

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>	27 Hunters Circle, Powder Springs, GA 30127	<b>Order ID</b>	6763183	<b>Property ID</b>	28524907
<b>Inspection Date</b>	07/09/2020	<b>Date of Report</b>	07/09/2020		
<b>Loan Number</b>	41149	<b>APN</b>	211.1.2.045.0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Paulding		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200708_BPOs	<b>Tracking ID 1</b>	20200708_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	OHARA MARY J	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$524	The subject property appears to be in overall average condition and is of good construction quality. The home presents average curb appeal and conforms well to the neighborhood. There were no exterior repairs noted or observed during the property inspection.	
<b>Assessed Value</b>	\$50,104		
<b>Zoning Classification</b>	R3		
<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>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject property community is a planned residential neighborhood. Market conditions are stable and home inventory is in line with current demand. The area is desirable and is located near major roadways, schools, parks, and shopping. Predominant home types are contemporary bi-level homes, 2 story traditional style, and 1 story ranch style homes. There is minimal current REO activity observed from MLS research of the community.	
<b>Sales Prices in this Neighborhood</b>	Low: \$63,000 High: \$225,000		
<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>	27 Hunters Circle	4756 Duncan Dr	1215 Cleburne Pkwy	5058 Paris Ave
<b>City, State</b>	Powder Springs, GA	Powder Springs, GA	Hiram, GA	Powder Springs, GA
<b>Zip Code</b>	30127	30127	30141	30127
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.90 <sup>1</sup>	0.70 <sup>1</sup>	1.65 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$175,000	\$169,900	\$143,500
<b>List Price \$</b>	--	\$174,000	\$169,900	\$143,500
<b>Original List Date</b>		03/25/2020	05/29/2020	06/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	105 · 106	40 · 41	28 · 29
<b>Age (# of years)</b>	47	50	48	51
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; 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>	1,456	1,484	1,470	1,100
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 3	3 · 1 · 1	3 · 1 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	None	Carport 1 Car	None	Carport 1 Car
<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>	--	--	--	--
<b>Lot Size</b>	.66 acres	.27 acres	.46 acres	.27 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

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

**Listing 1** listing comp #3 is superior to the subject property in full bathroom count and is inferior in lot size. The comp is similar in GLA, bedroom count, style, and age.

**Listing 2** listing comp #3 is similar to the subject property in style, GLA, bedroom/bathroom count, and age.

**Listing 3** listing comp #3 is inferior to the subject property in GLA and lot size. The comp is similar in style, bedroom/bathroom count, and age.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	27 Hunters Circle	5820 Hiram Powder Springs Rd	148 Deerhunter Ln	5643 Riding Woods Dr Sw
<b>City, State</b>	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA	Powder Springs, GA
<b>Zip Code</b>	30127	30127	30127	30127
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.88 <sup>1</sup>	0.16 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$205,000	\$175,000	\$139,999
<b>List Price \$</b>	--	\$183,000	\$175,000	\$139,999
<b>Sale Price \$</b>	--	\$180,000	\$175,000	\$127,500
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	03/30/2020	06/02/2020	09/30/2019
<b>DOM · Cumulative DOM</b>	-- · --	131 · 189	37 · 37	1 · 20
<b>Age (# of years)</b>	47	48	46	33
<b>Condition</b>	Average	Good	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Investor
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,456	1,500	1,056	1,856
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	None	Carport 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)
<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>	--	--	--	--
<b>Lot Size</b>	.66 acres	.63 acres	.46 acres	.48 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$25,000	-\$2,500	+\$20,000
<b>Adjusted Price</b>	--	\$155,000	\$172,500	\$147,500

\* 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** sold comp #1 is superior to the subject property in condition. The comp is similar in style, GLA, age, bedroom count, and lot size. This comp was used, despite the MLS data indicating that the property was recently renovated, due to a lack of available comparable recently sold properties that were in similar condition to the subject property.
- Sold 2** sold comp #2 is inferior to the subject property in GLA and lot size. The comp is similar in style, bedroom count, location, and age. An adjustment was given for seller paid concessions of \$2500 (per MLS data)
- Sold 3** sold comp #3 is superior to the subject property in GLA. The property was marketed as an investor special. An adjustment was made (+\$20,000) for the sales type as this usually indicates a reduced price for a quick sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject property has not been listed or sold within the past 12 months. This information was verified using the First Multiple Listing Service.			
<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>	\$152,900	\$152,900
<b>Sales Price</b>	\$147,900	\$147,900
<b>30 Day Price</b>	\$135,600	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The home pricing strategy is based on the current market trends and recently sold comps; as well as, the trend of price reductions and seller concessions for similar properties in the area. Please note this value conclusion is based on the most recently sold homes with similar features and amenities as the subject property as well as my market knowledge of the area. The value was derived from homes within a 1- mile vicinity of the subject property with an emphasis placed on proximity to the subject property. The current market trend is stable and all homes used in this report were sold at fair market value. Please note that the search proximity was expanded to a 2-mile radius in order to identify comparable active/pending listings that best represented the subject property in this valuation report.</p>		

## 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



Street



## Listing Photos

**L1** 4756 Duncan Dr  
Powder Springs, GA 30127



Front

**L2** 1215 Cleburne Pkwy  
Hiram, GA 30141



Front

**L3** 5058 Paris Ave  
Powder Springs, GA 30127



Front



## Sales Photos

**S1** 5820 Hiram Powder Springs Rd  
Powder Springs, GA 30127



Front

**S2** 148 Deerhunter Ln  
Powder Springs, GA 30127



Front

**S3** 5643 Riding Woods Dr SW  
Powder Springs, GA 30127



Front

## ClearMaps Addendum

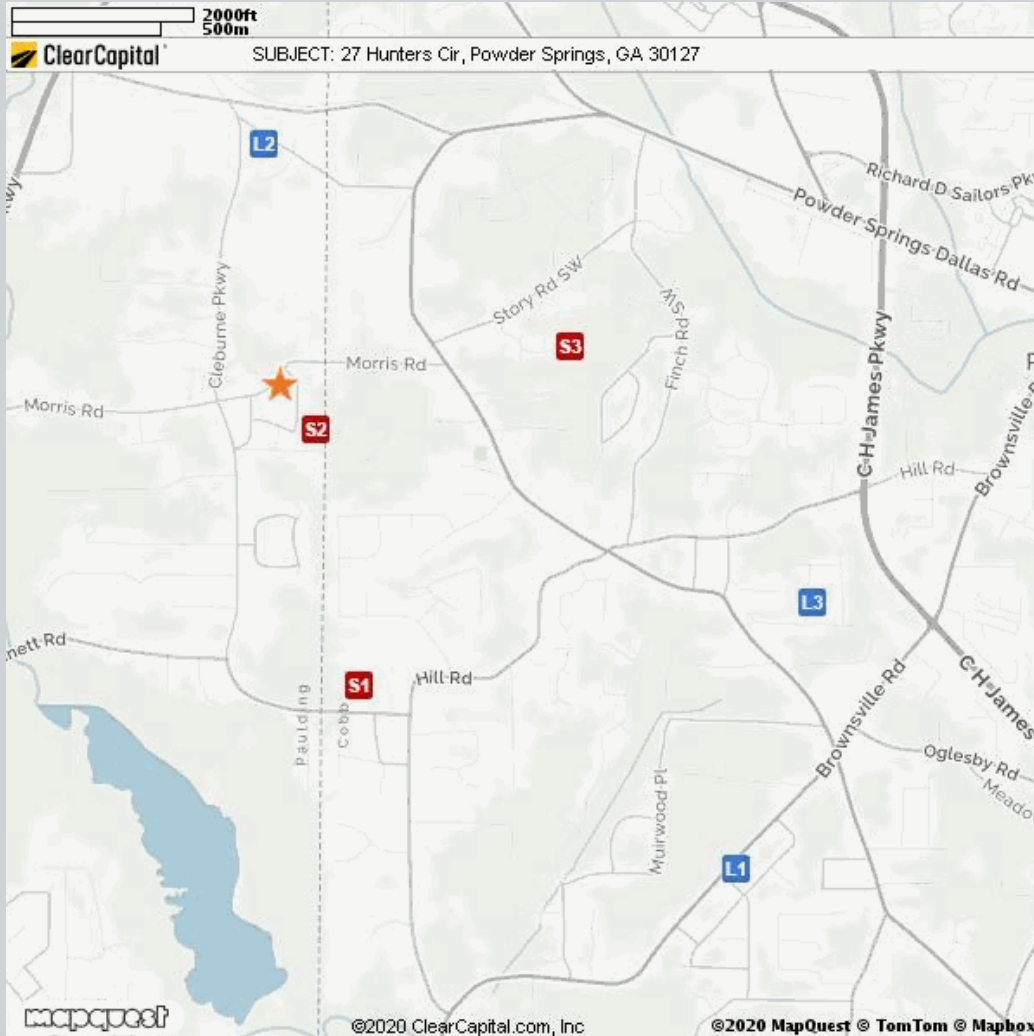
**Address** ★ 27 Hunters Circle, Powder Springs, GA 30127

**Loan Number** 41149

**Suggested List** \$152,900

**Suggested Repaired** \$152,900

**Sale** \$147,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27 Hunters Cir, Powder Springs, GA	--	Parcel Match
L1 Listing 1	4756 Duncan Dr, Powder Springs, GA	1.90 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1215 Cleburne Pkwy, Hiram, GA	0.70 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5058 Paris Ave, Powder Springs, GA	1.65 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5820 Hiram Powder Springs Rd, Powder Springs, GA	0.88 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	148 Deerhunter Ln, Powder Springs, GA	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5643 Riding Woods Dr Sw, Powder Springs, GA	0.86 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>	Tiffany Pigeo	<b>Company/Brokerage</b>	Maurcole Unlimited
<b>License No</b>	284307	<b>Address</b>	3011 Robinson Forest Court Powder Springs GA 30127
<b>License Expiration</b>	10/31/2021	<b>License State</b>	GA
<b>Phone</b>	6785707018	<b>Email</b>	tiffanypigeo@gmail.com
<b>Broker Distance to Subject</b>	5.90 miles	<b>Date Signed</b>	07/09/2020

*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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