

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.

<b>Address</b>	1918 E 63rd Street, Savannah, GA 31404	<b>Order ID</b>	6643834	<b>Property ID</b>	28142874
<b>Inspection Date</b>	03/06/2020	<b>Date of Report</b>	03/07/2020		
<b>Loan Number</b>	40336	<b>APN</b>	20103 19002		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Chatham		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	Citi_BPO_03.05.20	<b>Tracking ID 1</b>	Citi_BPO_03.05.20		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Margaret Chapman	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$414	The was partially visible from the street. Subject appeared to be in stable structural and physical condition. It is situated on the largest residential lot in the neighborhood. It has a very recent roof of possibly less than 5 years. The subject appeared to have received adequate care and owner concern.	
<b>Assessed Value</b>	\$61,280		
<b>Zoning Classification</b>	RSF-10 R3 Residentia		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The 3 Tier neighborhood is one of Savannah's oldest neighborhoods situated at the east side of the Historical District. The majority of homes are well maintained. They are mostly frame constructed, 2 story to flat, diverse historical styles & designs and in good conformation. It is situated less than 10 minutes from downtown and near amenities including immediate public transportation.	
<b>Sales Prices in this Neighborhood</b>	Low: \$49,900 High: \$350,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1918 E 63rd Street	1601 E 51st St	712 Columbus Dr	1521 Forsyth Rd
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31404	31404	31405	31406
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.88 <sup>1</sup>	0.91 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$249,900	\$309,900	\$300,000
<b>List Price \$</b>	--	\$239,000	\$279,000	\$289,900
<b>Original List Date</b>		12/19/2019	10/08/2019	10/10/2019
<b>DOM · Cumulative DOM</b>	-- · --	78 · 79	150 · 151	128 · 149
<b>Age (# of years)</b>	45	50	70	48
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,969	1,845	1,808	1,964
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1 · 1	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	Pool - Yes	--	--
<b>Lot Size</b>	.93 acres	.31 acres	.21 acres	.35 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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: BEST VALUE IN PARKSIDE! This 3-bedroom 2-bath brick home on large corner lot! Beautiful hardwood floors, living room with cozy fireplace, dining area, kitchen with granite tile counters & stainless-steel appliances. Split bedroom plan. Large Master with double closets, en-suite bath, huge tiled shower and separate access to the back deck. Laundry located next to the master. Sun room, new privacy fence in the backyard. Enclosed 2-car carport with gated access to backyard. Metal roof re-coated in 2017, new HVAC in 2017. Termite bond transfers to new owner. An easy walk to Daffin Park, the dog park, swimming pool, tennis and more!
- Listing 2** Remarks: The 1st thing you will notice in this beautiful 1950s updated Brick Ardsley Park Area bungalow are the REALLY oak hardwood floors! They are perfect with the character only older homes have! Even has the cool telephone nook, for those of us that still have home phone!). Huge Sunroom off the kitchen will be your favorite place to hang out with tons of natural light! No worries about parking home has a carport with a nice circular drive for plenty of parking. You are located close to hospitals, doctor's offices, churches, restaurants, banks, and the Truman Parkway. Fully equipped kitchen w/granite counters, stainless steel appliances & lots of storage. The charming living room has built-in bookshelf columns, hardwood flooring, and a wood-burning fireplace — the perfect place to relax after a long day.
- Listing 3** Remarks: Renovated Magnolia Park Mid Century Modern Home with 3 Large Bedrooms and 2 Bathrooms on a Large Lot. New roof, windows, kitchen, master bathroom, HVAC, flooring, barn doors, pocket doors and much more. Location, Location, Location. This neighborhood is one of the hidden gems in Savannah. Home features Large Kitchen, Living/Dining room area and a Family room with Vaulted ceiling and Brick Fireplace.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1918 E 63rd Street	1940 Brogdon St	2002 Colonial Dr	1943 Colonial Dr
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31404	31406	31406	31406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 <sup>1</sup>	0.94 <sup>1</sup>	0.98 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$269,900	\$275,000
List Price \$	--	\$265,000	\$269,900	\$275,000
Sale Price \$	--	\$265,000	\$267,000	\$277,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	08/07/2019	10/22/2019	02/26/2020
DOM · Cumulative DOM	-- · --	38 · 38	26 · 26	42 · 43
Age (# of years)	45	64	59	63
Condition	Average	Average	Average	Average
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	1,969	2,100	2,138	2,305
Bdrm · Bths · ½ Bths	3 · 2	4 · 1 · 1	5 · 3	3 · 2
Total Room #	8	9	11	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.93 acres	.26 acres	.39 acres	.43 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,310	-\$1,690	-\$3,360
Adjusted Price	--	\$263,690	\$265,310	\$273,640

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Adjustments; Sqft @ \$10. Remarks: Over \$85,000 in updates since 2016; see features sheet in photos. Americana, charming neighborhood has numerous voluntary events. Pool has fee. Separate living-dining room, tremendous great room with fireplace, beamed volume ceiling, built in bookcases. Amazing outdoor living with large deck with pergola, uncovered patio with fire pit, storage building and planted trees. Low electric bill!
- Sold 2** Remarks: This Magnolia Park gem shines BRIGHT with a rare FIVE bedrooms- showcasing plenty of space inside AND out. You will not find anything like this in the neighborhood! Picture perfect entry with a beautiful foyer, immediately get swept away into this stunning home that features original built-ins, crown molding, bay window, a beautiful brick fireplace, and TWO en suite master bedrooms. As if you won't fall in love with this home all on it's own, the exterior is really the icing on the cake- BEAUTIFUL trees draped with Spanish moss, generously sized yard
- Sold 3** Sold above the list price; no reason stated.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no current listing nor sale history concerning the subject located within the MLS nor tax records. Legal Description PT LT 13 + ALL LTS 25 26 METTS W D SPRINGHILL .93ac Deed Book 367G Deed Page 278 Land Use: Sfr 3 Bedrooms, 2 Full Baths, 1,969 SqFt, Built in 1975, 0.93 Acres Last sold on 07/01/1990 for \$83,000			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$263,690	\$263,690
<b>Sales Price</b>	\$263,690	\$263,690
<b>30 Day Price</b>	\$253,690	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based upon the most proximate sold comparable 1 less 10k for the 30 day price. The subject has one of the largest lots in the neighborhood of average sized lots. There is a slightly wider list price margin to accommodate the subject's characteristics within closer proximity.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Front



Address Verification



Side



Side



Street

## Subject Photos



Other



## Listing Photos

**L1** 1601 E 51st St  
Savannah, GA 31404



Front

**L2** 712 Columbus Dr  
Savannah, GA 31405



Front

**L3** 1521 Forsyth Rd  
Savannah, GA 31406



Front

## Sales Photos

**S1** 1940 Brogdon St  
Savannah, GA 31406



Front

**S2** 2002 Colonial Dr  
Savannah, GA 31406



Front

**S3** 1943 Colonial Dr  
Savannah, GA 31406



Front

## ClearMaps Addendum

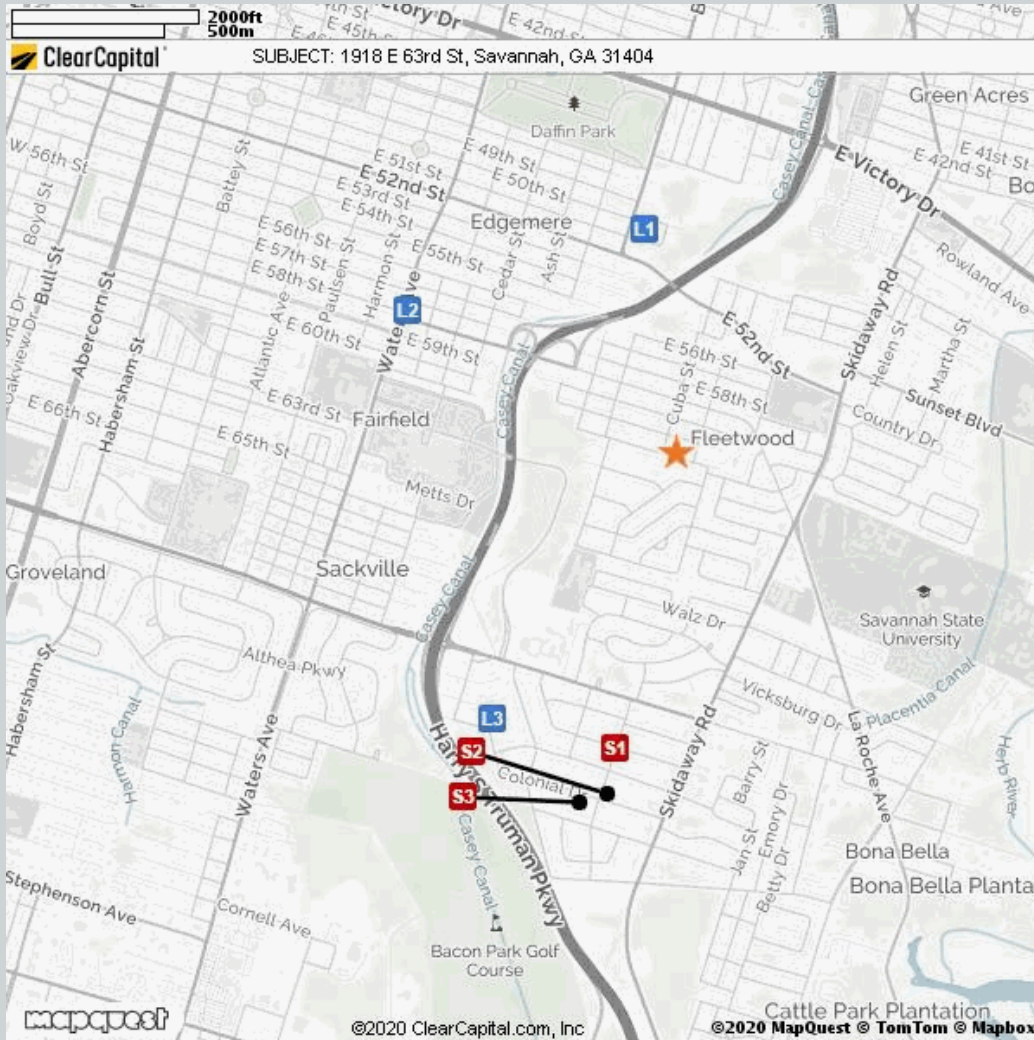
**Address** ★ 1918 E 63rd Street, Savannah, GA 31404

**Loan Number** 40336

**Suggested List** \$263,690

**Suggested Repaired** \$263,690

**Sale** \$263,690



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1918 E 63rd St, Savannah, GA	--	Parcel Match
L1	1601 E 51st St, Savannah, GA	0.67 Miles <sup>1</sup>	Parcel Match
L2	712 Columbus Dr, Savannah, GA	0.88 Miles <sup>1</sup>	Parcel Match
L3	1521 Forsyth Rd, Savannah, GA	0.91 Miles <sup>1</sup>	Parcel Match
S1	1940 Brogdon St, Savannah, GA	0.85 Miles <sup>1</sup>	Parcel Match
S2	2002 Colonial Dr, Savannah, GA	0.94 Miles <sup>1</sup>	Parcel Match
S3	1943 Colonial Dr, Savannah, GA	0.98 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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: 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 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.

## Report Instructions - cont.

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

<b>Broker Name</b>	Lavern Martin	<b>Company/Brokerage</b>	Coldwell Banker Garvin Realtors
<b>License No</b>	179221	<b>Address</b>	7373 Hodgeson Memorial Dr Savannah GA 31406
<b>License Expiration</b>	07/31/2020	<b>License State</b>	GA
<b>Phone</b>	9123230317	<b>Email</b>	lavernmartin1957@gmail.com
<b>Broker Distance to Subject</b>	2.90 miles	<b>Date Signed</b>	03/06/2020

*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:**

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