

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	309 Stirrup Court, Guyton, GA 31312	Order ID	7027521	Property ID	29302429
Inspection Date	01/07/2021	Date of Report	01/08/2021		
Loan Number	42985	APN	0369B021		
Borrower Name	Catamount Properties 2018 LLC	County	Effingham		

Tracking IDs

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

General Conditions

Owner	Jonathan L Sparks	Condition Comments	
R. E. Taxes	\$600	No structural deferred maintenance is visible from street view. Front porch rails show normal wear to paint.	
Assessed Value	\$56,042		
Zoning Classification	AR2		
Property Type	Manuf. Home		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Subject neighborhood is comprised of mobile homes. Access is paved. Utilities are comm well and individual septic systems. Location is within reasonable distance of supporting services. 1 year search of subject neighborhood revealed 0 similar comp activity. Search expanded 1 year and 20 miles for mobile home comps. Search revealed 2 sold REO and 2 Current REO offerings.	
Sales Prices in this Neighborhood	Low: \$26,900 High: \$200,000		
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	309 Stirrup Court	182 Irving Mercer Road	167 Bluff Dr	415 Shellie Halmey Road
City, State	Guyton, GA	Clyo, GA	Eden, GA	Guyton, GA
Zip Code	31312	31303	31307	31312
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	10.66 ¹	11.00 ¹	8.91 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$79,000	\$96,500	\$99,000
List Price \$	--	\$7,900	\$96,500	\$99,000
Original List Date		12/02/2020	05/22/2020	12/12/2020
DOM · Cumulative DOM	-- · --	37 · 37	119 · 231	27 · 27
Age (# of years)	19	26	8	22
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	Other Dblewide mobile	Other single wide mobile	Other Double wide mobile	Other Dble wide mobile
# Units	1	1	1	1
Living Sq. Feet	1,440	1,216	1,664	1,440
Bdrm · Bths · ½ Bths	4 · 2	2 · 2	4 · 2	4 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 4 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.23 acres	2.0 acres	0.64 acres	0.74 acres
Other	Brick foundation, covered porch	None	Deck	Brick foundation

* 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 similar neighborhood. Superior GLA and lot size, equal bath count, inferior year built

Listing 2 Comp is located in similar neighborhood, inferior lot size, superior GLA, equal bed and bath count

Listing 3 Comp has equal brick foundation, bed and bath count and GLA, similar year built, inferior lot size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	309 Stirrup Court	879 Mock Road	324 Mockingbird Dr	204 Eagle Court
City, State	Guyton, GA	Springfield, GA	Rincon, GA	Springfield, GA
Zip Code	31312	31329	31326	31329
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.40 ¹	0.57 ¹	0.89 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$125,000	\$84,900	\$94,900
List Price \$	--	\$125,000	\$84,900	\$94,900
Sale Price \$	--	\$125,000	\$84,900	\$94,900
Type of Financing	--	Cash	Conv	Cash
Date of Sale	--	01/07/2020	11/18/2020	10/09/2020
DOM · Cumulative DOM	-- · --	15 · --	1 · 0	23 · 23
Age (# of years)	19	12	22	23
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	Other Dblewide mobile	Other Double wide mobile	Other Double wide mobile	Other Double wide Mobile
# Units	1	1	1	1
Living Sq. Feet	1,440	1,680	1,344	1,344
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	5	5	5
Garage (Style/Stalls)	Carport 2 Car(s)	None	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.23 acres	1.49 acres	0.83 acres	0.63 acres
Other	Brick foundation, covered porch	FP, porch	Deck	Brick foundation, cov porch, deck
Net Adjustment	--	-\$808	+\$8,660	+\$7,160
Adjusted Price	--	\$124,192	\$93,560	\$102,060

* 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** + 3500 brick foundation, + 500 covered porch. - 2400 lot, - 2400 GLA. Comp is located in similar neighborhood, inferior brick foundation, superior lot and GLA. Equal bath count
- Sold 2** + 3500 Brick foundation, + 960 GLA, + 4200 lot. Comp is located in similar neighborhood, similar GLA and year built, equal bath count, inferior lot size.
- Sold 3** + 6200 lot, + 960 GLA. Comp is located in similar neighborhood, equal brick foundation, covered porches, bath count, similar GLA and year built, 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 Service.			
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	\$112,000	\$112,000
Sales Price	\$105,000	\$105,000
30 Day Price	\$99,000	--
Comments Regarding Pricing Strategy		
Weight placed on S1 and L3 as most similar overall to subject. Market as is. No deferred maintenance is visible from street view. Spec note: Numbers on mailbox did not photograph clearly but were visible from rd. Per tax parcel map subject is 5th on left side of Stirrup CT.		

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



Other

Listing Photos

L1 182 Irving Mercer Road
Clyo, GA 31303



Other

L2 167 Bluff DR
Eden, GA 31307



Other

L3 415 Shellie Halmey Road
Guyton, GA 31312



Other

Sales Photos

S1 879 Mock Road
Springfield, GA 31329



Other

S2 324 Mockingbird DR
Rincon, GA 31326



Other

S3 204 Eagle Court
Springfield, GA 31329



Other

ClearMaps Addendum

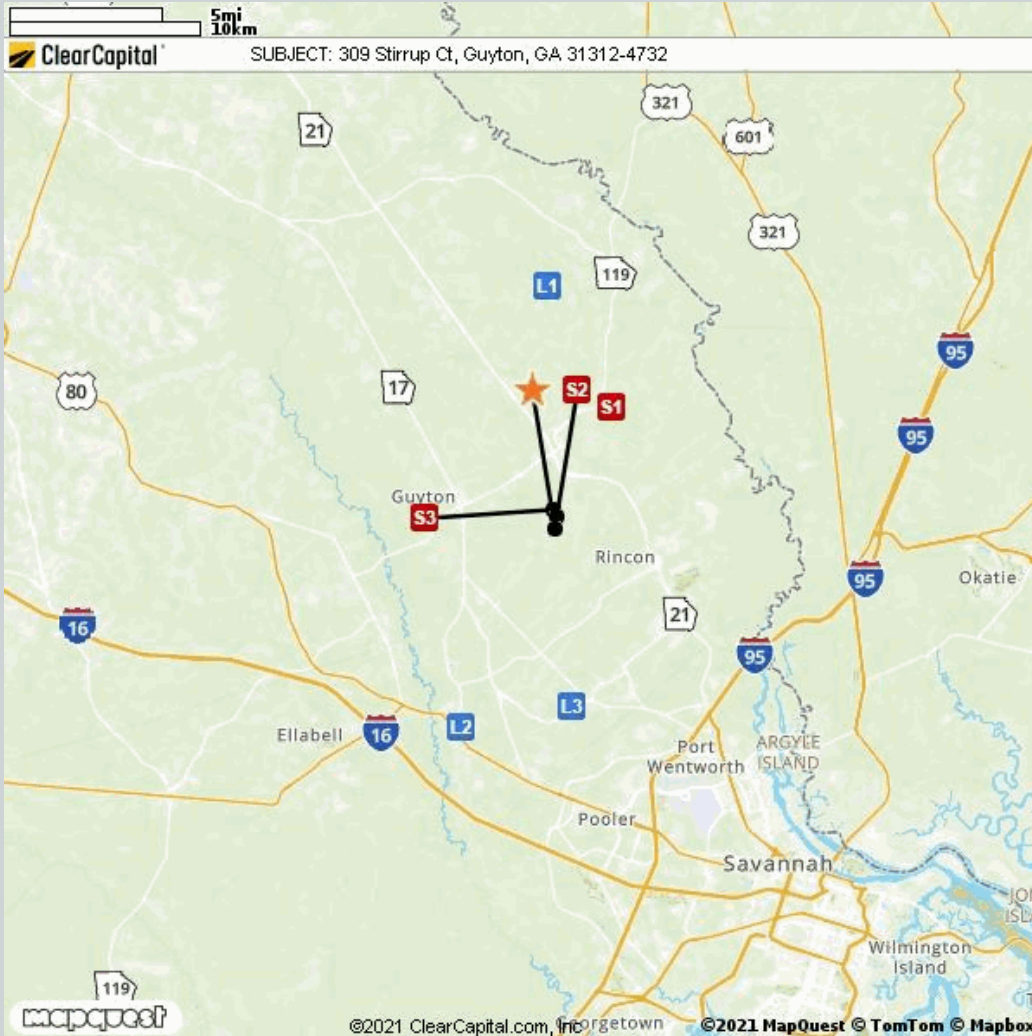
Address ★ 309 Stirrup Court, Guyton, GA 31312

Loan Number 42985

Suggested List \$112,000

Suggested Repaired \$112,000

Sale \$105,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	309 Stirrup Court, Guyton, GA 31312	--	Parcel Match
L1 Listing 1	182 Irving Mercer Road, Clyn, GA 31303	10.66 Miles ¹	Parcel Match
L2 Listing 2	167 Bluff Dr, Eden, GA 31307	11.00 Miles ¹	Parcel Match
L3 Listing 3	415 Shellie Halmey Road, Guyton, GA 31312	8.91 Miles ¹	Parcel Match
S1 Sold 1	879 Mock Road, Springfield, GA 31329	5.40 Miles ¹	Street Centerline Match
S2 Sold 2	324 Mockingbird Dr, Rincon, GA 31326	0.57 Miles ¹	Parcel Match
S3 Sold 3	204 Eagle Court, Springfield, GA 31329	0.89 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	Robin Waters- Sitton	Company/Brokerage	Today Real Estate DBA Today Real Estate
License No	272265	Address	100 cherokee dr guyton GA 31312
License Expiration	11/30/2024	License State	GA
Phone	9127283404	Email	Rsitton1954@gmail.com
Broker Distance to Subject	8.47 miles	Date Signed	01/08/2021

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.