

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	4421 Estate Street, Atlanta, GA 30349	Order ID	7027521	Property ID	29302436
Inspection Date	01/07/2021	Date of Report	01/07/2021		
Loan Number	42983	APN	09F410001642293		
Borrower Name	Catamount Properties 2018 LLC	County	Fulton		

Tracking IDs

Order Tracking ID	0105BPO	Tracking ID 1	0105BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Jason russell	Condition Comments	
R. E. Taxes	\$3,246	Property appears to be in average condition and there are no visual damages to the subject.	
Assessed Value	\$62,000		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(All points of entry secure.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Cooks Landing		
Association Fees	\$450 / Year (Pool,Tennis,Other: management)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	There is a wide range of sizes and ages of homes in the neighborhood which has led to a wide range of values.	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$2,600,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4421 Estate Street	154 Newry Dr	4105 Marshwood Trce	4658 Butner Rd
City, State	Atlanta, GA	Atlanta, GA	Atlanta, GA	College Park, GA
Zip Code	30349	30349	30349	30349
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.45 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$260,000	\$209,900
List Price \$	--	\$250,000	\$260,000	\$209,900
Original List Date		11/16/2020	10/09/2020	11/16/2020
DOM · Cumulative DOM	-- · --	34 · 52	61 · 90	15 · 52
Age (# of years)	15	6	13	76
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	2 Stories traditional	2 Stories traditional	2 Stories traditional	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,904	2,186	2,871	1,415
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.29 acres	.19 acres	.38 acres	1.13 acres
Other	na	na	na	na

* Listing 1 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 property is slightly newer than the subject but it has the most similar features and size and it is most comparable among current listings.

Listing 2 This property is larger than the subject. It is superior to the subject. It was used despite the size due to the shortage of comparable listings.

Listing 3 This property is smaller than the subject and older. It has been renovated but it is still inferior due to size. It was used despite the age and condition and size due to the shortage of comparable listings.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4421 Estate Street	6859 Foxfire Pl	4691 Derby Loop	4699 Derby Loop
City, State	Atlanta, GA	Atlanta, GA	Fairburn, GA	Fairburn, GA
Zip Code	30349	30349	30213	30213
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	1.13 ¹	1.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,900	\$199,000	\$196,000
List Price \$	--	\$209,900	\$199,000	\$196,000
Sale Price \$	--	\$192,500	\$195,000	\$196,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	06/24/2020	07/27/2020	06/05/2020
DOM · Cumulative DOM	-- · --	2 · 13	6 · 20	4 · 70
Age (# of years)	15	17	15	15
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 traditional	2 Stories traditional	2 Stories traditional	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,904	2,189	1,648	2,405
Bdrm · Bths · ½ Bths	3 · 3	4 · 3 · 1	4 · 2 · 1	4 · 3
Total Room #	8	8	8	8
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	.29 acres	.24 acres	.22 acres	.27 acres
Other	na	na	na	na
Net Adjustment	--	-\$4,275	+\$3,840	-\$7,515
Adjusted Price	--	\$188,225	\$198,840	\$188,485

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 This property is slightly larger than the subject but has similar features and it is similar in overall value.

Sold 2 This property is smaller than the subject but has similar features and it is most comparable to the subject in overall value.

Sold 3 This property is larger and superior to the subject. It is an older sale and is not weighted as heavily.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no current or recent listing or sales data available for the subject.			
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	\$198,000	\$198,000
Sales Price	\$198,000	\$198,000
30 Day Price	\$190,000	--
Comments Regarding Pricing Strategy		
Price determined using comparison approach with sold comp #2 being most comparable to the subject and it holds the most weight in the final price conclusion. There is a shortage of comparable sales and listings and the price comes in at the top end of the sold comp price bracket due to the increase in values indicated by current listings. I went back 10 months and out 1.5 miles to find the best comps available for the report.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes 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.

Subject Photos



Front



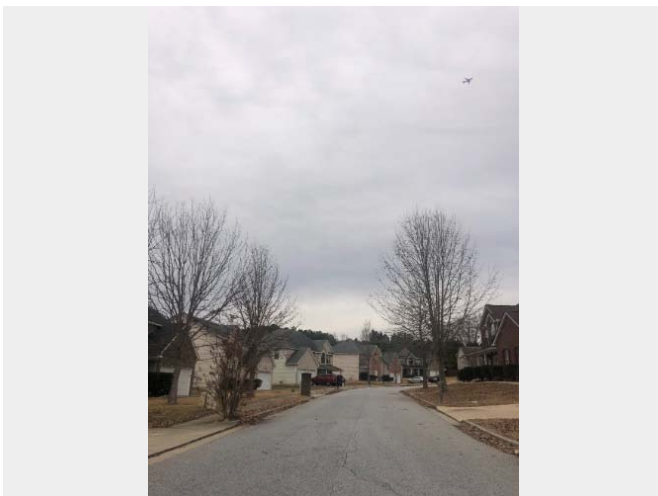
Address Verification



Side



Side



Street

Listing Photos

L1 154 Newry Dr
Atlanta, GA 30349



Front

L2 4105 Marshwood Trce
Atlanta, GA 30349



Front

L3 4658 Butner Rd
College Park, GA 30349



Front

Sales Photos

S1 6859 Foxfire Pl
Atlanta, GA 30349



Front

S2 4691 Derby Loop
Fairburn, GA 30213



Front

S3 4699 Derby Loop
Fairburn, GA 30213



Front

ClearMaps Addendum

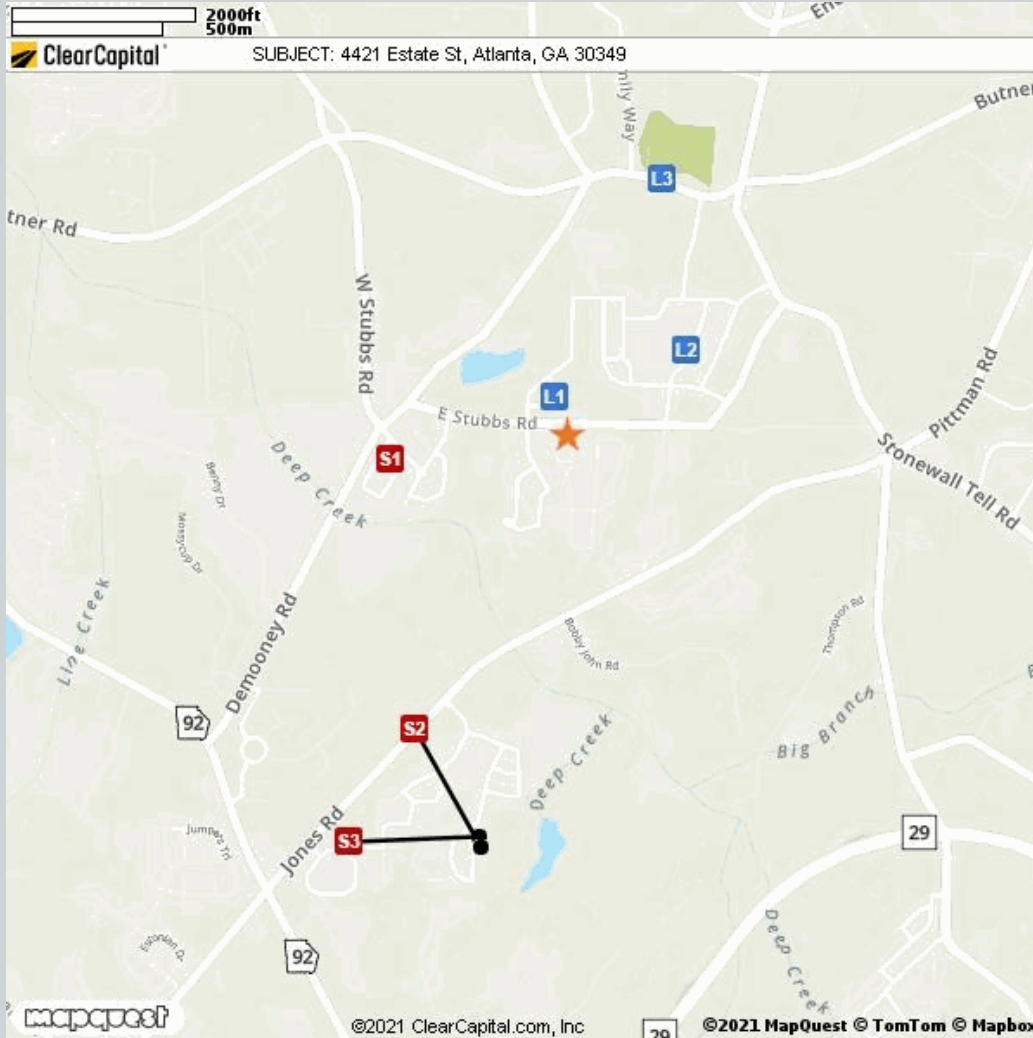
Address ★ 4421 Estate Street, Atlanta, GA 30349

Loan Number 42983

Suggested List \$198,000

Suggested Repaired \$198,000

Sale \$198,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4421 Estate Street, Atlanta, GA 30349	--	Parcel Match
L1 Listing 1	154 Newry Dr, Atlanta, GA 30349	0.13 Miles ¹	Parcel Match
L2 Listing 2	4105 Marshwood Trce, Atlanta, GA 30349	0.45 Miles ¹	Parcel Match
L3 Listing 3	4658 Butner Rd, Atlanta, GA 30349	0.80 Miles ¹	Parcel Match
S1 Sold 1	6859 Foxfire Pl, Atlanta, GA 30349	0.49 Miles ¹	Parcel Match
S2 Sold 2	4691 Derby Loop, Fairburn, GA 30213	1.13 Miles ¹	Parcel Match
S3 Sold 3	4699 Derby Loop, Fairburn, GA 30213	1.11 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	Lance Batiste	Company/Brokerage	eXp Realty
License No	211424	Address	560 Millbrook Village Dr Tyrone GA 30290
License Expiration	03/31/2021	License State	GA
Phone	6783438592	Email	lancebatiste@gmail.com
Broker Distance to Subject	10.60 miles	Date Signed	01/07/2021

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.