

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	195 Cherry Street, Guyton, GA 31312	Order ID	6824342	Property ID	28751636
Inspection Date	09/02/2020	Date of Report	09/03/2020		
Loan Number	41802	APN	G0130014		
Borrower Name	Catamount Properties 2018 LLC	County	Effingham		

Tracking IDs

Order Tracking ID	09.02 BPOs	Tracking ID 1	09.02 BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Kala Lentz	Condition Comments Subject appears in average condition, however skirting is torn loose on front and back of dwelling. Property identified via parcel map as address as second property on right between Samuel smalls and Dilmus Jackson. Street sign used as additional address verification.
R. E. Taxes	\$1,000	
Assessed Value	\$97,726	
Zoning Classification	AR1	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost		
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject neighborhood is comprised of site built and mobile homes varying greatly in year built, lot size and GLA. Access is paved. Utilities are public.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$50,000 High: \$215,000	
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	195 Cherry Street	4 Sanders St	1113 Exley Dr	516 Red Bird
City, State	Guyton, GA	Rincon, GA	Rincon, GA	Springfield, GA
Zip Code	31312	31326	31326	31329
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.94 ¹	9.48 ¹	4.48 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$82,500	\$105,000	\$115,000
List Price \$	--	\$82,500	\$105,000	\$115,000
Original List Date		08/31/2020	04/26/2019	08/23/2020
DOM · Cumulative DOM	-- · --	3 · 3	33 · 496	11 · 11
Age (# of years)	5	34	21	21
Condition	Average	Average	Good	Average
Sales Type	--	Investor	Investor	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Mobile	Other MOBILE	Other Mobile	Other Mobile
# Units	1	1	1	1
Living Sq. Feet	1,736	1,580	1,440	1,793
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	None	Carport 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.96 acres	0.34 acres	0.60 acres	0.59 acres
Other	--	Cov Porch	Brick founddation, 3 deks	Brick foundation, Decks, storage bldg

* Listing 3 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 Comp is located in neighboring community, same county. Equal style, bed and bath count, inferior lot size and year built, similar GLA.

Listing 2 Comp is located in same county neighboring community, equal style, superior brick foundation, inferior lot size and year built, equal bath count.

Listing 3 Comp is located in same county, neighboring community, superior brick foundation, inferior lot size and year built, Equal GLA bed and bath count.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	195 Cherry Street	611 Gable Lane	232 Southern Charm Way	2241 Little Mccall Rd
City, State	Guyton, GA	Guyton, GA	Guyton, GA	Guyton, GA
Zip Code	31312	31312	31312	31312
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.15 ¹	5.06 ¹	4.65 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$84,900	\$114,900	\$117,500
List Price \$	--	\$84,900	\$114,900	\$117,500
Sale Price \$	--	\$85,000	\$110,000	\$115,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	10/31/2019	01/27/2020	07/17/2020
DOM · Cumulative DOM	-- · --	73 · 73	123 · 123	136 · 136
Age (# of years)	5	18	21	20
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	Other Mobile	1 Story Mobile	1 Story Mobile	1 Story Mobile
# Units	1	1	1	1
Living Sq. Feet	1,736	1,536	1,792	1,848
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	6	6	7
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	0.96 acres	0.86 acres	0.75 acres	0.91 acres
Other	--	Brick foundation	Brick foundation	Brick foundation
Net Adjustment	--	-\$1,200	+\$640	-\$7,620
Adjusted Price	--	\$83,800	\$110,640	\$107,380

* Sold 3 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** + 800 year built, + 1000 lot, - 2500 brick foundation, + 2000 GLA. Comp is located in subject community, equal style and bath count, similar GLA, inferior lot size and year built, superior brick foundation.
- Sold 2** Comp is located in subject community. Comp is equal in style bed and bath count and GLA, inferior year built and lot size, superior brick foundation. + 2100 lot, - 560 GLA. + 1600 year built, - 2500 Brick foundation.
- Sold 3** + 500 lot, -1120 GLA,+ 1500 year built, - 2500 brick foundation, - 6000 closing assist. Comp is most similar in lot size, similar GLA, equal bed and bath count, inferior lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No MLS History was found for subject using Savannah MLS					
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	\$110,250	\$111,250
Sales Price	\$105,000	\$106,000
30 Day Price	\$84,000	--
Comments Regarding Pricing Strategy		
Weight placed on S3 and L3 as most similar overall in features. Closing assist increased adjustment for sold 3. Distance extended 10 miles, year built and lot size could not be bracketed, sales date and DOM expanded to 1 year. Subject appears in average condition other than torn skirting which may have resulted during recent storm as several homes in area have similar deferred maintenance.		

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



Back



Street

Listing Photos

L1 4 Sanders ST
Rincon, GA 31326



Other

L2 1113 Exley DR
Rincon, GA 31326



Other

L3 516 Red Bird
Springfield, GA 31329



Other

Sales Photos

S1 611 Gable Lane
Guyton, GA 31312



Other

S2 232 Southern Charm Way
Guyton, GA 31312



Other

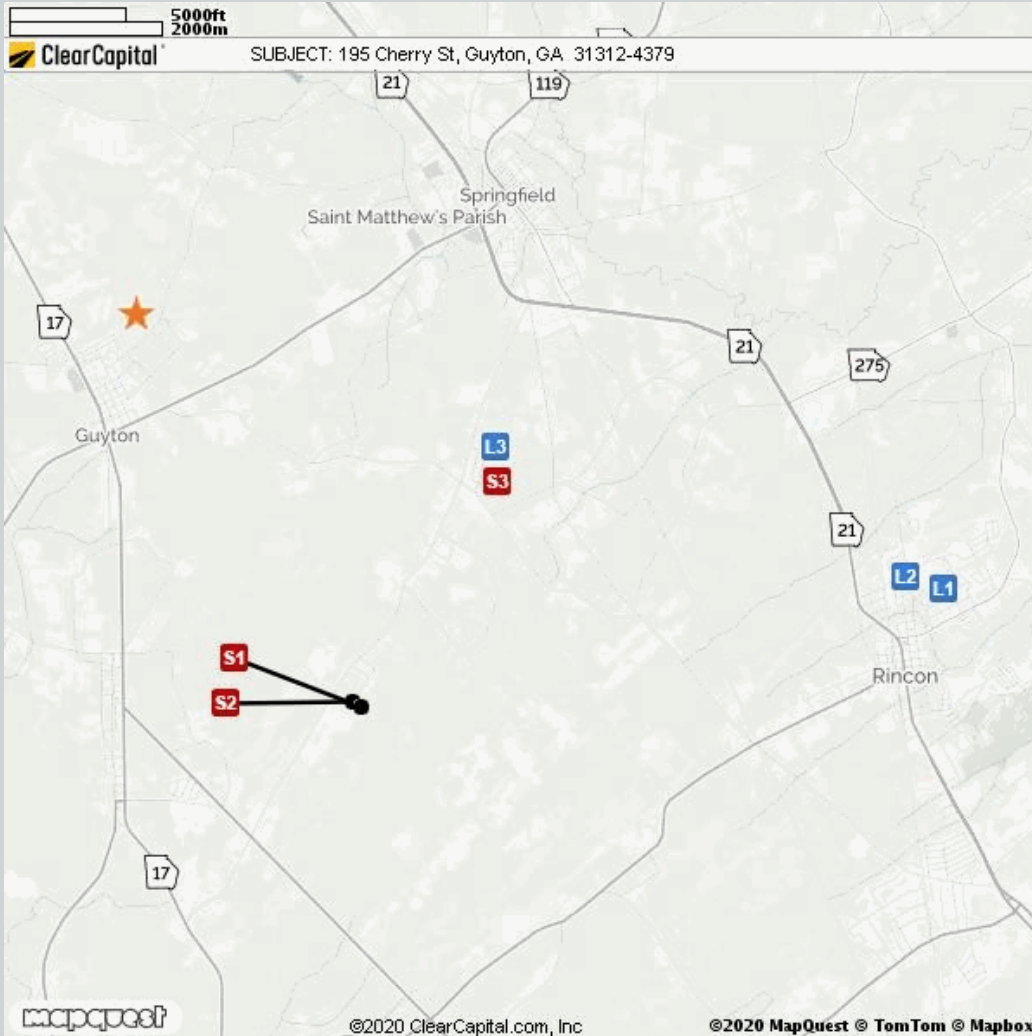
S3 2241 Little McCall RD
Guyton, GA 31312



Other

ClearMaps Addendum

Address ★ 195 Cherry Street, Guyton, GA 31312
Loan Number 41802 **Suggested List** \$110,250 **Suggested Repaired** \$111,250 **Sale** \$105,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	195 Cherry St, Guyton, GA	--	Street Centerline Match
L1 Listing 1	4 Sanders St, Rincon, GA	9.94 Miles ¹	Parcel Match
L2 Listing 2	1113 Exley Dr, Rincon, GA	9.48 Miles ¹	Parcel Match
L3 Listing 3	516 Red Bird, Springfield, GA	4.48 Miles ¹	Parcel Match
S1 Sold 1	611 Gable Lane, Guyton, GA	5.15 Miles ¹	Parcel Match
S2 Sold 2	232 Southern Charm Way, Guyton, GA	5.06 Miles ¹	Parcel Match
S3 Sold 3	2241 Little Mccall Rd, Guyton, GA	4.65 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	Robin Waters- Sitton	Company/Brokerage	Today Real Estate DBA Today Real Estate
License No	272265	Address	100 cherokee dr guyton GA 31312
License Expiration	11/30/2020	License State	GA
Phone	9127283404	Email	Rsitton1954@gmail.com
Broker Distance to Subject	8.34 miles	Date Signed	09/03/2020

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.