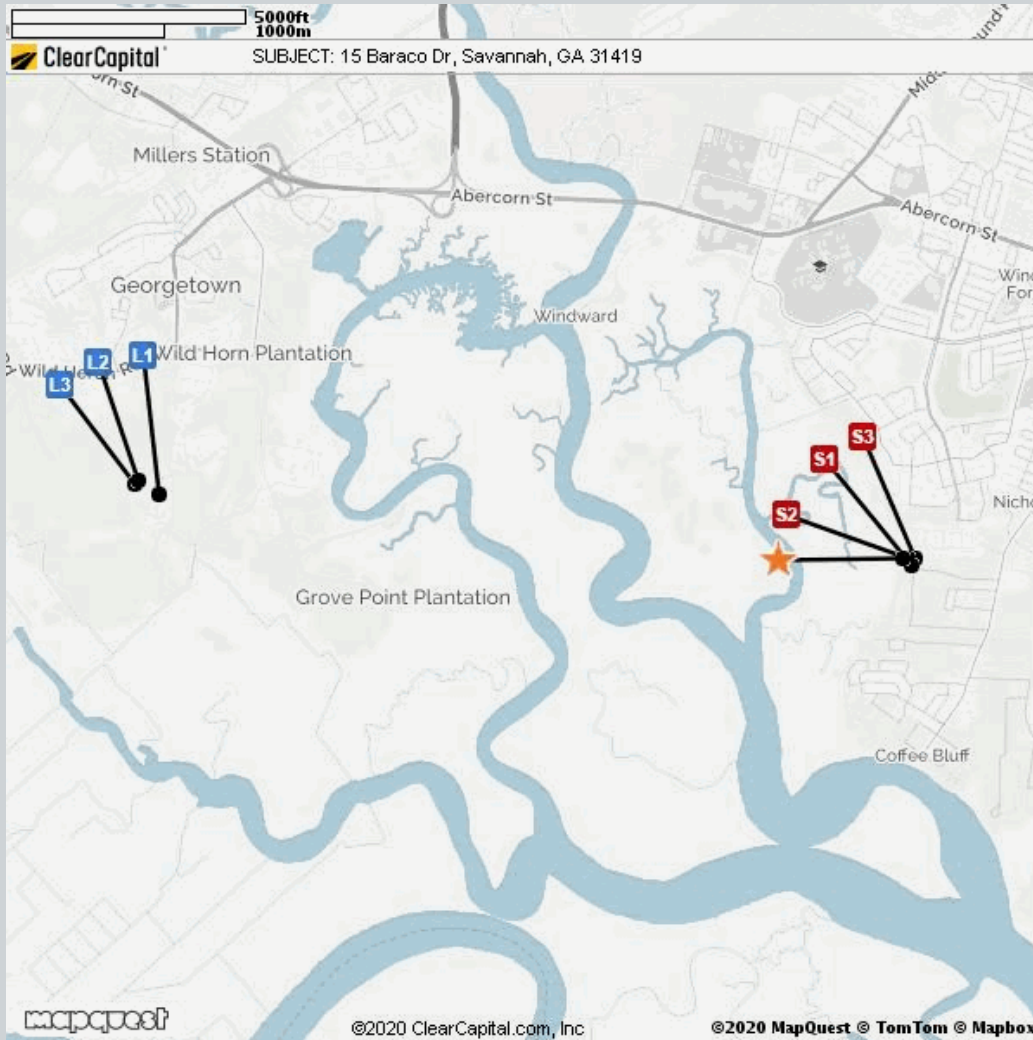
Address ★ 15 Baraco Drive, Savannah, GA 31419

Loan Number 40075

Suggested List \$232,850

Suggested Repaired \$232,850

Sale \$232,850



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15 Baraco Dr, Savannah, GA	--	Parcel Match
L1 Listing 1	202 Cockle Shell Cr, Savannah, GA	4.35 Miles ¹	Parcel Match
L2 Listing 2	35 Cockle Shell Cr, Savannah, GA	4.47 Miles ¹	Parcel Match
L3 Listing 3	38 Cockle Shell Rd, Savannah, GA	4.50 Miles ¹	Parcel Match
S1 Sold 1	26 Baraco Dr, Savannah, GA	0.06 Miles ¹	Parcel Match
S2 Sold 2	23 Baraco Dr, Savannah, GA	0.03 Miles ¹	Parcel Match
S3 Sold 3	29 Baraco Dr, Savannah, GA	0.07 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	Lavern Martin	Company/Brokerage	Coldwell Banker Garvin Realtors
License No	179221	Address	7373 Hodgeson Memorial Dr Savannah GA 31406
License Expiration	07/31/2020	License State	GA
Phone	9123230317	Email	lavernmartin1957@gmail.com
Broker Distance to Subject	4.08 miles	Date Signed	02/19/2020

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.