

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	1098 Azalea Circle, Marietta, GA 30062	Order ID	6763183	Property ID	28524896
Inspection Date	07/09/2020	Date of Report	07/10/2020		
Loan Number	41141	APN	16099500760		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	20200708_BPOs	Tracking ID 1	20200708_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Holden Kevin A	Condition Comments The subject property is in average condition as viewed from the street. No repairs noted. No adverse conditions noted.
R. E. Taxes	\$1,453	
Assessed Value	\$77,948	
Zoning Classification	Res	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject neighborhood is located 1-3 miles from interstate, shopping and other points of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$169,000 High: \$595,000	
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	1098 Azalea Circle	1603 Willie Dr	1040 Dogwood Pl	653 Rita St
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30062	30062	30062	30062
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.07 ¹	1.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,000	\$230,000	\$222,900
List Price \$	--	\$269,000	\$230,000	\$222,900
Original List Date		06/18/2020	06/24/2020	04/29/2020
DOM · Cumulative DOM	-- · --	20 · 22	14 · 16	62 · 72
Age (# of years)	58	56	58	53
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 Ranch	1 Story Ranch	2 Stories Trad	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,658	1,636	2,040	1,216
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	4 · 2	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 1 Car	Carport 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	100%	100%	0%	0%
Basement Sq. Ft.	1,118	1,396	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.31 acres	0.23 acres	0.15 acres
Other	fireplace	fireplace	fireplace	fireplace

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Listing 1 is a similar GLA property that is from the subject subdivision. Similar age, location and appeal. Lacks finished basement. This home has a carport vs 1 garage (similar.) Similar condition.
- Listing 2** Listing 2 is superior in GLA. Similar condition, location, age and appeal. Subject subdivision location. This floorplan is a bi-level / 2 sty traditional that has 2/1 and 2/1 on each level. This is ALL ABOVE grade space. The tax record cuts the space in half. However it is correctly quoted on FMLS. The BPO broker is familiar with this floorplan and knows that characteristics quoted by the FMLS are correct, the tax records are not correct. The tax records have no way to accurately quote this GLA for this floorplan. The automated nature of tax records makes this unusual floorplan have an error every time it is quoted. Most proximate, best comp.
- Listing 3** Listing 3 is a similar age, location comp. This comp is superior in condition. Lacks basement. This smaller GLA comp is used due to a lack of more similar comps being available. GLA and condition guidelines were expanded to find additional comps. This comp is given the least weight since it is renovated, but it was determined that using more proximate comps are better than fanning out more than 1 mile for other average condition comps due to school districts in this area driving value.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1098 Azalea Circle	1200 Azalea Cir	1031 Dogwood Pl	1128 Camellia Dr
City, State	Marietta, GA	Marietta, GA	Marietta, GA	Marietta, GA
Zip Code	30062	30062	30062	30062
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.03 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$240,000	\$215,000	\$235,500
List Price \$	--	\$240,000	\$215,000	\$235,500
Sale Price \$	--	\$241,000	\$205,000	\$235,500
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	05/13/2020	01/17/2020	06/30/2020
DOM · Cumulative DOM	-- · --	4 · 35	8 · 36	41 · 41
Age (# of years)	58	57	57	58
Condition	Average	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,658	1,320	1,484	1,533
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	5 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	40%	0%
Basement Sq. Ft.	1118	480	1,484	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.16 acres	0.22 acres	0.21 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	-\$5,790	+\$5,845	+\$13,680
Adjusted Price	--	\$235,210	\$210,845	\$249,180

* 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** Sold 1 is smaller in GLA \$6760, -\$4500cc, \$2000 bathroom, \$6380 finished basement. \$2000 garage. Similar age, location and appeal. This home closed above list price due to concessions rolled in. This home is superior in condition -5%. Condition criteria was expanded so that this home from the subject street could be used. It has a recent close date. It was determined that a more proximate comp that is updated is better to use than a home that is further out in distance since in this area school districts drive value.
- Sold 2** Sold 2 is similar in GLA \$3480, - \$875cc. \$5240 finished basement. Similar location, design and appeal. -\$2000 garage. Similar condition. This older close date was used since it is a home from the subject subdivision. In this area proximity is very important since school districts drive value. Most similar, best comp.
- Sold 3** Sold 3 is similar in GLA \$2500, age, location and appeal. Similar age, location and appeal. Similar condition. 0cc. \$11,180 finished basement. -\$4000 bedroom, \$2000 bathroom, \$2000 garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No listing history found in the past 12 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	\$239,900	\$239,900
Sales Price	\$235,000	\$235,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
Sale 1-3 are given equal weight due to sale 1 and 3 being most recent sales, and sale 2 being the most similar. The middle of the range is indicated since there is very low inventory in the subject market. Age, GLA, location, condition, basement and close date criteria have been expanded to find additional comps.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 1603 Willie Dr
Marietta, GA 30062



Front

L2 1040 Dogwood Pl
Marietta, GA 30062



Front

L3 653 Rita St
Marietta, GA 30062



Front

Sales Photos

S1 1200 Azalea Cir
Marietta, GA 30062



Front

S2 1031 Dogwood Pl
Marietta, GA 30062



Front

S3 1128 Camellia Dr
Marietta, GA 30062



Front

ClearMaps Addendum

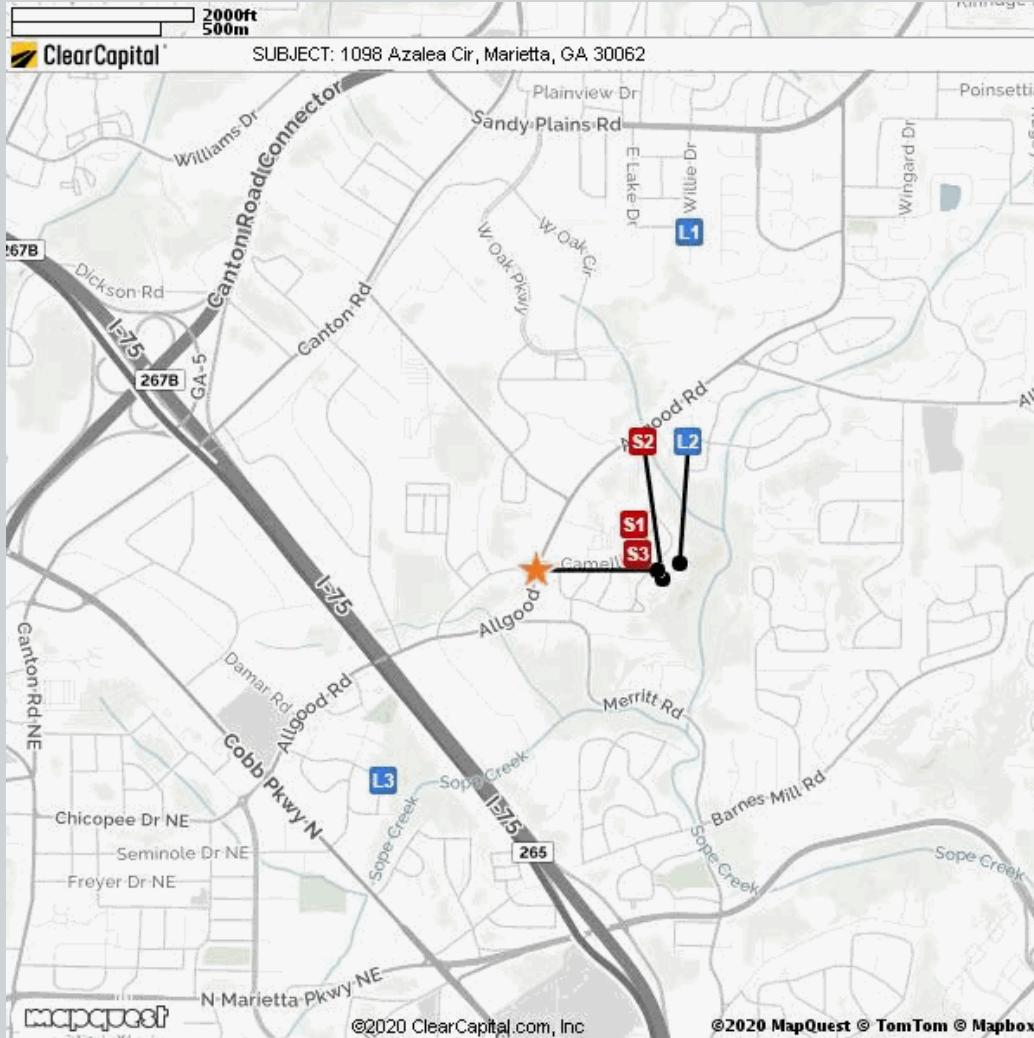
Address ★ 1098 Azalea Circle, Marietta, GA 30062

Loan Number 41141

Suggested List \$239,900

Suggested Repaired \$239,900

Sale \$235,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1098 Azalea Cir, Marietta, GA	--	Parcel Match
L1 Listing 1	1603 Willie Dr, Marietta, GA	0.92 Miles ¹	Parcel Match
L2 Listing 2	1040 Dogwood Pl, Marietta, GA	0.07 Miles ¹	Parcel Match
L3 Listing 3	653 Rita St, Marietta, GA	1.04 Miles ¹	Parcel Match
S1 Sold 1	1200 Azalea Cir, Marietta, GA	0.14 Miles ¹	Parcel Match
S2 Sold 2	1031 Dogwood Pl, Marietta, GA	0.03 Miles ¹	Parcel Match
S3 Sold 3	1128 Camellia Dr, Marietta, GA	0.09 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	Cara Caldwell	Company/Brokerage	Atlanta Communities
License No	202666	Address	4286 Bells Ferry Road kennesaw GA 30144
License Expiration	01/31/2023	License State	GA
Phone	7707788851	Email	cara@getcaldwell.com
Broker Distance to Subject	5.79 miles	Date Signed	07/10/2020

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:

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