

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	646 Braidwood Drive, Acworth, GA 30101	Order ID	7507901	Property ID	30840263
Inspection Date	08/14/2021	Date of Report	08/17/2021		
Loan Number	43505	APN	20026700720		
Borrower Name	Catamount Properties 2018 LLC	County	Cobb		

Tracking IDs

Order Tracking ID	0813BPO_Update	Tracking ID 1	0813BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Property has normal wear and tear.
R. E. Taxes	\$1,041	
Assessed Value	\$122,728	
Zoning Classification	Residential	
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	All in One Community Manag	
Association Fees	\$600 / Year (Pool,Insurance,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Property in in a neighborhood with like condition properties.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$263500 High: \$658550	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	646 Braidwood Drive	6434 Woodlore Trl Nw	6320 Woodlore Dr Nw	622 Braidwood Pointe Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30101	30101	30101
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.24 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$497,000	\$465,000	\$415
List Price \$	--	\$489,000	\$465,000	\$415,000
Original List Date		07/21/2021	07/28/2021	06/29/2021
DOM · Cumulative DOM	-- · --	25 · 27	18 · 20	47 · 49
Age (# of years)	22	16	17	27
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	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,896	3,156	3,396	2,882
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2 · 1	5 · 3 · 1	5 · 3 · 1
Total Room #	7	8	9	9
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	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	1,200
Pool/Spa	--	Pool - Yes	Pool - Yes	--
Lot Size	0.39 acres	0.71 acres	0.72 acres	0.52 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Welcome home to your private, full SMART home oasis! Open floor plan is perfect for entertaining. Upon entry you're greeted w/ a stunning, newly remodeled entryway. Full wall of built-ins In home office. Private, fenced in backyard is a dream w/ a beautiful in-ground pool, expansive covered patio and tons of yard! Eat-in kitchen is perfect for the chef in the family w/ beautiful granite countertops, island, coffee bar and TONS of counter space! Large living area with lots of natural light directly off of the kitchen. Remodeled laundry room. Oversized Primary Bdrm boasts tray ceilings w/ a huge awalk-in closet! Upstairs features four additional very spacious bedrooms. All this located in the exceptional & highly desirable Harrison High school district! Act fast, this home won't last long! Click the Virtual Tour link to view the 3D Tour!
- Listing 2** COME JOIN US SUNDAY 2-5PM - If your bucket list includes AWARD winning school district...check! FIVE bedrooms...check! SWIMMING pool...check! Lake access...check! HUGE square footage...check! Then your DREAM HOME just went LIVE!! Come visit this HOT new listing in Enclave at Woodlore/Brookstone III while it's still available! Main floor hosts gorgeous hardwood floors, great open floor plan with tandem formal living room/formal dining room; spacious family room/great room with romantic fireplace; great kitchen with miles of quartz countertops & tons of storage, PLUS MASSIVE walk-in pantry! Energy-efficient windows and doors throughout! Upstairs you will find 5, yes FIVE, bedrooms!! Massive master suite with 2 (yes 2) HUGE walk-in closets plus gorgeous upgraded master spa with HEATED marble floors. Large & spacious secondary bedrooms upstairs with great closet space and natural lighting & 2 additional full baths complete this space! But wait you're not done yet!! Wait until you step outside into your own PRIVATE summer oasis complete with an in-ground salt water pool with brand new liner, professional landscaping, and privacy fence. Please note the backyard extends ALL THE WAY back to Wofford Lake!!
- Listing 3** Here's your chance to live in the sought out Brookstone Country Club Community. Spacious 5 bedroom and 3.5 bath home , which features a huge basement with an in- law suite and a fenced backyard. Envision yourself this summer entertaining on the massive deck. Finished basement with walk-out to the backyard, flex space, tons of storage and so much more!! Walking distance to swim/tennis and basketball courts. Harrison High School. Act Fast! This home is priced below market value, since it is in need of some TLC. SOLD AS IS. Schedule your showing today.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	646 Braidwood Drive	6294 Braidwood Run Nw	657 Braidwood Dr Nw	654 Braidwood Dr Nw
City, State	Acworth, GA	Acworth, GA	Acworth, GA	Acworth, GA
Zip Code	30101	30101	30101	30101
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.13 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$425,000	\$479,900
List Price \$	--	\$435,000	\$425,000	\$479,900
Sale Price \$	--	\$450,000	\$439,900	\$490,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	08/09/2021	05/27/2021	07/30/2021
DOM · Cumulative DOM	-- · --	67 · 67	104 · 104	49 · 49
Age (# of years)	22	24	16	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,896	3,231	2,680	3,060
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3 · 1	5 · 2 · 2	5 · 3 · 1
Total Room #	7	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	Yes	Yes
Basement (% Fin)	0%	90%	100%	100%
Basement Sq. Ft.		992	1,410	1,344
Pool/Spa	--	--	--	--
Lot Size	0.39 acres	0.31 acres	0.83 acres	0.32 acres
Other	--	--	--	--
Net Adjustment	--	-\$17,000	-\$1,870	-\$11,920
Adjusted Price	--	\$433,000	\$438,030	\$478,080

* 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** Don't miss this beautiful 5 bedroom, 4 bath home in the swim/tennis Brookstone III subdivision! Highly sought-after school district and conveniently located near shopping and restaurants. This home features hardwood floors throughout the main level and many custom features including built-ins in the office, living room, master bedroom, and closets. All bathrooms have been updated with granite and tile. The spacious kitchen connects to the formal dining area through a Butler's pantry, perfect for family gatherings. The finished terrace level has a built-in bar and entertaining area as well as an additional bedroom and full bath. An amazing outdoor space awaits in the fully fenced backyard with a large deck, screened in porch area, and gazebo.
- Sold 2** This Acworth two-story cul-de-sac home offers granite countertops, and a two-car garage. This home is vacant and cleaned regularly.
- Sold 3** Stately brick front home in active swim/tennis community! This beautiful home has it all!! As you enter from the front porch a welcoming two-story foyer greets you. To the left is the living room and on the right side is a large dining room with tons of natural light. Straight back is the family room with a cozy fireplace. A loft area off the family room is currently being used as an office. The kitchen is a chef's dream. Remodeled in the last few years, everything is new. Cabinets, granite, appliances, and wine cooler. Beautiful glass front cabinets were added as well. An oversized eating area leads to the private rear deck. A hard to find master is on the main level as well as the laundry room and half bath. The upper level features 3 nice sized bedrooms and a full bath. Several rooms have been freshly painted and the outside of the home and driveway were just pressure washed. The In-law-suite on the lower level is tastefully done. Features include living room, full kitchen, dining area, full bath with roll-in shower, spacious bedroom, laundry closet, and flex room. There is a separate entrance as well. A small portion of the lower level was left unfinished for storage. Homes with these features don't come along often! **THE SQUARE FOOTAGE SHOWN DOES NOT INCLUDE THE FINISHED LOWER LEVEL** Award winning schools. Near shopping/dining/medical. Location! Location! Location!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property is on the market at this time.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Pending/Contract	08/01/2021	\$450,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$439,900	\$439,900
Sales Price	\$439,900	\$439,900
30 Day Price	\$435,000	--
Comments Regarding Pricing Strategy		
Property is located in Acworth, GA. Area is sought after for its proximity to interstates, Atlanta, KSU, and the Stadium. Adjustments 30 SQFT GLA 4000 Bedroom 3000 Full Bath 2450 Half Bath		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to a 7.7% market increase over the last 3 months. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

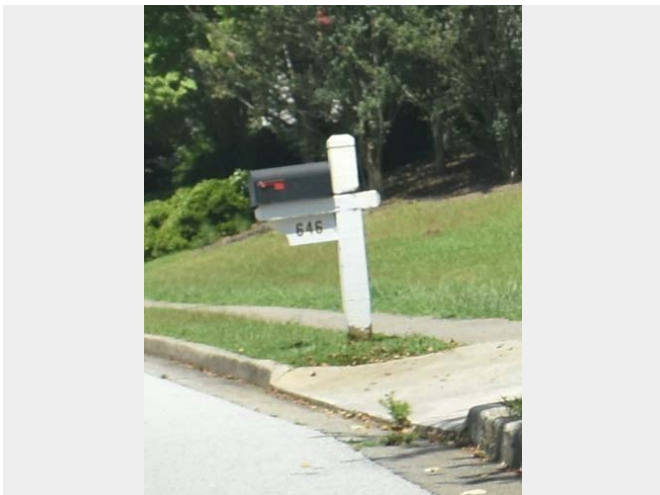
Subject Photos



Front



Address Verification



Address Verification



Side



Back



Street

Subject Photos



Street



Other

Listing Photos

L1 6434 Woodlore Trl NW
Acworth, GA 30101



Front

L2 6320 Woodlore Dr NW
Acworth, GA 30101



Front

L3 622 Braidwood Pointe NW
Acworth, GA 30101



Front

Sales Photos

S1 6294 Braidwood Run NW
Acworth, GA 30101



Front

S2 657 Braidwood Dr NW
Acworth, GA 30101



Front

S3 654 Braidwood Dr NW
Acworth, GA 30101



Front

ClearMaps Addendum

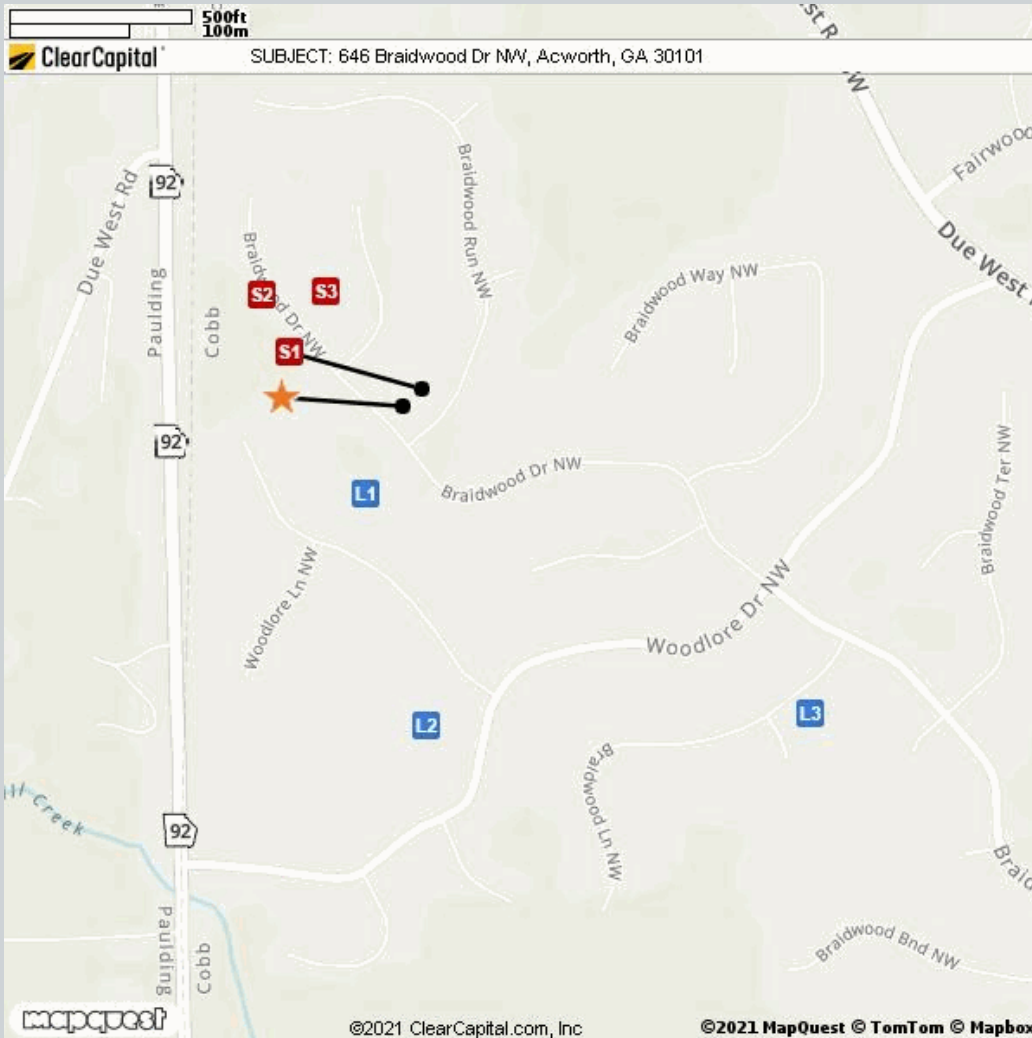
Address ★ 646 Braidwood Drive, Acworth, GA 30101

Loan Number 43505

Suggested List \$439,900

Suggested Repaired \$439,900

Sale \$439,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	646 Braidwood Drive, Acworth, GA 30101	--	Parcel Match
L1 Listing 1	6434 Woodlore Trl Nw, Acworth, GA 30101	0.08 Miles ¹	Parcel Match
L2 Listing 2	6320 Woodlore Dr Nw, Acworth, GA 30101	0.24 Miles ¹	Parcel Match
L3 Listing 3	622 Braidwood Pointe Nw, Acworth, GA 30101	0.36 Miles ¹	Parcel Match
S1 Sold 1	6294 Braidwood Run Nw, Acworth, GA 30101	0.02 Miles ¹	Parcel Match
S2 Sold 2	657 Braidwood Dr Nw, Acworth, GA 30101	0.13 Miles ¹	Parcel Match
S3 Sold 3	654 Braidwood Dr Nw, Acworth, GA 30101	0.10 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	Daniel Geiman	Company/Brokerage	Exp realty llc
License No	380873	Address	2242 Major Loring Way SW Marietta GA 30064
License Expiration	07/31/2025	License State	GA
Phone	6787613425	Email	Daniel.geiman@exprealty.com
Broker Distance to Subject	7.73 miles	Date Signed	08/15/2021

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.