

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	110 Blue Oak Drive, Richmond Hill, GA 31324	Order ID	6643834	Property ID	28142882
Inspection Date	03/10/2020	Date of Report	03/10/2020		
Loan Number	40354	APN	0464 294		
Borrower Name	Catamount Properties 2018 LLC	County	Bryan		

Tracking IDs					
Order Tracking ID	Citi_BPO_03.05.20	Tracking ID 1	Citi_BPO_03.05.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BARRETT RYAN P	Condition Comments	
R. E. Taxes	\$2,600	The subject property is a single family home that appears to be in average condition with no visible signs of repairs or damages to the home.	
Assessed Value	\$220,000		
Zoning Classification	R3		
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	Live Oak		
Association Fees	\$50 / Month (Pool,Other: Playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood is a makeup of single family homes and has been well maintained.	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$275,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	110 Blue Oak Drive	220 Red Oak Dr	145 Blue Oak Dr	206 Savannah Ln
City, State	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA
Zip Code	31324	31324	31324	31324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.05 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$249,900	\$245,000
List Price \$	--	\$250,000	\$249,900	\$245,000
Original List Date		09/03/2019	01/24/2020	01/03/2020
DOM · Cumulative DOM	-- · --	188 · 189	45 · 46	10 · 67
Age (# of years)	9	10	10	10
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	1,768	2,133	2,169	1,926
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1	4 · 3
Total Room #	10	11	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	0.18 acres	0.18 acres	0.20 acres	0.18 acres
Other	None	None	None	None

* Listing 2 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 This home is slightly superior in GLA. The home has kitchen appliances, hardwood floors, has a screened porch, interior has been painted and is move-in ready.

Listing 2 This home is similar in age and room count. The home has kitchen appliances, hardwood floors, interior has been painted and is move-in ready.

Listing 3 This home is similar in age, GLA and room count. The home has stainless steel kitchen appliances, interior has been painted and is move-in ready.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	110 Blue Oak Drive	83 Rhett Ln	19 Dee Henderson Rd	338 Young Way
City, State	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA	Richmond Hill, GA
Zip Code	31324	31324	31324	31324
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.89 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$234,900	\$235,000	\$224,900
List Price \$	--	\$234,900	\$235,000	\$224,900
Sale Price \$	--	\$233,000	\$230,000	\$224,900
Type of Financing	--	Va	Va	Va
Date of Sale	--	11/17/2019	10/16/2019	11/22/2019
DOM · Cumulative DOM	-- · --	51 · 51	67 · 72	20 · 63
Age (# of years)	9	7	15	21
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	1 Story Ranch	1.5 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	1,768	1,966	1,576	1,966
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2	4 · 2
Total Room #	10	10	8	9
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	0.18 acres	0.16 acres	0.31 acres	0.09 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$233,000	\$230,000	\$224,900

* 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** This home is similar in age, GLA and room count. The home has kitchen appliances, hardwood floors but the interior needs to be painted.
- Sold 2** This home is inferior in room count. This home has a fireplace, kitchen appliances, tiles flooring, home has been maintained and is move-in ready.
- Sold 3** This home is similar in age, GLA and room count. The home has kitchen appliances, tile flooring, fireplace, hardwood floors, interior has been painted and is move-in ready.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$248,300	\$248,300
Sales Price	\$229,300	\$229,300
30 Day Price	\$224,900	--
Comments Regarding Pricing Strategy		
The suggested price is based on the fair market value of the neighborhood. The seller should consider making any necessary repairs so the home can be move- in ready.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



Front



Address Verification



Side



Side



Back



Street

Subject Photos



Street



Other

Listing Photos

L1 220 Red Oak Dr
Richmond Hill, GA 31324



Front

L2 145 Blue Oak Dr
Richmond Hill, GA 31324



Front

L3 206 Savannah Ln
Richmond Hill, GA 31324



Front

Sales Photos

S1 83 Rhett Ln
Richmond Hill, GA 31324



Front

S2 19 Dee Henderson Rd
Richmond Hill, GA 31324



Front

S3 338 Young Way
Richmond Hill, GA 31324



Front

ClearMaps Addendum

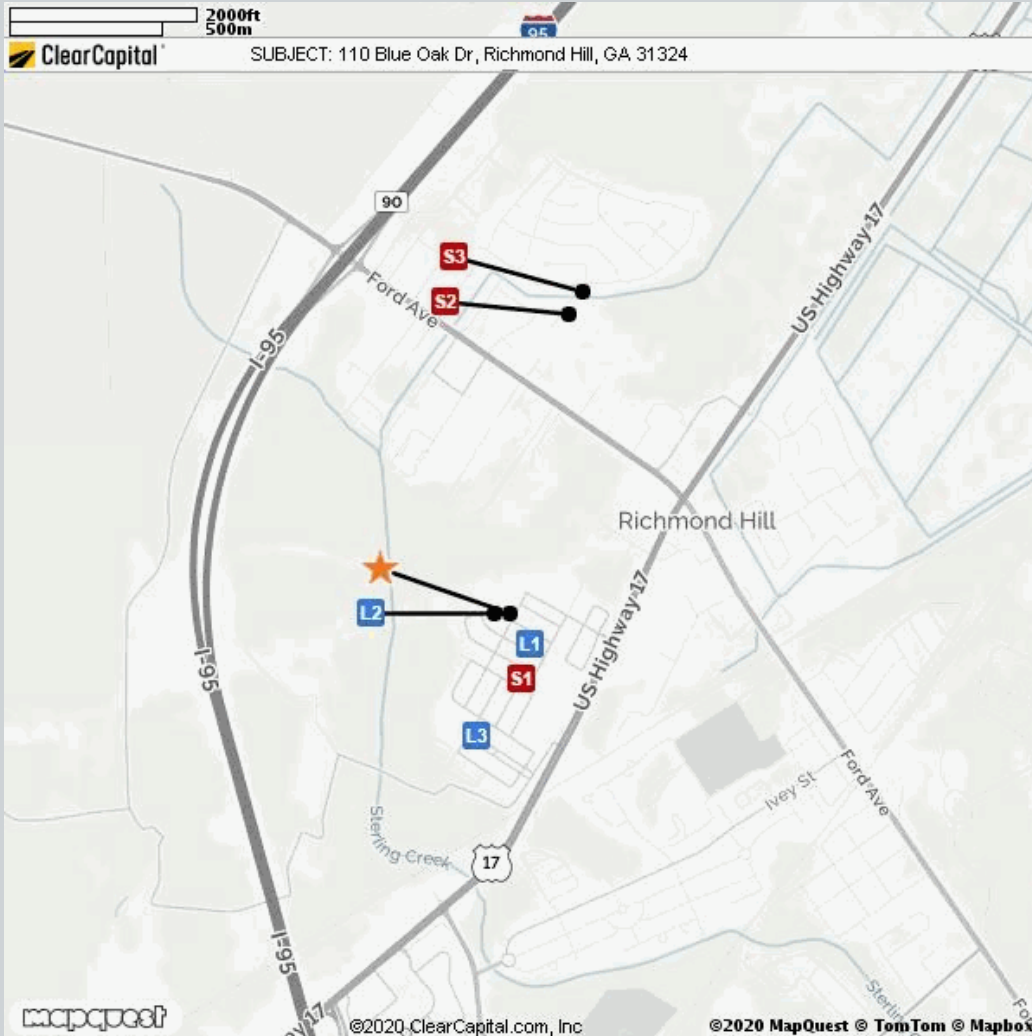
Address ★ 110 Blue Oak Drive, Richmond Hill, GA 31324

Loan Number 40354

Suggested List \$248,300

Suggested Repaired \$248,300

Sale \$229,300



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	110 Blue Oak Dr, Richmond Hill, GA	--	Parcel Match
L1 Listing 1	220 Red Oak Dr, Richmond Hill, GA	0.13 Miles ¹	Parcel Match
L2 Listing 2	145 Blue Oak Dr, Richmond Hill, GA	0.05 Miles ¹	Parcel Match
L3 Listing 3	206 Savannah Ln, Richmond Hill, GA	0.42 Miles ¹	Parcel Match
S1 Sold 1	83 Rhett Ln, Richmond Hill, GA	0.23 Miles ¹	Parcel Match
S2 Sold 2	19 Dee Henderson Rd, Richmond Hill, GA	0.89 Miles ¹	Parcel Match
S3 Sold 3	338 Young Way, Richmond Hill, GA	0.96 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: 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

Broker Name	Francine Moffett	Company/Brokerage	Rawls Realty
License No	325755	Address	130 Canal Street Pooler GA 31322
License Expiration	08/31/2021	License State	GA
Phone	9126555740	Email	FMoffettRealtor@gmail.com
Broker Distance to Subject	13.48 miles	Date Signed	03/10/2020

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.